

Melrose Parkside Historic District



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DESIGNATION REPORT

Melrose Parkside Historic District

LOCATION

Borough of Brooklyn

LANDMARK TYPE

Historic District

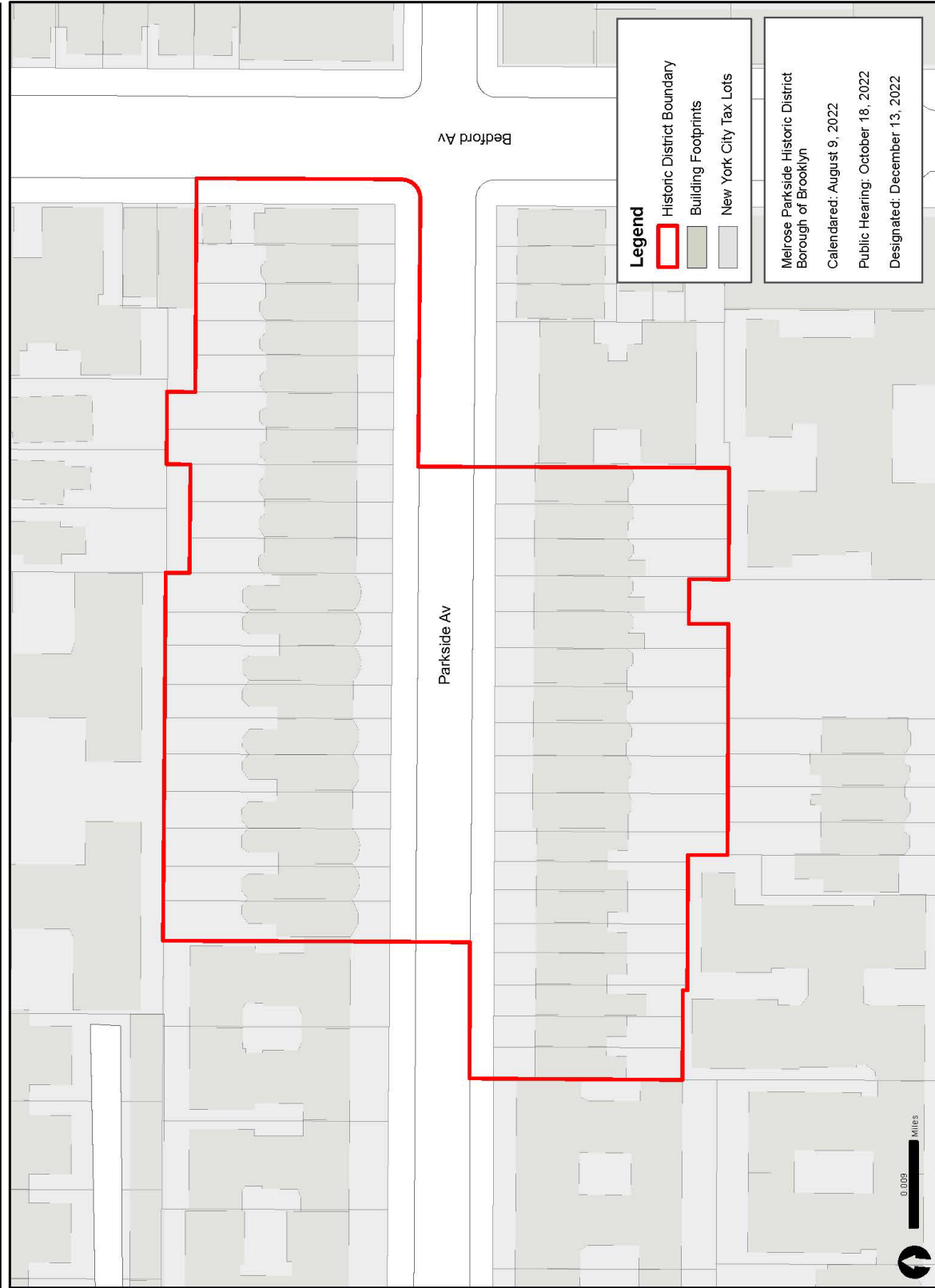
SIGNIFICANCE

A distinctive collection of 38 early-20th-century single-family row houses and two-family duplexes designed by prolific Brooklyn architects Benjamin Driesler and Axel S. Hedman for developers William A. A. Brown and Eli H. Bishop & Son.

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Melrose Parkside Historic District

Designation List 530 LP-2664

Calendared: August 8, 2022

Public Hearing: October 18, 2022

On October 18, 2022, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Melrose Parkside Historic District as a New York City Landmark and the proposed designation of the related Landmark Site (Item No. 1). The hearing was duly advertised in accordance with the provisions of the law.

The Commission received support for the proposed designation from 13 people including Assemblymember Brian Cunningham; representatives of the Historic Districts Council, New York Landmarks Conservancy, Chester Court Block Association, and Lefferts Manor Association; and individuals. One person spoke in opposition. In addition, the agency received correspondence from 22 residents and neighbors. Thirteen emails, including one from a representative of the Prospect Lefferts Gardens Heritage Council, were in support of designation, one was undecided, eight emails were in opposition, and a follow-up letter from a property owner who spoke in opposition at the hearing included a petition against designation signed by 20 people, six of whom had sent emails in opposition already.

Boundary Description

Melrose Parkside Historic District

The Melrose Parkside Historic District consists of the properties bounded by a line beginning at the northwest corner of Parkside Avenue and Bedford Avenue, continuing northerly along the western curbline of Bedford Avenue to a point on a line extending easterly from the northern property line of 413 Parkside Avenue (aka 1996 Bedford Avenue), westerly along said line and the northern property lines of 413 Parkside Avenue (aka 1996 Bedford Avenue) through 397-399 Parkside Avenue; northerly along part of the eastern property line of 393-395 Parkside Avenue; westerly along the northern property lines of 393-395 and 389-391 Parkside Avenue; southerly along part of the western property line of 389-391 Parkside Avenue; westerly along the northern property lines of 385-387 Parkside Avenue through 377-379 Parkside Avenue; northerly along part of the eastern property line of 375 Parkside Avenue; westerly along the northern property lines of 375 through 357 Parkside Avenue; southerly along the western property line of 357 Parkside Avenue and a line extending southerly to the southern curbline of Parkside Avenue; westerly along the southern curbline of Parkside Avenue to a point on a line extending northerly from the western property line of 290 Parkside Avenue; southerly along said line and the western property line of 290 Parkside Avenue; easterly along the southern property lines of 290 through 302 Parkside Avenue and part of the southern property line of 304 Parkside Avenue; southerly along part of the western property line of 304 Parkside Avenue; easterly along part of the southern property line of 304 Parkside Avenue and

the southern property lines of 350-352 Parkside Avenue through 366-368 Parkside Avenue and part of the southern property line of 370-372 Parkside Avenue; northerly along part of the eastern property line of 370-372 Parkside Avenue; easterly along part of the southern property line of 370-372 Parkside Avenue and the southern property line of 374-376 Parkside Avenue; southerly along the western property line of 378-380 Parkside Avenue; easterly along the southern property lines of 378-380 Parkside Avenue through 386-388 Parkside Avenue; northerly along the eastern property line of 386-388 Parkside Avenue and a line extending northerly to the northern curbline of Parkside Avenue; easterly along the northern curbline of Parkside Avenue to the place of beginning.

Summary

Melrose Parkside Historic District

The Melrose Parkside Historic District is a remarkably cohesive and intact group of 38 single-family row houses and two-family duplexes located on Parkside Avenue between Flatbush and Bedford avenues in the Flatbush neighborhood of Brooklyn. Built between 1909 and 1915, the houses were designed by two widely respected Brooklyn architects, Benjamin Driesler and Axel S. Hedman, for developers William A. A. Brown and E. H. Bishop & Son. The distinctive appearance and sense of place of the historic district derives from these architects' inventive use of the then popular Neoclassical style in their designs to harmonize three disparate types of residences while maintaining lively visual variety along the streetscape.

Originally established as one of the six colonial towns in what later became the borough of Brooklyn, Flatbush remained largely rural into the 1890s, when early suburban development followed the completion of Prospect Park (Olmsted & Vaux, 1865-73, a designated New York City Scenic Landmark), and transportation and infrastructure improvements. In 1883 Homer L. Bartlett, a local physician and real estate speculator, purchased Melrose Hall, an 18th century manor house and estate located between today's Parkside Avenue and Winthrop Street, for a suburban development he planned to call Melrose Park. The development went unrealized, and Bartlett sold most of the property to the wealthy brewer and speculator William Brown in 1886. Following Brown's death in 1905, his son William Arthur Alexander Brown began the transformation of the family's holdings.

Brown petitioned the city to rename the street Parkside Avenue, and commissioned Benjamin Driesler to design 20 duplex houses, which were built in 1909-10. This building type, apparently unique to Brooklyn, was originally developed in 1905 by the Kings & Westchester Land Company who marketed their duplexes as "Kinko" houses."¹ Driesler's duplex houses were built at the height of the type's popularity in Brooklyn and were promoted by Brown as "the most perfect houses ever built for two families," each with "the privacy of a one-family house." The historic district was completed between 1912 and 1915 with the construction of two rows of single-family houses including eight "no basement" row houses embellished with Jacobean style gables designed by Driesler for Brown in 1912 and completed in 1913, and ten "American basement" row houses designed by Axel S. Hedman in 1914 for developer E. H. Bishop & Son and completed in 1915.

The demographics of Parkside Avenue reflect the historical trends of Flatbush through the 20th and into the 21st century. Through the enumeration of the 1950 census, the residents of the row houses and duplexes on Parkside Avenue were white and predominately born in the United States, and included households headed by doctors, lawyers, engineers, teachers, businessmen, musicians, and artists. In the following decades, Flatbush saw a large increase in African American and Afro-Caribbean residents, as Black families moved into the area from other neighborhoods in New York City such as Central Harlem and Bedford-Stuyvesant in the mid-20th century. Central Brooklyn soon became the center of the city's Afro-Caribbean community and by the 1980s was a major destination for immigrants from Caribbean countries. Today, the Melrose Parkside Historic District continues to reflect the history and diversity of greater Flatbush.

Historical and Architectural Development of the Melrose Parkside Historic District

Early History and Development of Flatbush²

Prior to the arrival of Europeans, Brooklyn, southern Manhattan, and Staten Island were inhabited by the Canarsee, Indigenous Peoples who spoke Munsee.³ The Canarsee's principal settlement, Keskachane, was located near the intersection of modern-day Flatbush Avenue and King's Highway. A trail through the area, called Mechawanienk (Old or Ancient Path), along with its adjoining paths, provided the Canarsee with access to campsites along the shore for fish and shellfish, the woods for fuel and game, and arable land for agriculture.⁴ The Dutch habitation of the area began around the mid-1630s when three plots known to the Dutch as "flats" were "purchased" from the Canarsee. While Europeans viewed contracts such as this as a purchase agreement, scholars have noted that at this time Indigenous Peoples did not perceive them the same way, understanding them more as temporary tenancies.⁵

The Dutch West India Company's policy directed that all land be bought and owned by the Company, not individuals.⁶ In the mid-17th century, charters were granted by the company for six towns, Brooklyn (Breuckelen), Bushwick (Boswijk), Flatbush (Midwout), Flatlands (Amersfoort), Gravesend, and New Utrecht. In 1652, Peter Stuyvesant, the Director General of the New Netherland colony, established the farming hamlet of Midwout (Flatbush) and annulled all individually held land titles claiming that "private ownership was to the serious damage and prejudice of the new village of Midwout."⁷ In 1655 a new town plan

dividing the consolidated holdings into 48 lots running east or west from the old Indigenous Peoples' trail was accepted by Governor Stuyvesant. After setting aside property for public institutions such as the church and courthouse the rest was distributed by letters patent to the various proprietors.⁸ By 1658, Flatbush, had become the county seat and an important market town. In 1664, the British took control of New Netherland colony and renamed it New York. Under the English the county seat was briefly moved to Gravesend c. 1668. The centrally located Flatbush, with its courthouse, school, and Dutch Reformed church clustered around the present-day intersection of Church and Flatbush avenues, once again became the county seat in 1685 and served as such until 1832 when the courthouse was destroyed by fire and the courts were moved to the more developed city of Brooklyn. Brooklyn was chartered as a city in 1834 and in 1855 annexed Williamsburg and Bushwick; Flatbush remained a separate town until 1894.⁹

From its founding Flatbush was largely rural and remained a predominantly agricultural economy through most of the 19th century. Slave labor, introduced by the Dutch West India Company and increased under British rule, was central to the economy of Kings County from the late 17th century until its abolition statewide in 1827. The first census of Kings County in 1698 recorded the presence of 293 enslaved persons countywide including 71 in Flatbush. Enslaved men generally worked as field hands and women as domestic laborers. The numbers of enslaved Africans in Flatbush continued to rise, reaching a peak in the 1790 United States census of 40 percent, with 378 enslaved persons out of a total population of 941. A small community of free African Americans also existed in Flatbush by that time.¹⁰

In 1790, the household of Aquila Giles, owner of the property that would later be the site of

the Melrose Parkside Historic District, included five enslaved persons. Ten years later his household included three enslaved persons. The presence of enslaved people in Flatbush continued through the first three decades of the 19th century and as a percentage of population regularly surpassed that of the enslaved population of Kings County as a whole.¹¹

Development of Flatbush in the 19th Century

While some residential development had occurred in Flatbush in the 1830s; with only a single daily stagecoach connecting it to the City of Brooklyn, Flatbush was remote from the commercial centers of Brooklyn and Manhattan. It remained a quiet rural community until after the Civil War when continuing advances in public transportation, the construction of the Brooklyn Bridge (John A., Washington, and Emily Roebling, 1867-83, a designated New York City individual landmark), and the creation of Prospect Park (Frederick Law Olmsted and Calvert Vaux, 1866-73, a designated New York City Scenic Landmark) attracted developers to the area.

Transportation between Brooklyn and Flatbush improved as the stagecoach connecting the two towns was replaced by omnibuses in 1843 and other stage lines with more frequent service in the 1850s. Flatbush Avenue was laid out from Fulton Street Brooklyn to the city line in 1854 and extended to Malbone Street (now Empire Boulevard) in 1858, and existing roads were improved. In 1860, the Brooklyn City Railroad Company extended its horsecar line down Flatbush Avenue to the village of Flatbush, further improving travel time between Brooklyn and Flatbush.¹²

Development in Flatbush was also spurred by the construction of Prospect Park whose southern portion lies within the boundaries of Flatbush. Within a year, streets were being laid out near the

park and many of the descendants of the old Dutch families were selling off their acreage. By 1880, Flatbush had lost about half of its agricultural land to development.¹³

In 1878 the Brooklyn, Flatbush & Coney Island Railroad, the forerunner of today's Brighton Beach (B and Q) line of the New York City subway system, began service through Flatbush in an open culvert between Ocean and Flatbush Avenues along the east side of Prospect Park, just to the west of the Melrose Parkside Historic District. Built as an excursion line carrying passengers to the Brighton Beach Hotel, by 1896 it was reincorporated as the Brooklyn & Brighton Beach Railroad and offered through-service between the Brooklyn Bridge and Brighton Beach over a newly constructed link to the Fulton Street Elevated. The Brooklyn Rapid Transit Company acquired the line in 1899 and electrified the line and extended service into Manhattan. In 1905, the Brighton Beach Railroad through Flatbush was expanded and improved, and a trolley line was constructed along Ocean Avenue by the Nassau Electric Railroad circa 1893.¹⁴

With these improvements, the suburbanization of Flatbush began in the 1880s as an increasing number of freestanding homes were constructed for individual owner-occupants. In 1886 large scale speculative development in Flatbush began when Richard Ficken, a local entrepreneur, purchased land in the center of Flatbush for his Tennis Court project. Houses were built within specific boundaries in which the construction and sale of houses could be carefully controlled. Other developers followed, with the Germania Real Estate and Improvement Company beginning their project in Vanderveer Park in 1892 and following it with another in South Midwood in 1899.¹⁵ That same year Dean Alvord began construction of Prospect Park South, the finest suburban style development in Flatbush and a designated New York City Historic District, located between Church Avenue

and Beverly Road west of the railroad tracks. Large developments of freestanding houses continued to the south into the first decade of the 20th century, including Ditmas Park, Fisk Terrace and Midwood Park (designated New York City Historic Districts).¹⁶

In the northern section of Flatbush, James Lefferts subdivided his family farm east of Flatbush Avenue into 600 lots in 1893 for the construction of Lefferts Manor, a “high-grade,” middle-class residential development between Lincoln Road, Fenimore Street, Flatbush Avenue, and Rogers Avenue. Covenants restricted construction to stone or brick single-family dwellings, two stories high with basements and set back a minimum of fourteen feet from the street, with bay windows and bow fronts.¹⁷

The first row houses in Flatbush began to appear around the turn of the century. A row of four houses in the Romanesque Revival/Renaissance Revival style were constructed in 1895 at 185-191 Lincoln Road in the Prospect Lefferts Gardens neighborhood (a designated New York City Historic District that includes Lefferts Manor). Between 1897 and 1899 over 160 dwellings of various types were constructed in this area of Flatbush but sales were slow, and development ceased altogether in 1903 as a result of the financial panic that occurred that year. Residential development east of Flatbush Avenue resumed in 1905 and continued unabated until 1911.¹⁸ It was during this period that William A. A. Brown began his development along Parkside Avenue between Flatbush and Bedford avenues.

Development of Melrose Parkside¹⁹

The Melrose Parkside Historic District takes its name from the history of the block, and an 18th century manor house once located there called Melrose Hall. Little is known about the ownership of the land on which the Melrose Parkside Historic District was constructed prior to the 18th century.

Around 1720, a farm running along the east side of Flatbush Avenue from Clarkson to Winthrop streets was likely owned by Jan Aertsen Vanderbilt. Twenty-five acres, extending southward from the corner at Winthrop Street were sold in the first half of the 18th century and in 1749 an Englishman by the name of Lane built a grand house in the English style with a greenhouse, flower beds, and lawns. Lane’s widow was forced to sell the property and about 1763, William Axtell, an Englishman born on the island of Jamaica purchased it. During the American Revolution, Colonel Axtell, an avid Tory, used the house to entertain British officers and his Tory compatriots and, it has been said, as a prison for captured rebels. Axtell’s land was confiscated and sold by the Commission of Forfeiture in 1784 to Aquila Giles, an officer in the American forces during the Revolution, and his wife.²⁰ From 1836 until 1841 it was the home of James Mowatt, a lawyer, and his young wife Anna Cora Ogden Mowatt, an actress, who was responsible for giving the house its name of Melrose Hall.²¹

In 1845, the last resident owner of Melrose Hall, Dr. John Robinson, purchased the property and lived there until his death in 1879.²² Undoubtedly hoping to capitalize on the trend of suburban development then beginning to take place in Flatbush, in 1883 Dr. Homer L. Bartlett, a physician who lived in a large house at Flatbush Avenue and Fenimore Street, purchased the property with the intention of creating his own development.²³ By 1884 Bartlett had altered and moved Melrose Hall from its original site to be the focal point of “Melrose Park,” a projected community of single-family homes set within a park-like landscape. While most of the property was offered for sale as unimproved “villa plots,” Bartlett had a large Queen Anne style house built near the corner of Winthrop Street and Flatbush Avenue as a model, which he sold to William A. A. Brown in 1884.²⁴ The planned development failed to

materialize and in 1886 William A. A. Brown's father, the brewer William Brown purchased Bartlett's unsold property.²⁵

William A. A. Brown began the transformation of the family's holdings following his father's death in 1905. Around 1908 the long-mapped Robinson Street was opened, and Brown petitioned the city to rename it Parkside Avenue for its connection to Prospect Park and Ocean Parkway. He commissioned Benjamin Driesler to design two rows of duplexes completed in 1910 (350-352 through 386-388 and 377-379 through 409-411 Parkside Avenue), and a row of single-family houses to the east (290-304 Parkside Avenue), completed in 1913. In late 1913, another local developer, Eli H. Bishop & Son, purchased Brown's undeveloped parcel on the north side of Parkside Avenue for the construction of ten single family residences. These houses, at 357 to 375 Parkside Avenue, were designed in the Neoclassical style by Axel S. Hedman in 1914 and completed in 1915.

Developers

William A. A. Brown²⁶

A member of one of the oldest families in Flatbush and a brewer by profession, William Alexander Arthur Brown (1857-1923) entered the real estate business with his father William Brown and brother-in-law William K. Clarkson in 1897 when the trio incorporated the Brown Realty Company, a real estate brokerage. The following year W. A. A. Brown expanded his real estate activities to become one of Brooklyn's prominent developers. Over the next fourteen years he was responsible for the construction of some 400 residences and apartment buildings mostly in Flatbush and its Prospect Lefferts Gardens neighborhood. Following the death of the elder Brown in 1905, his estate was divided among his four children, William, Mary Augusta (who had married William K. Clarkson), Sarah, and Grace.

In 1908, W. A. A. Brown formed a new company, the Westwood Realty Company with two new partners. Interested in the growing popularity of the duplex house, in the spring of 1909 Brown announced his intention to develop the property into an "exclusive neighborhood" lined on both sides of the recently opened Robinson Street from Bedford to Flatbush avenues with 50 duplexes of the highest quality and design, the first of their type to be constructed in Flatbush.²⁷ After the completion of twenty duplexes on Parkside Avenue in 1910, Brown returned to the construction of single-family row houses in 1912. That same year, he announced his retirement from the real estate business to focus on his role as the president of the Nassau Brewery Co., which his father had founded in 1884. He appears nevertheless to have remained an active member of the Westwood company only stepping down from the presidency around 1920.²⁸

Eli H. Bishop²⁹

In 1913, Brown's undeveloped parcel on the north side of Parkside Avenue was sold to Eli H. Bishop another of Brooklyn's prominent developers. Born in Somerset England in 1848, Bishop had trained as a carpenter and builder before emigrating to the United States in 1869. Although his first job in Brooklyn was erecting a cornice on the Classon Avenue Presbyterian Church at Classon Avenue and Monroe Street (demolished), Bishop in the 1870s and 1880s followed a variety of unrelated careers. It was not until the late 1880s that he returned to his profession as a builder and focused his efforts on real estate development. Recognizing the potential for residential expansion in previously undeveloped areas of Brooklyn, for the next two decades he and his firm E. H. Bishop & Son, formed with his son Burton T. Bishop, constructed single- and two-family houses in Stuyvesant Heights, Park Slope, and Prospect Lefferts Gardens neighborhoods often employing the architectural services of Axel S.

Hedman.³⁰

An astute businessman with a keen eye for spotting trends, Eli Bishop had determined that the automobile was going to become a part of American life and in 1904 as a sideline to their building business the Bishops entered the auto sales business with their own garage. It was so successful that they incorporated the following year as Bishop, McCormick & Bishop and became a leading dealer for Ford Motor Company and later Dodge Brothers cars. In 1914, the same year that work began on the Parkside Avenue row, Bishop branched out into automobile insurance and by the time of his death in 1933, the agency had extended their product line to include airplane insurance.

Architects

Benjamin J. Driesler (1867-1949)³¹

Architect Benjamin Driesler was born in Bavaria, arrived in the United States in 1883, and became a naturalized citizen in 1892. In 1895, directories listed him as a builder with an office at the corner of Avenue C and Flatbush Avenue. Listed as an architect by 1899, Driesler became known for marketing designs for “modest, modern, model homes” to individuals and professional builders; in an advertisement of that year, Driesler claimed that 400 houses had been constructed based on his designs in the New York region over the previous 15 months. In the same year, Driesler designed a group of ten “model suburban homes” constructed for clerks and other “skilled workmen” in Brooklyn’s Kensington section. Driesler’s office moved to Flatbush Avenue in 1900 and by 1912, it was on Remsen Street, an office he shared with his son Benjamin F. V. Driesler until 1924 when the elder Driesler, described by the *Brooklyn Daily Eagle* as a “well-known architect of this borough,” moved to Henry Street. Driesler continued to practice architecture into the 1930s, and by 1940 was listed in the United States Census as an

investigator for the Home Owners’ Loan Corporation.

Driesler, a specialist in residential design, was most active in the years prior to World War I, designing large freestanding houses in a variety of styles and types in the suburban developments of Prospect Park South, Fiske Terrace-Midwood Park, and Ditmas Park Historic Districts; rows of largely Romanesque Revival and/or Renaissance Revival style town houses for one and two families in more densely populated neighborhoods of Park Slope, Prospect Heights, Prospect Lefferts Gardens, and Bay Ridge Parkway – Doctors’ Row Historic Districts, as well as a flats building in the Bedford Stuyvesant Historic District.

Axel S. Hedman (1861-1943)³²

The Swedish-born architect Axel S. Hedman immigrated to the United States in 1880 and settled in Brooklyn. His architectural career appears to have begun around 1894 when he joined with Magnus Dahlander in the firm of Dahlander & Hedman (1894-96) and continued well into the 20th century both as a solo practitioner and a partner in the firm of Hedman & Schoen (1906-1918) with Eugene Schoen. One of Brooklyn’s established and well-known architects of his time, Hedman designed a wide variety of buildings in classically-inspired styles. He was particularly known for his numerous rows of dwellings in the Renaissance Revival style featuring ornately carved masonry and sophisticated Classical composition, examples of which can be found in the three Crown Heights North Historic Districts, Park Slope, Stuyvesant Heights, Prospect Lefferts Gardens, Prospect Heights, and Ocean on the Park Historic Districts.³³

Architecture of Melrose Parkside

Three types of early 20th century residences—the duplex house, the “no basement” row house, and the American basement row house—united by

Driesler's and Hedman's inventive use of classically-inspired design, decorative motifs, and stylistic influences, form the handsome and distinctive streetscape of the Melrose Parkside Historic District.

Duplex Houses

The first houses W. A. A. Brown developed in the historic district were duplex row houses. As a type, the duplex house first came into prominence in Brooklyn in 1905 as a more private alternative to the standard two-family house. Originally designed for the Kings and Westchester Land Company, who beginning in 1909 promoted by them as "Kinko" houses a brand name likely derived from that of the firm. Prior to that time, two-family houses were little different in appearance from their single-family counterparts, with a single shared entrance providing access to the two apartments. The duplex apartments on Parkside Avenue were marketed by W. A. A. Brown to potential residents "who do not feel at home in an apartment and do not desire the care and expense of a one-family house."³⁴ As Brown explained in another advertisement in the *New York Times* entitled "Do You Know What a Duplex House Is?"

[It is] A perfect planned and built home that 2 families occupy, but each apartment of 8 good rooms and bath (with shower) is so arranged that you have the privacy of a one family house. Separate entrance, separate street numbers, in fact everything separate.³⁵

Brown's four-story duplexes each had a footprint 20 feet wide by roughly 50 feet deep providing ample room for each of the 8-room apartments described above. By 1910, the opposing rows of two-family duplex houses at 350-352 to 386-388 Parkside Avenue on the south side of the block, and 357-359

to 409-411 Parkside Avenue on the north side, were completed and available for sale. Advertisements enticed buyers and renters with the promise of the latest conveniences, closet space, fine finishes, the proximity to transportation, and the possibility of the addition of garages on certain lots.³⁶

In his design for Brown's Parkside Avenue residences, the prominent Brooklyn architect Benjamin Driesler created a series of six designs in the Neoclassical style that repeated along the rows. Set back behind substantial areaways, cohesion of the two rows is established by their shared elements: brick facades with stone trim above a stone base; shallow stone stoops with cheek walls; galvanized-iron cornices; and mansard roofs with dormers. To create a visual rhythm Driesler composed each of his designs with a specific color palate (red or tan brick) and combination of classically-derived decorative elements.

These six facade designs form a regular rhythmic pattern of ABCDEF-ABCD, beginning on the south side at 350-352 Parkside Avenue and ending at 386-388 Parkside Avenue. On the north side the pattern continues as EF-ABCDEF-A, beginning at 377-379 Parkside Avenue and ending at 409-411 Parkside Avenue. Design A as seen at 350-352 Parkside Avenue combines a rusticated stone base and a two-story rounded stone bay at the lower stories while a quartet of pedimented dormers punctuate the Spanish-tiled mansard roof. Design B as represented by 354-356 Parkside Avenue incorporates a Palladian-style window between the entrances. The projecting second and third stories with their distinctive fenestration pattern are supported by a row of scrolled brackets, identical to that at the roofline. At the roof are two large gable dormers. 358-360 Parkside Avenue represents the C-type facade design. Here Driesler added a two-story angled stone bay, stone quoins, and decorative plaques. For this design Driesler replaced individual dormers with a three-bay-wide hipped roof dormer.

Design D as seen at no. 362-364 features a rusticated stone base and brick upper stories articulated with quoins and a projecting center bay supported by brackets and bisected by an intermediate cornice. Adjacent to the bay are four small leaded-glass windows.³⁷ Design E represented by no. 366-368 features a stone base that merges into an angled stone bay with segmental arched double window. A single large pedimented dormer punctuates the mansard roof. Finally, Design F as seen at no. 370-372 features an engaged Ionic colonnade at the first story that supports the projecting upper stories. As he had in the other compositions, Driesler changed the style of the dormer here employing one in the Palladian style.

The north side of Parkside Avenue terminates with 413 Parkside Avenue which is the only one of Brown's duplexes with a standalone design. Here the design takes advantage of the corner site, placing the second entrance on Bedford Avenue rather than on Parkside Avenue.

Duplexes continued to be constructed in Brooklyn for a few more years, but by 1910 the prospective homeowner was growing less interested in the duplex house.³⁸ By that time Brown's plans for Parkside Avenue changed and he turned to the construction of small single-family row houses.

Easy Housekeeping/No Basement Houses

In 1912, W. A. A. Brown commissioned Driesler to design a row of single-family houses at 290 to 304 Parkside Avenue, characterized as "no basement" houses. The "no basement" type of single-family house was an alternative to the standard high-stooped row houses common throughout Brooklyn and Manhattan. This variation, which eliminated the useable basement,³⁹ was pioneered by E. H. Bishop & Son around 1905 with a pair of houses on Lefferts Place.⁴⁰ Unlike other examples of the type with their walled areaways extending to the property line and separate gated paths to the cellar

entrance, Driesler designed his row of 17-foot-wide two-story houses to complement the existing duplexes with their deep, open areaways. Set back from the property line behind front yards, nos. 290 through 304 Parkside Avenue are distinctive for their a full-width terraces, glass entrance vestibules in six of the eight houses, and the eclectic combination of classically-inspired decoration with Jacobean style stepped gables.⁴¹

American Basement Houses

E. H. Bishop & Son commissioned Axel S. Hedman to design the last row of houses within the historic district, a row of three-story single-family row houses each measuring 20 feet wide by 58.5 feet deep on the north side of the block, from 357 to 375 Parkside Avenue. Here, the Bishops improved upon their earlier "no basement" plan buildings noted above on Lefferts Place, adopting the American basement plan, advertising them as "Bishop's New York Type of One-Family Houses." In this design, as in their Manhattan counterparts, both the main and service entrances of the house were placed at grade.

Following the already established classically-inspired vocabulary of Parkside Avenue, architect Axel Hedman created a series of four designs, repeated in an ABCD-AA-DCBA rhythm. The three-bay-wide houses feature bowed, angled, or flat upper stories of brick or stone over a limestone base. A prominent feature of each house is the center entrance portico which protects a double-leaf, metal-and-glass exterior door and single-leaf, wood-and-glass interior door. A second entrance with single-leaf metal-and-glass door and window with one-over-one sash flanks the entrance. Design A as seen in no. 357 Parkside Avenue, in addition to the shared features has brick quoins and an angled bay at the upper stories, classically-inspired window decoration and a modillioned, galvanized-iron cornice topped by a central

pediment with cartouche and scrolls. Design B as represented by no. 359 Parkside Avenue features a bowed stone bay with narrow one-over-one sash windows at the upper stories and a galvanized-iron cornice decorated with fleurs-de-lis and a cartouche and topped by a balustraded parapet. Design C as represented by no. 361 Parkside Avenue features a bowed red brick upper facade laid in Flemish bond, classically-inspired enframements at the doors and windows and a galvanized-iron cornice topped by a paneled parapet. Design D, as seen in no. 363 Parkside Avenue, features a stringcourse decorated with Greek key motif between the base and stone-clad upper stories. At the upper stories the fenestration with its classically-inspired decoration is offset by narrow piers which rise to support a cornice below a stepped pediment.

Residents of the Historic District

A few residents had begun moving into Brown's new duplex houses by early 1910. Some purchasers lived in one apartment and rented the other to cover costs; others bought the houses strictly as an investment, renting out both apartments. By 1915, after all the houses in the Melrose Parkside Historic District had been completed, a picture of the neighborhood developed which would hold until the 1950s. During this time, residents were white and middle-class, headed by native-born, European and Canadian businessmen and professionals such as doctors, lawyers, and teachers, and frequently employing live-in servants the majority of whom were European. While there was some turnover between decennial censuses, several of the residents remained in their homes for decades.

Some notable early and long-term residents of the historic district include Ella Boole, an ardent proponent of prohibition and a prominent member of the Women's Christian Temperance Union. She resided at 377 Parkside Avenue from 1922-1952 during which time she served as president of the

state, national, and world organizations. Another was Anthony Savarese, an Italian-born mural painter whose commissions included the painting "Vision of St. Cecilia" above the choir loft of the Basilica of Regina Pacis in Bensonhurst and his family lived at 292 Parkside Avenue from 1927-1980. Another long-term resident was.⁴²

As elsewhere in the city, by 1920 some residents began to take in roomers, lodgers, and/or boarders. A more permanent change in the density of the district began between the 1930s and 1950s as several of the duplex houses were subdivided into three, four, five and, in one case, eight apartments.⁴³ Other duplexes were later partially converted into combination offices/residences for doctors.⁴⁴

By the mid-20th century, Flatbush saw a large increase in African American and Afro-Caribbean residents, as Black families moved into the area from other neighborhoods in New York City such as Central Harlem and Bedford-Stuyvesant. Central Brooklyn soon became the center of the city's Afro-Caribbean community and by the 1980s was a major destination for immigrants from Caribbean countries. At that time, the Black population within the community district, including the historic district, accounted for just over 80 percent of residents. In recent decades, more white, Hispanic, and Asian residents have moved into the area.⁴⁵ The active Parkside Avenue Block Association has led a variety of projects within the historic district, including organizing block parties and initiating a "Parkside Stands Together" campaign to show solidarity with local immigrant communities.⁴⁶ Today, the historic district reflects the diversity of its surrounding neighborhood and its distinctive houses have remained remarkably well preserved.

Conclusion

The 38 single- and two-family row houses in the Melrose Parkside Historic District reflect the

development of Flatbush, as the once rural town transitioned into a densely urban neighborhood in the years prior to World War I. Designed by two of Brooklyn's well-known prolific architects Benjamin Driesler and Axel S. Hedman and built by William A. A. Brown and E. H. Bishop & Son, respectively, the houses are representative of the innovative styles and types of middle-class row houses that joined the traditional high-stooped brownstones around the turn of the century. United by their classically-inspired design elements and uniformly deep front yards and area ways, the two-family duplexes with their twin entrances, the small single-family no basement houses, and more formal American basement houses create a distinct sense of place that has remained intact for more than a century.

Endnotes

¹ The name “Kinko” is likely derived from Kings & Westchester Land Company the originators of this type of duplex who began using it as a brand name in 1909. Landmarks Preservation Commission (LPC) *Crown Heights North III Designation Report (LP-2489)* (New York: City of New York, 2015), prepared by Michael Caratzas, Virginia Kurshan, Theresa Noon, Matthew A. Postal, and Donald G. Presa, 5, 25.

² This section is based on Landmarks Preservation Commission (LPC) *Chester Court Historic District (LP-2567) Designation Report* (New York: The City of New York, 2014) prepared by Michael D. Caratzas which was largely adapted from LPC, *Fiske Terrace-Midwood Park Historic District Designation Report (LP-2208)* (New York: City of New York, 2007), prepared by Michael Caratzas and LPC, *Ocean on the Park Historic District Designation Report (LP-2334)* (New York: City of New York, 2009), prepared by Marianne S. Percival. Other sources include John B. Manbeck, ed., *The Neighborhoods of Brooklyn* (New York, CT: Yale University Press, 1998), 115-122.

³ The Canarsee were a community of Munsee speakers who were living in Brooklyn and Staten Island when the European settlers arrived. The descendants of the Munsee are represented by the Delaware Tribe of Indians, Delaware Nation, Stockbridge-Munsee Community Band of Mohicans, and the Shinnecock Nation all of which are recognized by the federal government and New York State as Tribal Nations. Nan A. Rothschild, Amanda Sutphin, H. Arthur Bankoff, and Jessica Striebel MacLean, *Buried Beneath the City: An Archaeological History of New York* (New York: Columbia University Press, 2022), 47-48.

⁴ Mechawanienk ran along a similar route to that of today’s King’s Highway. Adina Black and Francis Marrone, *Flatbush Neighborhood History Guide* (Brooklyn: Brooklyn Historical Society, 2008), 7, 9; Robert Steven Grumet, *Native American Place Names in New York City* (New York: Museum of the City of New York, 1981), 18-19, 33, 71.

⁵ LPC, *Aakawaxumg Munahanung (Island Protected from the Wind) Archaeological Site Designation Report (LP-2648)*, prepared by Amanda Sutphin, Jessica Striebel MacLean, and Mary-Nell Nolan Wheatley (New York: City of New York, 2021), 6.

⁶ Maud Esther Dilliard, “A Village Called Midwout,”

Journal of Long Island History 11 (Autumn 1974), 7.

⁷ Midwout, located between Brooklyn and the area later known as Flatlands, translates to Middle Woods. Its other name, from which Flatbush derived, was Vlaacke Bos or Level Bush. Dilliard, 8

⁸ The trail was later incorporated into Flatbush Avenue. The lots were substantial measuring 27 x 600 Dutch Rods or roughly 331 x 7,350 feet at one Dutch rod=12 feet 3.62 inches. Each of the proprietors received two or more lots. Thomas M. Strong, *The History of the Town of Flatbush in Kings County, Long-Island* (New York: Thomas R. Mercein, Jr., printer, 1842), 11-12; Brooklyn (New York, NY) Commissioner of Records, *Report of the Commissioner of Records, Kings County* (New York: M. B. Brown, 1910), 71. (www.archive.org/stream/reportofcommissi00broo/reportofcommissi00broo_djvu.txt, accessed September 24, 2021)

⁹ LPC, *Prospect Lefferts Gardens Historic District Designation Report (LP-1024)* (New York: City of New York, 1979), prepared by Andrew S. Dolkart, Luella Boddewyn, Douglas Brenner, Rachel Carley, and Anthony Robbins, 4; Henry R. Stiles, *The Civil, Political, Professional and Ecclesiastical History and Commercial and Industrial Record of the County of Kings and the City of Brooklyn, N.Y.: from 1683 to 1884* (New York: W. W. Munsell & Co., 1884), 1: 230-232; Strong, 26, 37.

¹⁰ Gertrude Lefferts Vanderbilt, *The Social History of Flatbush and Manners and Customs of the Dutch Settlers in Kings County* (Brooklyn: Frederick Loeser and Co., 1909), 253; Black and Marrone, 14, 16-18; “Table 9. Slave and Black Population of Kings County and Flatbush, 1698-1900,” in 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), 309.

¹¹ In 1810 and 1820, the household of Bateman Loyd [or Lloyd] who purchased the property from Giles in 1809 also included enslaved persons. Linder and Zacharias, 309; U.S. Census Records, 1790-1820.

¹² Stiles, 1: 231-232; LPC, *Fiske Terrace – Midwood Park Historic District Designation Report*, 14.

¹³ LPC, *Fiske-Terrace – Midwood Park Historic District Designation Report*, 14.

¹⁴ Brian J. Cudahy, *How We Got to Coney Island* (New York: Fordham University Press, 2002), 87-92, 129-140.

¹⁵ The section of South Midwood, known as Midwood Park was not begun until 1903. It is part of the Fiske Terrace Midwood Park Historic District. LPC, *Fiske Terrace – Midwood Park Historic District Designation Report*, 20-21.

¹⁶ LPC, *Prospect Lefferts Gardens Historic District Designation Report*, 6; Herbert F. Gunnison, ed. *Flatbush of Today* (Brooklyn: All Soul's Church, 1908), 92-101. Ditmas Park was completed in 1902; Fiske Terrace and Midwood Park were completed in 1905 and 1903 respectively.

¹⁷ LPC, *Prospect Lefferts Gardens Historic District Designation Report*, 6-7.

¹⁸ *Ibid.*, 8-9.

¹⁹ Land ownership and exact dates of conveyance have not been verified in the available public records for the period prior to 1784. Early history is based on secondary resources: Vanderbilt, 220-226; "A Tale of Melrose Hall," *Brooklyn Daily Eagle*, March 9, 1890, 17; "Melrose Park, Flatbush," *Brooklyn Daily Eagle*, November 20, 1909, 22.

²⁰ Giles' wife Elizabeth was related to Col. Axtell's wife and living with the Axtells at the time of her elopement with Giles. Vanderbilt, 225; Kings County, Office of the Register, Deeds and Conveyances, Liber 6, p. 478 (October 21, 1784, recorded July 22, 1809), *United States, New York Land Records, 1630-1975* [database] Family Search, <https://familysearch.org>; 18 January 2022.

²¹ Kings County, Office of the Register, Deeds and Conveyances, Liber 59, p. 398 (May 3, 1836); Liber 97, p. 366 and 368 (September 3, 1841) *United States, New York Land Records, 1630-1975* [database] Family Search, <https://familysearch.org>; 18 January 2022.

²² Kings County, Office of the Register, Deeds and Conveyances, Liber 138, p. 364 (November 1, 1845) *United States, New York Land Records, 1630-1975* [database] Family Search, <https://familysearch.org>; 18 January 2022.

²³ Part of the former Robinson property adjacent to Flatbush Avenue was sold to William Brown in 1883 at the time that the rest of the parcel was purchased by Dr. Bartlett. Kings County, Office of the Register, Deeds and Conveyances, Liber 1522, p. 548 and 550 (August 13, 1883, recorded September 3, 1883) *United States, New York Land Records, 1630-1975* [database] Family Search, <https://familysearch.org>; 18 January 2022;

"Conveyances," *Real Estate Record and Builders' Guide*, November 6, 1886, 1364.

²⁴ William A. A. Brown added three adjacent parcels the following year. Kings County, Office of the Register, Deeds and Conveyances, Liber 1578, 262 (October 20, 1884, recorded October 21, 1884); Liber 1612, p. 469 (June 1, 1885, recorded June 2, 1885); Liber 1632, p. 508 (October 24, 1885, recorded October 26, 1885) *United States, New York Land Records, 1630-1975* [database] Family Search, <https://familysearch.org>; 18 January 2022.

²⁵ Stiles, v. 1, 228-229; "Melrose Park, Flatbush," *Brooklyn Daily Eagle*, November 20, 1909, 22; *Historic Brooklyn* (Brooklyn: Brooklyn Trust Co., 1941), 9; "A Tale of Melrose Hall," *The Brooklyn Daily Eagle*, March 9, 1890, 17; "Houses for Sale," *Brooklyn Union*, April 1, 1884, 3; "Conveyances," *Real Estate Record and Builders' Guide*, November 6, 1886, 1364.

²⁶ "Brooklyn's Thirty-Three Breweries," *Brooklyn Times*, June 15, 1895, 16; "New Realty Company," *Brooklyn Daily Eagle*, June 3, 1897, 7; "Real Estate Market," *Brooklyn Daily Eagle*, January 17, 1898, 9; "State Capitol News," *Brooklyn Times Union*, March 6, 1908, 9; "Real Estate Records: New Buildings," *Brooklyn Daily Eagle*, April 16, 1909, 6; May 12, 1909, 6; May 20, 1909, 24; July 6, 1909, 10; August 24, 1909, 20; "Flatbush Houses Sold from Plans," *Brooklyn Times Union*, July 3, 1909, 3; "Duplex Houses Sold," *Brooklyn Daily Eagle*, March 26, 1910, 20.

²⁷ The opening of Robinson Street from Flatbush Avenue to New York Avenue was proposed in 1905. At the time opponents claimed that its route through the Brown property would deny them the benefit of the existing Melrose Park. It was finally opened through Melrose Park in 1908 and by late 1909 Brown began using the name Parkside Avenue in his advertisements. "Many Sewers for Bay Ridge Section," *Standard Union*, September 28, 1905, 12; "Cutting Street Through Melrose Park," *Brooklyn Daily Eagle*, April 12, 1908, 2; [Display ad] *Brooklyn Daily Eagle*, October 30, 1909, 11.

²⁸ Although Brown and his wife had moved to Manhattan, he still visited Flatbush and was on a visit to the office when he was stricken by a heart attack near the site of the Melrose Parkside Historic District. "W.A.A. Brown to Retire," *Brooklyn Times Union*, November 2, 1912, 12; "Wm. A. A. Brown, 75 Dies in Street, Near Site of Home," *Brooklyn Daily Eagle*, February 2, 1923, 2.

²⁹ "Eli H. Bishop, Pioneer Auto Dealer, Dies," *Brooklyn Daily Eagle*, February 1, 1933, 1, 15; "Chat of the Realty

World,” *Brooklyn Daily Eagle*, April 27, 1912, 7; “Work of Active Builders,” *Brooklyn Daily Eagle*, April 23, 1910, 8; New York State Census, 1905, 1925; U.S. Census Records, 1880, 1900-1930; Brooklyn City Directories, 1873-1907; [advertisement], *Brooklyn Daily Eagle*, September 6, 1914, 42; [advertisement], *Brooklyn Daily Eagle*, October 1, 1915, 23.

³⁰ These houses are included in the respective LPC designated Stuyvesant Heights, Park Slope, and Prospect Lefferts Gardens Historic Districts.

³¹ Ancestry.com. *New York, U.S., State and Federal Naturalization Records, 1794-1943* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2013; “Asks Separation from Driesler,” *Brooklyn Eagle* (May 13, 1924), n. p.; “Benjamin Driesler, Noted Architect” [Obituary], *Brooklyn Eagle*, November 13, 1949, n. p.; Brooklyn directories; “A Home for You Costing \$1,600” [Advertisement], *Brooklyn Eagle*, April 16, 1899, n. p.; LPC, *Ditmas Park Historic District Designation Report (LP-1236)* (New York: City of New York, 1981) prepared by Andrew Dolkart and the Research Department; Benjamin Driesler, “The Architect and His Client,” *Brooklyn Eagle*, January 4, 1913, n. p.; Benjamin Driesler, “Tenements and Two-Family Dwellings,” *Real Estate Record and Builders’ Guide*, Brooklyn and Long Island Edition (December 19, 1908), 599; “Model Suburban Homes,” *New York Times*, September 18, 1899, 15.; “Architects’ Appendix,” LPC, *Park Terrace West – West 217th Street Historic District Designation Report (LP-2621)* (New York: City of New York, 2018), prepared by Theresa C. Noonan and Marianne Hurley.

³² “Architects Appendix,” LPC, *Prospect Heights Historic District Designation Report (LP-2314)* (New York: City of New York, 2009) prepared by Michael D. Caratzas, Cynthia Danza, Theresa C. Noonan, Marianne S. Percival, Donald G. Presa, and Doron Taleporos; LPC, *Ocean on the Park Historic District Designation Report*, 9-10.

³³ LPC, *Prospect Heights Historic District Designation Report*, 31; LPC, *Ocean on the Park Historic District Designation Report*, 9-10; “Eugene Schoen, Architect, Is Dead at 77; Designer of Interiors at Rockefeller Center,” *New York Times*, August 17, 1957, 15.

³⁴ “Brown’s Duplex-Houses,” [advertisement], *New York Times*, March 19, 1910, 14.

³⁵ *New York Times*, March 4, 1910, 15.

³⁶ The only garage built is that behind 413 Parkside Avenue (aka 1996 Bedford Avenue) the one standalone duplex in the district.

³⁷ The pattern of the small windows at 362-364, 386-388,

and 397-399 Parkside Avenue differ: 362-364 and 397-399 feature a foliate pattern, and those at 386-388 feature a diamond pattern. Two of the windows at 362-364 have since been replaced.

³⁸ The height of the popularity was 1909-1912 during which time duplexes were being constructed in Crown Heights North and Park Slope, by Kings & Westchester, Peter Aronson, and other firms. By 1914 Kings & Westchester suspended further construction citing lack of sales or leases to concentrate on more conventional types of structures. LPC, *Crown Heights North III Historic District Designation*, 26-29.

³⁹ Basement, as defined by the New York City Building Code, Section 501.2, is any story partly below grade with less than half of its clear height below the grade plane. A cellar is that portion of a building that is partly or wholly underground and having one half or more of its clear height below grade.

⁴⁰ Two early examples are 64 and 66 Lefferts Place (Axel S. Hedman, 1905) U.S. National Park Service, National Register of Historic Places Nomination Form: Clinton Hill South Historic District; “Work of Active Builders,” *Brooklyn Daily Eagle*, April 23, 1910, 8; other examples can be found on Maple Street in the designated Prospect-Lefferts Gardens Historic District.

⁴¹ A similar row can be found at 10-24 Winthrop Street; however, the Winthrop row was built at the property line with no yard.

⁴² U. S. Census records, 1910-1950; New York State Census, 1915; Office of the Register, Kings County, Deeds and Conveyances, Liber 4845, p. 440 (September 16, 1927) and Liber 1186, p. 1912 (September 29, 1980); “Vision of St. Cecilia,” *The Tablet*, December 5, 1963, 14; “To Greet Mrs. Sammis,” *Brooklyn Times Union*, November 11, 1922, 12; “Mrs. Ella A. Boole, 93, Dies Ex-World Head of the W. C. T. U.,” *Brooklyn Daily Eagle*, March 14, 1952, 11; Office of the Register, Kings County, Deeds and Conveyances, Liber 4138, p. 199 (recorded April 17, 1922).

⁴³ No. 366-368 was converted to 3 families; no. 377-379 was converted to 4 families; no. 362-364 was converted to five families; and no. 354-356 was converted to eight apartments, New York City, Borough of Brooklyn, Department of Buildings, Alteration Permits ALT 1684-1933; 3631-1955; 2491-1958; 8968-1935 respectively.

⁴⁴ New York City, Borough of Brooklyn, Department of Buildings, Alteration Permit, ALT 1994-1944.

⁴⁵ In 1980 Community District 9, which includes the Melrose Parkside Historic District, was 81.6% Black. In

2020 Census Tract 796.01 (Maple to Clarkson streets from Flatbush to Bedford avenues) had a total population of 4,125 persons, 51.8% were Black; 24.5% White; 12.8% Hispanic, and 4.2% Asian/Pacific Islander. Table P-1: General and Family Characteristics: 1980, New York City. Department of City Planning, *Community District Statistics: A Portrait of New York City from the 1980 Census* (New York: Department of City Planning, 1984), 9;

NYC_decennialcensusdata_2010_2020_change,” New York City, Department of City Planning, *Population Factfinder* (<https://popfactfinder.planning.nyc.gov/explorer/tracts/3079601?source=decennial-change>, accessed April 26, 2022).

⁴⁶ As described in a July 11, 2018 letter to LPC from the Parkside Avenue Block Association.

Findings and Designation

Melrose Parkside Historic District

On the basis of a careful consideration of the history, the architecture, and the other features of this area, the Landmarks Preservation Commission finds that the Melrose Parkside Historic District contains buildings and other improvements which have a special character and a special historical and aesthetic interest and value and which represent one or more eras in the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the city. Further, this historic district is part of the development, heritage, and culture of the city, state, and nation, as set forth in this designation report.

Accordingly, pursuant to the provisions of Chapter 47, Section 3020 (formerly Section 534 of Chapter 21) of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Historic District the Melrose Parkside Historic District containing the property bounded by a line beginning at the northwest corner of Parkside Avenue and Bedford Avenue, continuing northerly along the western curbline of Bedford Avenue to a point on a line extending easterly from the northern property line of 413 Parkside Avenue (aka 1996 Bedford Avenue), westerly along said line and the northern property lines of 413 Parkside Avenue (aka 1996 Bedford Avenue) through 397-399 Parkside Avenue; northerly along part of the eastern property line of 393-395 Parkside Avenue; westerly along the northern property lines of 393-395 and 389-391 Parkside Avenue; southerly along part of the western property line of 389-391 Parkside Avenue; westerly along the northern property lines of 385-

387 Parkside Avenue through 377-379 Parkside Avenue; northerly along part of the eastern property line of 375 Parkside Avenue; westerly along the northern property lines of 375 through 357 Parkside Avenue; southerly along the western property line of 357 Parkside Avenue and a line extending southerly to the southern curbline of Parkside Avenue; westerly along the southern curbline of Parkside Avenue to a point on a line extending northerly from the western property line of 290 Parkside Avenue; southerly along said line and the western property line of 290 Parkside Avenue; easterly along the southern property lines of 290 through 302 Parkside Avenue and part of the southern property line of 304 Parkside Avenue; southerly along part of the western property line of 304 Parkside Avenue; easterly along part of the southern property line of 304 Parkside Avenue and the southern property lines of 350-352 Parkside Avenue through 366-368 Parkside Avenue and part of the southern property line of 370-372 Parkside Avenue; northerly along part of the eastern property line of 370-372 Parkside Avenue; easterly along part of the southern property line of 370-372 Parkside Avenue and the southern property line of 374-376 Parkside Avenue; southerly along the western property line of 378-380 Parkside Avenue; easterly along the southern property lines of 378-380 Parkside Avenue through 386-388 Parkside Avenue; northerly along the eastern property line of 386-388 Parkside Avenue and a line extending northerly to the northern curbline of Parkside Avenue; easterly along the northern curbline of Parkside Avenue to the place of beginning, as shown in the attached map.

Melrose Parkside Historic District: Illustrations





Parkside Avenue North Side
Bilge Kose, LPC, December 2022



Parkside Avenue South Side
Bilge Kose, LPC, December 2022



“No Basement/Easy Housekeeping” Houses, 304-296 Parkside Avenue

Bilge Kose, LPC, December 2022



Duplex Houses 382-384 to 362-364 Parkside Avenue

Bilge Kose, LPC, December 2022



American Basement Plan Houses, 359-367 Parkside Avenue
Bilge Kose, LPC, December 2022



290 Parkside Avenue
Joel Feingold, LPC, December 2022



292 Parkside Avenue
Joel Feingold, LPC, December 2022



294 Parkside Avenue
Joel Feingold, LPC, December 2022



304 Parkside Avenue
Joel Feingold, LPC, December 2022



374-376 Parkside Avenue (Duplex A type)
 Bilge Kose, LPC, December 2022



378-380 Parkside Avenue (Duplex B type)
 Bilge Kose, LPC, December 2022



382-384 Parkside Avenue (Duplex C type)
 Joel Feingold, LPC, December 2022



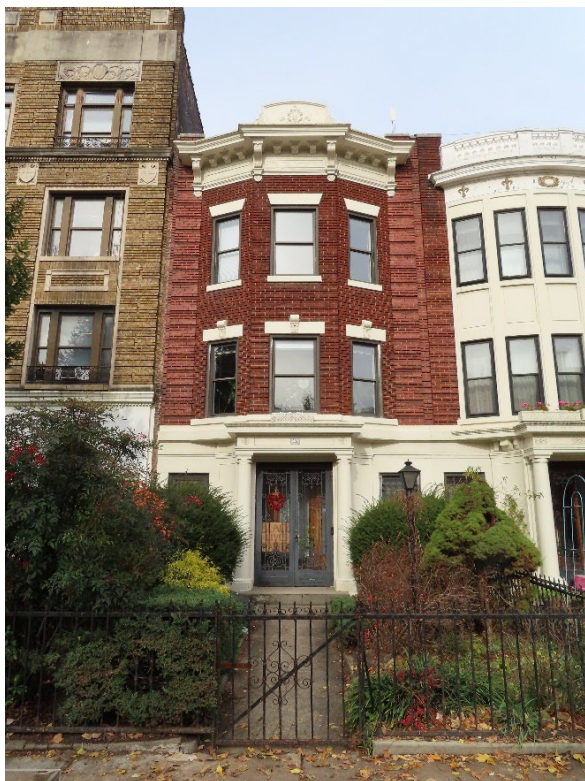
386-388 Parkside Avenue (Duplex D type)
 Joel Feingold, LPC, December 2022



377-379 and 381-383 Parkside Avenue
(Duplex E and F types)
 Joel Feingold, LPC, December 2022



413 Parkside Avenue (aka 1996 Bedford Avenue)
 Marianne Percival, LPC August 2022



357 Parkside Avenue
 Joel Feingold, LPC, December 2022



359 Parkside Avenue
 Joel Feingold, LPC, December 2022



361 Parkside Avenue

Bilge Kose, LPC, December 2022



369 Parkside Avenue

Bilge Kose, LPC, December 2022

Melrose Parkside Historic District: Building Descriptions



Parkside Avenue

Melrose Parkside Historic District

South Side of Parkside Avenue

290 PARKSIDE AVENUE

Borough of Manhattan Tax Map Block 5055, Lot 32

Building Identification Number (BIN): 3115955

Date(s): 1912-13 (NB 440-1912)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Row house

Style(s): Neoclassical with Jacobean elements

Stories: 2

Material(s): Brick; limestone; terra-cotta

Status: Contributing

History, Significance and Notable Characteristics

No. 290 Parkside Avenue is one of eight single-family row houses at 290 through 304 Parkside Avenue designed in 1912 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1913 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue.

The three-bay-wide houses are faced with red or buff brick divided by a continuous corbelled brick and stone sill course at the second story and feature medium-height stoops that lead to raised terraces enclosed by metal railings set between stone piers. Six of the houses have center entrances protected by shallow metal-and-glass vestibules while two others have unornamented side entrances. The decorative and fenestration treatment of the houses draws primarily upon the Neoclassical style, and also incorporates decorated stepped and curved parapets associated with the Jacobean style. The articulation of the row varies and follows a roughly ABCD-ABCD pattern.

No. 290 Parkside Avenue is one of six houses in the row that feature a central entrance protected by a shallow metal-and-glass vestibule with a single-leaf door and sidelights, and a metal roof with flared eave. The window openings are trimmed with simple stone sills and molded lintels at the first story and splayed lintels incised into the band course at the second story. Stone quoins frame the second story, above which the parapet features a geometric design in white brick, a central cartouche, and terra-cotta coping and finial.

Alterations

Historic cellar gate replaced with door; stoop resurfaced, stone treads and railings added; terrace posts and stoop cheek walls painted; door hardware replaced; doorbell; historic one-

over-one wood windows replaced; window grilles at first story; electric meter on metal post; remote utility meter; antenna on roof

Site

Pre-c. 1940 chain-link fence and gate; steps at cellar entrance with possibly historic railing; concrete-paved walkway; non-historic lamppost; planting beds

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 440-1912; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

292 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 33
Building Identification Number (BIN): 3115956

Date(s): 1912-13 (NB 440-1912)
Architect(s) / Builder(s): Benjamin Driesler
Owner(s) / Developer(s): William A. A. Brown
Type: Row house
Style(s): Neoclassical with Jacobean elements
Stories: 2
Material(s): Brick; limestone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

No. 292 Parkside Avenue is one of eight single-family row houses at 290 through 304 Parkside Avenue designed in 1912 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1913 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue.

The three-bay-wide houses are faced with red or buff brick divided by a continuous corbelled brick and stone sill course at the second story, and feature medium-height stoops that lead to raised terraces enclosed by metal railings set between stone piers. Six of the houses have center entrances protected by shallow metal-and-glass vestibules while two others have unornamented side entrances. The decorative and fenestration treatment of the houses draws primarily upon the Neoclassical style and also incorporates decorated stepped and curved parapets associated with the Jacobean style. The articulation of the row varies and follows a roughly ABCD-ABCD pattern.

No. 292 Parkside Avenue is one of six houses in the row that feature a central entrance protected by a shallow metal-and-glass vestibule with a single-leaf door and sidelights and a metal roof with flared eave. The first-story window openings have eared stone surrounds with keystones. The second story features a Palladian window with full stone surround with keystone. A stone stringcourse separates the parapet from the second story. The parapet is decorated with vertical light brick bands and the terra-cotta coping is topped by a decorative finial.

From 1927 to 1980, 292 Parkside Avenue was the home of Anthony Savarese (1895-1980), an Italian muralist and his family. Mr. Savarese's work includes the mural "Vision of St. Cecilia" above the choir loft of Basilica of Regina Pacis in Bensonhurst.

Alterations

Replacement cellar gate; stoop resurfaced, handrail added on right; historic one-over-one wood windows, including round-arched sash within Palladian window, replaced; grilles at the first story; doorbells at both entrances; door hardware replaced; light fixture with conduit attached to post of terrace; vent and spigots in terrace wall; remote utility meter; solar panels on roof

Site

Concrete-paved areaway; non-historic metal fence and gate at front property line; non-historic lamppost; steps to cellar entrance

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 440-1912; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; U.S. Census Records, 1930-1950; Office of the Register, Kings County, Deeds and Conveyances, Liber 4845, p. 440 (September 16, 1927) and Liber 1186, p. 1912 (September 29, 1980); "Vision of St. Cecilia," *The Tablet*, December 5, 1963, 14

294 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 133

Building Identification Number (BIN): 3115991

Date(s): 1912-13 (NB 440-1912)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Row house

Style(s): Neoclassical with Jacobean elements

Stories: 2

Material(s): Brick; limestone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

No. 294 Parkside Avenue is one of eight single-family row houses at 290 through 304 Parkside Avenue designed in 1912 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1913 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue.

The three-bay-wide houses are faced with red or buff brick divided by a continuous corbelled brick and stone sill course at the second story, and feature medium-height stoops that lead to raised terraces enclosed by metal railings set between stone piers. Six of the houses have center entrances protected by shallow metal-and-glass vestibules while two others have unornamented side entrances. The decorative and fenestration treatment of the houses draws

primarily upon the Neoclassical style and also incorporates decorated stepped and curved parapets associated with the Jacobean style. The articulation of the row varies and follows a roughly ABCD-ABCD pattern.

Clad in buff brick, 294 Parkside Avenue is one of two houses in the row with an unornamented side entrance with a possibly historic metal-and-glass door. Window openings at the first story have simple stone sills and splayed lintels with keystones. Window openings at the second story share a molded lintel course. The facade is framed by stone quoins from the second story to the parapet. The face of the parapet features a diamond-shaped decoration in brick and stone. The center “step” of the parapet is arched and the terra-cotta coping has foliate and scrolled decoration.

In 1947 the house was purchased by the Judea Center Synagogue and was the home of Rabbi Meir Felman and his family until 1980.

Alterations

Replacement cellar gate; stoop and terrace painted; historic one-over-one wood windows replaced; grilles at first story; security camera; vent and remote utility meter; doorbell; number plaque at main entrance; house numbers attached above cellar entrance; light fixture; finial missing from parapet; solar panels on roof

Site

Pre-c.1940 chain-link fence and gate; concrete-paved walkway; planting beds; steps to cellar entrance

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 440-1912; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; Office of the Register, Kings County, Deeds and Conveyances, Liber 7064, p. 253 (January 13, 1947); Liber 7076, p. 9, (February 3, 1947); Liber 1104 p. 673 (September 24, 1979); Liber 1163, p. 688 (May 30, 1980)

296 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 34
Building Identification Number (BIN): 3115957

Date(s): 1912-13 (NB 440-1912)
Architect(s) / Builder(s): Benjamin Driesler
Owner(s) / Developer(s): William A. A. Brown
Type: Row house
Style(s): Neoclassical with Jacobean elements
Stories: 2
Material(s): Brick; limestone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

No. 296 Parkside Avenue is one of eight single-family row houses at 290 through 304



Parkside Avenue designed in 1912 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1913 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue.

The three-bay-wide houses are faced with red or buff brick divided by a continuous corbelled brick and stone sill course at the second story, and feature medium-height stoops that lead to raised terraces enclosed by metal railings set between stone piers. Six of the houses have center entrances protected by shallow metal-and-glass vestibules while two others have unornamented side entrances. The decorative and fenestration treatment of the houses draws primarily upon the Neoclassical style, and also incorporates the decorated stepped and curved parapets associated with the Jacobean style. The articulation of the row varies and follows a roughly ABCD-ABCD pattern.

The buff-brick-clad 296 Parkside Avenue is one of six houses in the row that feature a central entrance protected by a shallow metal-and-glass vestibule with a single-leaf door and sidelights and a metal roof with flared eave. Window openings at the first story have simple stone sills and splayed lintels with keystones. At the second story the segmental-arched opening has a keyed stone surround with keystone. The facade from the second story to the parapet is articulated with contrasting brick work in a diaper pattern. Further articulation is provided by three angled, brick colonettes with terra-cotta finials and stone corbels that break the line of the parapet's terra-cotta coping.

Alterations

Historic metal-and-glass vestibule door and sidelights replaced; handrail added on one side of stoop; historic one-over-one wood windows, including tripartite second-story window, replaced; historic cellar gate replaced; grilles at first story; remote utility meter

Site

Pre-c. 1940 chain-link fence and gate; concrete-paved walkway; steps to cellar entrance resurfaced with stone; planting beds; non-historic lamppost

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 440-1912; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

298 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 134
Building Identification Number (BIN): 3115992

Date(s): 1912-13 (NB 440-1912)
Architect(s) / Builder(s): Benjamin Driesler
Owner(s) / Developer(s): William A. A. Brown
Type: Row house
Style(s): Neoclassical with Jacobean elements
Stories: 2
Material(s): Brick; limestone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

No. 298 Parkside Avenue is one of eight single-family row houses at 290 through 304 Parkside Avenue designed in 1912 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1913 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue.

The three-bay-wide houses are faced with red or buff brick divided by a continuous corbelled brick and stone sill course at the second story, and feature medium-height stoops that lead to raised terraces enclosed by metal railings set between stone piers. Six of the houses have center entrances protected by shallow metal-and-glass vestibules while two others have unornamented side entrances. The decorative and fenestration treatment of the houses draws primarily upon the Neoclassical style and also incorporates the decorated stepped and curved parapets associated with the Jacobean style. The articulation of the row varies and follows a roughly ABCD-ABCD pattern.

No. 298 Parkside Avenue is one of six houses in the row that feature a central entrance protected by a shallow metal-and-glass vestibule with a single-leaf door and sidelights and a metal roof with flared eave. Window openings are trimmed with simple stone sills and molded lintels at the first story and splayed lintels incised into the band course at the second story. Stone quoins frame the second story, above which the parapet features a geometric design in white brick, a central stone cartouche, and terra-cotta coping and finial. The cellar entrance retains its historic metal gate.

From 1913 until 1967, 298 Parkside Avenue was the home of Harvey L. Bagenstose and his family. Mr. Bagenstose taught English at Alexander Hamilton High School of Commerce (now Paul Robeson School for Business and Technology) from 1906 until his death in 1941.

Alterations

Stoop and terrace resurfaced, railing added; vestibule sidelights partially infilled, door hardware replaced; historic one-over-one wood windows replaced; grilles at first story; light fixtures; remote utility meter; doorbell; house number on mail slot

Site

Pre-c.1940 chain-link fence and gate; concrete-paved walkway; steps to cellar entrance; planting beds; non-historic lamppost

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 440-1912; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; Office of the Register, Kings County, Liber 3463, p. 163 (November 25, 1913) and Liber 364, p. 56 (February 17, 1967); U.S. Census Records, 1920-1950; "H. Bagenstose Last Services Being Planned," *Brooklyn Citizen*, August 28, 1941, 2



300 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 35

Building Identification Number (BIN): 3115958

Date(s): 1912-13 (NB 440-1912)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Row house

Style(s): Neoclassical with Jacobean elements

Stories: 2

Material(s): Brick; limestone; terra-cotta

Status: Contributing

History, Significance and Notable Characteristics

No. 300 Parkside Avenue is one of eight single-family row houses at 290 through 304 Parkside Avenue designed in 1912 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1913 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue.

The three-bay-wide houses are faced with red or buff brick divided by a continuous corbelled brick and stone sill course at the second story, and feature medium-height stoops that lead to raised terraces enclosed by metal railings set between stone piers. Six of the houses have center entrances protected by shallow metal-and-glass vestibules while two others have unornamented side entrances. The decorative and fenestration treatment of the houses draws primarily upon the Neoclassical style, and also incorporates decorated stepped and curved parapets associated with the Jacobean style. The articulation of the row varies and follows a roughly ABCD-ABCD pattern.

No. 300 Parkside Avenue is one of two houses with an unornamented side entrance with possibly historic metal-and-glass exterior door. Window openings at the first story have eared stone surrounds with keystones. The second story features a Palladian opening with full stone surround with keystone. A stone stringcourse separates the parapet from the second story. The parapet is decorated with vertical light brick bands and the terra-cotta coping is topped by a decorative finial.

Alterations

Brick repointed; stoop and terrace resurfaced and railings added at stoop; gate at cellar replaced; historic one-over-one wood windows, including round-arched second-story window, replaced; grilles at first story; part of finial missing from parapet; remote utility meter; antenna on roof

Site

Pre-c. 1940 chain-link fence; planting beds; concrete walkway; steps to cellar entrance

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 440-1912; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

302 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 36

Building Identification Number (BIN): 3115959

Date(s): 1912-13 (NB 440-1912)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Row house

Style(s): Neoclassical with Jacobean elements

Stories: 2

Material(s): Brick; limestone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

No. 302 Parkside Avenue is one of eight single-family row houses at 290 through 304 Parkside Avenue designed in 1912 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1913 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue.

The three-bay-wide houses are faced with red or buff brick divided by a continuous corbelled brick and stone sill course at the second story and feature medium-height stoops that lead to raised terraces enclosed by metal railings set between stone piers. Six of the houses have center entrances protected by shallow metal-and-glass vestibules while two others have unornamented side entrances. The decorative and fenestration treatment of the row draws primarily upon the Neoclassical style, and also incorporates decorated stepped and curved parapets associated with the Jacobean style. The articulation of the row varies and follows a roughly ABCD-ABCD pattern.

Buff-brick-clad 302 Parkside Avenue is one of six houses in the row that feature a central entrance protected by a shallow metal-and-glass vestibule with sidelights and a metal roof with flared eave. Window openings at the first story have simple stone sills and splayed lintels with keystones. Window openings at the second story share a molded lintel course. The facade is framed by stone quoins from the second story to the parapet. The face of the parapet is articulated by a diamond-shaped decoration in brick and stone. The center “step” of the parapet is arched and the terra-cotta coping has foliate and scrolled decoration and a finial.

Alterations

Stoop and terrace resurfaced, handrail added to stoop; cellar gate replaced; historic door replaced, cornice of vestibule painted; historic one-over-one wood windows replaced; grilles at first story; remote utility meter; signage on terrace; doorbells at both entrances; drainage pipes in terrace wall

Site

Pre-c. 1940 chain-link fence and gate; planting beds; concrete-paved walkway; non-historic lamppost; steps to cellar entrance

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 440-1912; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

304 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 37

Building Identification Number (BIN): 3115960

Date(s): 1912-13 (NB 440-1912)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Row house

Style(s): Neoclassical with Jacobean elements

Stories: 2

Material(s): Brick; limestone; terra cotta

Status: Contributing

History, Significance and Notable Characteristics

No. 304 Parkside Avenue is one of eight single-family row houses at 290 through 304 Parkside Avenue designed in 1912 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1913 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue.

The three-bay-wide houses are faced with red or buff brick divided by a continuous corbelled brick and stone sill course at the second story, and feature medium-height stoops that lead to raised terraces enclosed by metal railings set between stone piers. Six of the houses have center entrances protected by shallow metal-and-glass vestibules while two others have unornamented side entrances. The decorative and fenestration treatment of the houses draws primarily upon the Neoclassical style, and also incorporates decorated stepped and curved parapets associated with the Jacobean style. The articulation of the row varies and follows a roughly ABCD-ABCD pattern.

Buff-brick-clad 304 Parkside Avenue is one of six houses in the row that feature a central entrance protected by a shallow metal-and-glass vestibule with a single-leaf door and sidelights and a metal roof with flared eave. Window openings at the first story have simple stone sills and splayed lintels with keystones. At the second story the segmental-arched opening has a keyed stone surround with keystone. These openings contain possibly historic wood brickmolds and windows behind storm sashes. The facade from the second story to the parapet is articulated with contrasting brick work in a diaper pattern. Further articulation is provided by three angled, brick colonettes with terra-cotta finials and stone corbels that break the line of the parapet's terra-cotta coping.

Alterations

Steps patched; railings added to stoop; storm sashes installed; cellar gate replaced; remote utility meter; security camera or light

Site

Pre-c. 1940 chain-link fence and gate; concrete-paved walkway; planting beds; non-historic

lamppost; steps to cellar

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 440-1912; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

350-352 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 38

Building Identification Number (BIN): 3115961

Date(s): 1909-10 (NB 2261-1909)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Two-family Duplex

Style(s): Neoclassical

Stories: 4

Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 350-352 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs for the duplexes (types A through F) lend visual interest to the rows. Houses along the south side of Parkside Avenue follow a regular rhythmic pattern of ABCDEF-ABCD beginning at 350-352 Parkside Avenue and ending at 386-388 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

Primary Parkside Avenue (North) Facade: The facade of 350-352 Parkside Avenue (design type A) is red brick above a rusticated stone base. The entrances retain their historic glazed wood doors with metal grilles and glazed transoms. A two-story rounded stone bay features molded sill courses at both the first and second stories, plain spandrel panels at the first story, foliate spandrel panels at the second story, and a molded cornice with metal railing that is incorporated into the band course separating the second and third stories. The second story is further articulated by stone quoins. The four window openings of the third story have splayed stone lintels. Above the cornice, three round-arched, pedimented dormers with paneled piers

and scrolled brackets punctuate the Spanish-tiled mansard roof.

Secondary (West) facade: Partially visible

Alterations

Stoops resurfaced; first story and second-story trim painted; non-historic railing at roof; historic one-over-one first-through-third-story and eight-over-one dormer wood windows replaced; window in cellar replaced; grilles at cellar and first story; light fixtures; doorbells; intercom at 352 Parkside Avenue; remote utility meter; light or electrical outlet at cellar. West facade covered with non-historic material

Site

Pre-c.1940 metal fence and gate; planting beds; concrete-paved walkway; historic cheek wall around cellar stairs resurfaced

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 2261-1909; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

354-356 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 138

Building Identification Number (BIN): 3115993

Date(s): 1909-1910 (NB 2261-1909)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Two-family Duplex

Style(s): Neoclassical

Stories: 4

Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 354-356 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs for the duplexes (types A through F) lend visual interest to the rows. Houses along the south side of Parkside Avenue follow a regular rhythmic pattern of ABCDEF-ABCD beginning at 350-352 Parkside Avenue and ending at 386-388 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the

galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

At 354-356 Parkside Avenue (design type B) the first story features molded lintels above the entrances, a Palladian-style window with segmental-arch center opening with paneled mullions, molded sill, and lintel with scrolled keystone; and a row of scrolled brackets that support the projecting tan-brick upper stories. The upper stories are framed with stone quoins. The fenestration at the second and third stories consists of a double window opening, arched at the third story, flanked by single window openings. The second-story openings have molded sills and splayed lintels with a keystone centered above the double opening. The third story openings have molded sills with a carved spandrel panel below the center opening; a stone band course, incised above the center opening, serves as a lintel. Above the cornice are two gable dormers with round-arched openings topped by lintels with keystones. The cellar opening is partially visible.

Alterations

Stoops reoriented, railings added; historic wood-and-glass doors replaced; historic one-over-one wood windows, including third-story windows with curved top rails and round-arched dormer windows replaced; screens with mesh at cellar window; finials removed from dormers; grilles at first story; roofing replaced; light fixtures, one with conduit; remote utility meter; intercom at 356 Parkside Avenue; signs on stoop wall of 354 Parkside Avenue; wires from roof

Site

Non-historic fence and gate; concrete-paved areaway/parking pad; cellar entrance replaced with double-leaf diamond-plate hatch; signage attached to fence

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 2261-1909; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

358-360 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 39

Building Identification Number (BIN): 3115962

Date(s): 1909-10 (NB 2261-1909)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Two-family Duplex

Style(s): Neoclassical

Stories: 4

Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 358-360 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs for the duplexes (types A through F) lend visual interest to the rows. Houses along the south side of Parkside Avenue follow a regular rhythmic pattern of ABCDEF-ABCD beginning at 350-352 Parkside Avenue and ending at 386-388 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

The facade of 358-360 Parkside Avenue (design type C) is red brick above a stone base. The simple molded surrounds of the entrances are topped by decorative keystones with scrolled leaves. The house retains its historic wood-and-glass doors with metal grilles. A two-story angled stone bay features a molded sill course at the first story, and molded sill and lintel course at the second story. The upper facade is framed by stone quoins at the second story and features decorative plaques at the second and third stories. A molded sill course and simple lintel course offset the three window openings, with possibly historic brick mold, at the third story. Above the cornice is a hipped roof dormer with fluted brackets and three possibly historic wood windows with diamond-pane upper sashes.

Alterations

First story, bay, stoops, and trim painted; storm doors; historic one-over-one wood windows replaced at first through third stories; storm windows; grilles at first story; cornice of bay replaced or covered; cornice cap partially covered; roofing replaced; leader; security cameras at both entrances

Site

Pre-c. 1940 metal fence and gate; concrete-paved walkway; planting beds partially paved over; cellar entrance with cheek wall and non-historic gate at stairs

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 2261-1909; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

362-364 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 40

Building Identification Number (BIN): 3115963; 3823872

Date(s): 1909-10 (NB 2261-1909)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Two-family Duplex

Style(s): Neoclassical

Stories: 4

Material(s): Brick; limestone; stone; galvanize-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 362-364 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs for the duplexes (types A through F) lend visual interest to the rows. Houses along the south side of Parkside Avenue follow a regular rhythmic pattern of ABCDEF-ABCD beginning at 350-352 Parkside Avenue and ending at 386-388 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

No. 362-364 Parkside Avenue (design type D) has a rusticated stone base and brick upper stories framed by quoins and a projecting center bay supported by brackets. The three windows of the second story are set above a spandrel decorated with roundels and lotuses; the cornice with modillions and olive leaf molding supported by brackets serves as the sill for the segmental-arched triple window with possibly historic divided-light transom sash at the third story. Adjacent to the bay are four small windows with historic brick mold, stone sills, and splayed brick lintels, those at the second story are leaded-glass with stylized floral motif. Above the modillioned cornice is a pedimented dormer with scrolled brackets, decorated tympanum, and two windows.

Alterations

Facade painted; stoop and cheek walls at 362 Parkside Avenue replaced, railings added; stoop at 364 Parkside Avenue removed for ramp; historic doors replaced, transoms infilled; oriel window with pent roof at the first story is historic to the c. 1940 tax photograph; historic wood six-over-one double-hung first- and second-story windows, and eight-pane third-story casement windows replaced; small windows at third story replaced with painted four-pane casements; dormer windows replaced; non-historic railing at roof; roofing replaced; light fixture and mailbox at 362 Parkside Avenue

Site

Concrete paved areaway; ADA accessibility ramp with metal railings; metal railings added to cheek wall and stairs at cellar entrance; posts with multiple electric meters

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 2261-1909; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

366-368 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 41

Building Identification Number (BIN): 3115964; 3823873

Date(s): 1909-10 (NB 2261-1909)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Two-family Duplex

Style(s): Neoclassical

Stories: 4

Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 366-368 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs for the duplexes (types A through F) lend visual interest to the rows. Houses along the south side of Parkside Avenue follow a regular rhythmic pattern of ABCDEF-ABCD beginning at 350-352 Parkside Avenue and ending at 386-388 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

The facade of 366-368 Parkside Avenue (design type E) is red brick above a stone base that merges into an angled stone bay at the second and third stories. Unarticulated entrances with possibly historic leaded-glass transoms flank a pair of windows with molded sill course. The angled bay rests on a pair of fluted corbels and simple stringcourse and is articulated by piers with carved capitals. Double center window openings, square-headed at the second story and segmental-arched at the third are flanked by single openings with molded sills. The center

openings are articulated by molded sills and lintels, carved panels, and foliate keystone. Above the modillioned cornice is a pedimented dormer with fluted brackets, paired window opening, and carved tympanum.

Alterations

Stoops resurfaced, railings added; historic wood-and-glass doors replaced; screen door added at 366 Parkside Avenue; historic one-over-one cellar-through-third-story wood windows, including arched third-story windows, and four-light wood dormer windows replaced; historic balustrade above cornice removed prior to c. 1940; cornice cap altered; lights; roofing replaced with asphalt shingle; non-historic chain-link fence on roof; mailbox and doorbell at 368 Parkside Avenue; cornice cap covered

Site

Non-historic chain-link fence and gate; fire department connection through fence with sign; concrete-paved areaway; cellar entrance enlarged, cheek wall replaced metal handrails added

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 2261-1909; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

370-372 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 42

Building Identification Number (BIN): 3115965

Date(s): 1909-10 (NB 2261-1909)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Two-family duplex

Style(s): Neoclassical

Stories: 4

Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 370-372 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs for the duplexes (types A through F) lend visual interest to the rows. Houses along the south side of Parkside Avenue follow a regular rhythmic pattern of ABCDEF-ABCD beginning at 350-352 Parkside Avenue and ending at 386-388 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the

apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

No. 370-372 Parkside Avenue (design type F) features a stone first story with an engaged Ionic colonnade that supports the projecting tan brick upper stories. The columns frame two square-headed windows and two entrances, both with leaded-glass transoms and wood-and-glass paneled doors with metal grilles, set within segmental-arched openings topped by carved decoration. The second and third story are articulated by quoins, simple sills and keyed lintels at the second-story windows, and a ledge supported on foliate brackets below the third-story windows. The first-story windows appear to retain their historic eight-over-one sash and the second-story windows appear to retain their historic six-over-one sash. Above the modillioned cornice with triglyph decorated frieze is a Palladian-style dormer with segmental-arch center window decorated with brackets and cartouche.

Alterations

First story, trim, cornice, and dormer painted; stoops and cheek walls resurfaced; historic six-over-one sash at third story and four-over-one sash and casements in dormer replaced; storm windows at second and third stories; grilles at first story; roofing replaced with asphalt shingle; metal fences added to stoops; cornice cap partially covered

Site

Non-historic metal fence and gate; concrete-paved walkway; planting beds; entrance to cellar with historic cheek wall

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 2261-1909; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

374-376 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 142
Building Identification Number (BIN): 3115994

Date(s): 1909-10 (NB 2261-1909)
Architect(s) / Builder(s): Benjamin Driesler
Owner(s) / Developer(s): William A. A. Brown
Type: Two-family Duplex
Style(s): Neoclassical
Stories: 4
Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 374-376 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A.

A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a type of house unique to Brooklyn in the early 20th century.

Six different facade designs for the duplexes (types A through F) lend visual interest to the rows. Houses along the south side of Parkside Avenue follow a regular rhythmic pattern of ABCDEF-ABCD beginning at 350-352 Parkside Avenue and ending at 386-388 Parkside Avenue. All houses in the row feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

The facade of 374-376 Parkside Avenue (design type A) is red brick above a rusticated stone base. The entrances retain their historic glazed wood doors with metal grilles. A two-story rounded stone bay features molded sill courses at both the first and second stories, plain spandrel panels at the first story, foliate spandrel panels at the second story and a molded cornice, with metal railing, that is incorporated into the band course separating the second and third stories. The second story is further articulated by stone quoins. The four window openings of the third story have splayed stone lintels. Above the cornice, three round-arched, pedimented dormers with paneled piers and scrolled brackets punctuate the Spanish-tiled mansard roof.

Alterations

Stoops and cheek walls resurfaced; brick repointed; metal kick plates and house numbers added to both doors, hardware replaced at 374 Parkside Avenue; historic one-over-one and eight-over-one wood windows replaced; grilles at first story and cellar; cornice and dormers painted; leader; light fixture; security camera

Site

Non-historic metal fence and gate; concrete-paved walkway; planting beds; entrance to cellar with resurfaced cheek wall; non-historic post with utility meters

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 2261-1909; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

378-380 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 43

Building Identification Number (BIN): 3115966

Date(s): 1909-10 (NB 2261-1909)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Two-family Duplex

Style(s): Neoclassical
Stories: 4
Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 378-380 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs for the duplexes (types A through F) lend visual interest to the rows. Houses along the south side of Parkside Avenue follow a regular rhythmic pattern of ABCDEF-ABCD beginning at 350-352 Parkside Avenue and ending at 386-388 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

At 378-380 Parkside Avenue (design type B) the first story features molded lintels above the entrances with historic glazed wood doors with metal grilles; a Palladian-style window with segmental-arched center opening, paneled mullions, molded sill, and lintel with scrolled keystone; and a row of scrolled brackets that support the projecting tan-brick upper stories articulated with stone quoins. The upper stories are framed by stone quoins. The fenestration at the second and third stories consists of a double window opening, arched at the third story, flanked by single window openings. The second-story windows, which retain historic lozenge-shaped four-light upper sash, have molded sills and splayed lintels with a keystone centered above the double window. The third-story openings have molded sills with a carved spandrel panel below the center opening, a stone band course, incised above the center window, serves as a lintel. The third story center window retains its historic one-over-one arched sash and side windows retain their diamond-paned upper sash. Above the cornice the two gable dormers with round-arched openings topped by lintels with keystones retain their arched, multi-light upper sash. All appear to retain their historic brickmold. The metal stoop fences appear in the c. 1940s tax photograph.

Alterations

Stoops and cheek walls resurfaced; historic security grilles on doors replaced; historic one-over-one sash replaced at first story; grilles; storm windows; trim, cornice and dormers painted; finials removed from dormers; roofing replaced with asphalt shingles; lights; alarm box; remote utility meter; pipe; leader; cornice cap covered; historic balustrade above cornice removed prior to c. 1940

Site

Non-historic fence and gate at front property line; pre-c. 1940 fences along east and west property lines; cellar entrance with resurfaced cheek wall; concrete-paved walkway; planting beds

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 2261-1909; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; "W. A. A. Brown's Duplex Houses," *Brooklyn Daily Eagle*, April 3, 1910, 48.

382-384 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 44

Building Identification Number (BIN): 3115967

Date(s): 1909-10 (NB 2261-1909)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Two-family Duplex

Style(s): Neoclassical

Stories: 4

Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 382-384 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances a house type unique to Brooklyn in the early 20th century.

Six different facade designs for the duplexes (types A through F) lend visual interest to the rows. Houses along the south side of Parkside Avenue follow a regular rhythmic pattern of ABCDEF-ABCD beginning at 350-352 Parkside Avenue and ending at 386-388 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

The facade of 382-384 Parkside Avenue (design type C) is red brick above a stone base. The possibly historic wood-and-glass doors are set within simple molded surrounds topped by decorative keystones supported by scrolled leaves. The two-story angled stone bay features a molded sill course at the first story, molded sill and lintel courses at the second story, and is topped by a molded and denticulated cornice and Spanish-tiled roof. The upper facade is framed by stone quoins at the second story and features decorative plaques at the second and third stories. A molded sill course and simple lintel course offset the three window openings of the third story. Above the cornice is a Spanish-tiled hipped roof dormer with fluted brackets and three openings.



Alterations

Stoops and cheek walls resurfaced; water table, cellar, cornice, and dormer painted; historic one-over-one wood windows and diamond pane-over-one sash in dormer replaced; grilles at first story; historic Spanish tile roofing replaced in kind; light fixtures; postal release box at 382 Parkside Avenue; intercom at 384 Parkside Avenue

Site

Non-historic fence and gate on front property line; concrete-paved walkway; cellar entrance with resurfaced cheek wall and non-historic gate; planting beds

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 2261-1909; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

386-388 Parkside Avenue

Borough of Manhattan Tax Map Block 5055, Lot 45
Building Identification Number (BIN): 3115968

Date(s): 1909-10 (NB 2261-1909)
Architect(s) / Builder(s): Benjamin Driesler
Owner(s) / Developer(s): William A. A. Brown
Type: Two-family Duplex
Style(s): Neoclassical
Stories: 4
Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 386-388 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs for the duplexes (types A through F) lend visual interest to the rows. Houses along the south side of Parkside Avenue follow a regular rhythmic pattern of ABCDEF-ABCD beginning at 350-352 Parkside Avenue and ending at 386-388 Parkside Avenue. All houses in the row feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of the facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

No. 386-388 Parkside Avenue (design type D) has a rusticated stone base and brick upper stories articulated with quoins and a projecting center bay supported by brackets. The entrances retain historic wood-and-glass doors with metal security grilles and glazed transoms with gilt house numbers. The three window openings of the second story are set above a spandrel decorated with roundels and lotuses; the cornice with modillions and olive leaf molding supported by brackets serves as the sill for the segmental-arched triple window with leaded-glass casements with transoms, and decorative railing at the third story. Adjacent to the bay are four small leaded-glass windows with stone sills and splayed brick lintels. Above the modillioned main cornice is a pedimented dormer with scrolled brackets, decorated tympanum, and two window openings. The fences at the stoops may be historic.

Alterations

Stoops and cheek walls resurfaced; water table, cornice, and dormer painted; historic six-over-one wood windows at first and second stories and one-over-one dormer windows replaced; building and dormer roofing replaced with Spanish and flat tile; non-historic metal railing at roof; light fixtures; remote utility meter; spigot; antenna on roof

Site

Possibly historic metal fence and gate; concrete-paved walkway; planting beds; cellar cheek wall resurfaced

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit NB 2261-1909; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

North Side of Parkside Avenue

357 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 75

Building Identification Number (BIN): 3115838

Date(s): 1914-15 (NB 159-1914)

Architect(s) / Builder(s): Axel S. Hedman

Owner(s) / Developer(s): E. H. Bishop & Son

Type: Row house

Style(s): Neoclassical

Stories: 3

Material(s): Brick; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 357 Parkside Avenue is one of 10 single-family row houses at 357 through 375 Parkside Avenue designed in 1914 by Axel S. Hedman for Brooklyn developers E. H. Bishop & Son and completed in 1915 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. The three-bay-wide American basement type houses are executed in the Neoclassical style and feature bowed, angled, or flat upper stories of brick and stone over a limestone base. A prominent feature of each house is the center entrance portico which protects a double-leaf, metal-and-glass exterior door and single-leaf, wood-and-glass interior door. The center entrance is flanked by a secondary entrance with a single-leaf metal-and-glass door and a window with one-over-one sash. The articulation of the row varies and follows a roughly ABCD-AA-DCBA pattern.

No. 357 Parkside Avenue features a portico with columns supporting an entablature decorated with two rosettes. The second and third stories are red brick with brick quoins and an angled bay. The window grille at the first story may be historic. Window openings at the second story have simple stone sills and lintels with scrolled keystones with foliate decoration; those at the third story have simple stone sills and splayed lintels. The modillioned, galvanized-iron cornice is topped by a central pediment with cartouche and scrolls.

Alterations

Base, cornice, and trim painted; historic one-over-one windows replaced; antenna on roof; remote utility meter

Site

Pre-c. 1940 metal fence and gate on concrete curb; concrete-paved walkway; planting beds; non-historic lamppost

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit 159-1914; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

359 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 74

Building Identification Number (BIN): 3115837

Date(s): 1914-15 (NB 159-1914)

Architect(s) / Builder(s): Axel S. Hedman

Owner(s) / Developer(s): E. H. Bishop & Son

Type: Row house

Style(s): Neoclassical

Stories: 3

Material(s): Brick; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 359 Parkside Avenue is one of 10 single-family row houses at 357 through 375 Parkside Avenue designed in 1914 by Axel S. Hedman for Brooklyn developers E. H. Bishop & Son and completed in 1915 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. The three-bay-wide American basement type houses are executed in the Neoclassical style and feature bowed, angled, or flat upper stories of brick and stone over a limestone base. A prominent feature of each house is the center entrance portico which protects a double-leaf, metal-and-glass exterior door and single-leaf, wood-and-glass interior door. The center entrance is flanked by a secondary entrance with a single-leaf metal-and-glass door and a window with one-over-one sash. The articulation of the row varies and follows a roughly ABCD-AA-DCBA pattern.

No. 359 Parkside Avenue features a portico with columns supporting an entablature decorated with paterae and a foliate plaque. The second and third stories are red brick with a five-bay-wide, bowed stone bay with narrow window openings. The window grille at the first story may be historic. The frieze of the galvanized-iron cornice is decorated with fleurs-de-lis and a cartouche and topped by a balustraded parapet. The planters on top of the portico were installed prior to c. 1940.

Alterations

Historic one-over-one windows replaced; spigot; remote utility meter

Site

Pre-c. 1940 metal fence and gate on concrete curb; concrete-paved walkway; planting beds; gooseneck pipe; non-historic lamppost with house number

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit 159-1914; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

361 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 73

Building Identification Number (BIN): 3115836

Date(s): 1914-15 (NB 159-1914)

Architect(s) / Builder(s): Axel S. Hedman

Owner(s) / Developer(s): E. H. Bishop & Son

Type: Row house

Style(s): Neoclassical

Stories: 3

Material(s): Brick; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 361 Parkside Avenue is one of 10 single-family row houses at 357 through 375 Parkside Avenue designed in 1914 by Axel S. Hedman for Brooklyn developers E. H. Bishop & Son and completed in 1915 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. The three-bay-wide American basement type houses are executed in the Neoclassical style and feature bowed, angled, or flat upper stories of brick and stone over a limestone base. A prominent feature of each house is the center entrance portico which protects a double-leaf, metal-and-glass exterior door and single-leaf, wood-and-glass interior door. The center entrance is flanked by a secondary entrance with a single-leaf metal-and-glass door and a window with one-over-one sash. The articulation of the row varies and follows a roughly ABCD-AA-DCBA pattern.

No. 361 Parkside Avenue features a portico with columns supporting an entablature decorated with rosettes. The enframements of the side entrance and first-story window are decorated with leaf-and-dart molding. Above the stone base, the bowed, red-brick upper stories are laid in Flemish-bond. The window openings of the second story have eared surrounds with scrolled foliate keystones; the openings at the third story rest on a sill course and have simple molded surrounds. The grille at the first story may be historic. The galvanized-iron cornice features modillions, brackets, and a foliate decoration and is topped by a paneled parapet.

Alterations

First story, trim, and cornice painted; historic one-over-one windows replaced; remote utility meter; plaque with house number in entablature

Site

Pre-c. 1940 metal fence and gate on stone or concrete curb; concrete-paved walkway; planting beds; gooseneck pipe

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit 159-1914; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives



363 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 72

Building Identification Number (BIN): 3115835

Date(s): 1914-15 (NB 159-1914)

Architect(s) / Builder(s): Axel S. Hedman

Owner(s) / Developer(s): E. H. Bishop & Son

Type: Row house

Style(s): Neoclassical

Stories: 3

Material(s): Brick; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 363 Parkside Avenue is one of 10 single-family row houses at 357 to 375 Parkside Avenue designed in 1914 by Axel S. Hedman for Brooklyn developers E. H. Bishop & Son and completed in 1915 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. The three-bay-wide American basement type houses are executed in the Neoclassical style and feature bowed, angled, or flat upper stories of brick and stone over a limestone base. A prominent feature of each house is the center entrance portico which protects a double-leaf, metal-and-glass exterior door and single-leaf, wood-and-glass interior door. The center entrance is flanked by a secondary entrance with a single-leaf metal-and-glass door and a window with one-over-one sash. The articulation of the row varies and follows a roughly ABCD-AA-DCBA pattern.

No. 363 Parkside Avenue features a portico with half-fluted pilasters supporting an entablature decorated with paneled and foliate plaques. A stringcourse decorated with a Greek key motif separates the base from the stone-clad upper stories. The fenestration of the upper stories is offset by narrow piers supporting a cornice with broken pediment enhanced by modillions, brackets, cartouches, and an arched span across the break. The second-story window openings feature flat keystones and those at the third story have simple geometric spandrels. Above the cornice the facade forms a stepped pediment.

Alterations

First story and cornice painted; historic double-leaf metal-and-glass doors altered; interior doors replaced; first-story window reconfigured as a door; non-historic doors; historic one-over-one sash replaced; remote utility meter; electric outlet; lights; mailboxes; doorbells; solar panels and bulkhead on roof

Site

Non-historic metal fence and gate with metal mesh; concrete-paved walkway; planting beds; masonry block post with utility meters; gooseneck pipe

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit 159-1914; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

365 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 71

Building Identification Number (BIN): 3115834; 3823869

Date(s): 1914-15 (NB 159-1914)

Architect(s) / Builder(s): Axel S. Hedman

Owner(s) / Developer(s): E. H. Bishop & Son

Type: Row house

Style(s): Neoclassical

Stories: 3

Material(s): Brick; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 365 Parkside Avenue is one of 10 single-family row houses at 357 through 375 Parkside Avenue designed in 1914 by Axel S. Hedman for Brooklyn developers E. H. Bishop & Son and completed in 1915 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. The three-bay-wide American basement type houses are executed in the Neoclassical style and feature bowed, angled, or flat upper stories of brick and tone over a limestone base. A prominent feature of each house is the center entrance portico which protects a double-leaf, metal-and-glass exterior door and single-leaf, wood-and-glass interior door. The center entrance is flanked by a secondary entrance with a single-leaf metal-and-glass door and a window with one-over-one sash. The articulation of the row varies and follows a roughly ABCD-AA-DCBA pattern.

No. 365 Parkside Avenue features a portico with columns supporting an entablature decorated with two rosettes. The second and third stories are red brick with brick quoins and an angled bay. Window openings at the second story have simple stone sills and flat lintels with scrolled keystones with foliate decoration; those at the third story have simple stone sills and splayed lintels. The modillioned galvanized-iron cornice is topped by a central pediment with cartouche and scrolls. Peter Pan School, a private K-8 school for day and boarding students occupied 365 Parkside Avenue from 1937 to 1938.

Alterations

First-story window and door openings reversed between the 1940s and 1980s; grilles at first story; first story, trim, and cornice painted; historic one-over-one windows replaced; doorbell; house number on entablature and riser of step; meters, vents or lights by side entrance

Site

Non-historic metal fence and double-leaf gate at front property line; concrete-paved walkway and parking pad; planting bed; mailboxes attached to fence on east property line; metal post with armature and house number

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit 159-1914; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives; [advertisement], *Brooklyn Daily Eagle*, December 5, 1937, 45; [advertisement], *Brooklyn*



367 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 70

Building Identification Number (BIN): 3115833; 3823870

Date(s): 1914-15 (NB 159-1914)

Architect(s) / Builder(s): Axel S. Hedman

Owner(s) / Developer(s): E. H. Bishop & Son

Type: Row house

Style(s): Neoclassical

Stories: 3

Material(s): Brick; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 367 Parkside Avenue is one of 10 single-family row houses at 357 through 375 Parkside Avenue designed in 1914 by Axel S. Hedman for Brooklyn developers E. H. Bishop & Son and completed in 1915 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. The three-bay-wide American basement type houses are executed in the Neoclassical style and feature bowed, angled, or flat upper stories of brick and stone over a limestone base. A prominent feature of each house is the center entrance portico which protects a double-leaf, metal-and-glass exterior door and single-leaf, wood-and-glass interior door. The center entrance is flanked by a secondary entrance with a single-leaf metal-and-glass door and a window with one-over-one sash. The articulation of the row varies and follows a roughly ABCD-AA-DCBA pattern.

No. 367 Parkside Avenue features a portico with columns supporting an entablature decorated with two fleurs-de-lis. The second and third stories are red brick with brick quoins and an angled bay. Window openings at the second story have simple stone sills and flat lintels with scrolled keystones with foliate decoration; those at the third story have simple stone sills and splayed lintels. The wood brickmold at the upper stories may be historic. The modillioned galvanized-iron cornice is topped by a central pediment with cartouche.

Alterations

Mail slot cut into panel of entrance door; historic one-over-one windows replaced; scrolls missing from pediment of cornice; remote utility meter; grille at first story

Site

Pre-c. 1940 metal fence and gate; concrete-paved walkway; planting beds; non-historic lamppost

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district.

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit 159-1914; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

369 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 69

Building Identification Number (BIN): 3115832; 3823871

Date(s): 1914-15 (NB 159-1914)

Architect(s) / Builder(s): Axel S. Hedman

Owner(s) / Developer(s): E. H. Bishop & Son

Type: Row house

Style(s): Neoclassical

Stories: 3

Material(s): Brick; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 369 Parkside Avenue is one of 10 single-family row houses at 357 through 375 Parkside Avenue designed in 1914 by Axel S. Hedman for Brooklyn developers E. H. Bishop & Son and completed in 1915 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. The three-bay-wide American basement type houses are executed in the Neoclassical style and feature bowed, angled, or flat upper stories of brick and stone over a limestone base. A prominent feature of each house is the center entrance portico which protects a double-leaf, metal-and-glass exterior door and single-leaf, wood-and-glass interior door. The center entrance is flanked by a secondary entrance with a single-leaf metal-and-glass door and a window with one-over-one sash. The articulation of the row varies and follows a roughly ABCD-AA-DCBA pattern.

No. 369 Parkside Avenue features a portico with half-fluted pilasters supporting an entablature decorated with foliate plaque. A stringcourse decorated with a Greek key pattern separates the base from the stone-clad upper stories. The fenestration of the upper stories is offset by narrow piers supporting a cornice with broken pediment enhanced by modillions, brackets, cartouches, and an arched span across the break. The second-story window openings feature flat keystones and those at the third story have simple geometric spandrels. Above the cornice the facade forms a stepped pediment.

Alterations

Facade and cornice painted; historic one-over-one windows replaced; grille at first story; conduit; house number on portico; antenna

Site

Non-historic metal fence and gate with metal mesh; concrete-paved walkway; planting beds; brick-paved patio

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit 159-1914; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

371 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 68

Building Identification Number (BIN): 3115831

Date(s): 1914-15 (NB 159-1914)

Architect(s) / Builder(s): Axel S. Hedman

Owner(s) / Developer(s): E. H. Bishop & Son

Type: Row house

Style(s): Neoclassical

Stories: 3

Material(s): Brick; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 371 Parkside Avenue is one of 10 single-family row houses at 357 through 375 Parkside Avenue designed in 1914 by Axel S. Hedman for Brooklyn developers E. H. Bishop & Son and completed in 1915 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. The three-bay-wide American basement type houses are executed in the Neoclassical style and feature bowed, angled, or flat upper stories of brick and stone over a limestone base. A prominent feature of each house is the center entrance portico which protects a double-leaf, metal-and-glass exterior door and single-leaf, wood-and-glass interior door. The center entrance is flanked by a secondary entrance with a single-leaf metal-and-glass door and a window with one-over-one sash. The articulation of the row varies and follows a roughly ABCD-AA-DCBA pattern.

No. 371 Parkside Avenue features a portico with columns supporting an entablature decorated with rosettes. The frames of the side entrance and first-story window are decorated with leaf-and-dart molding. Above the stone base, the bowed, red-brick upper stories are laid in Flemish-bond. The window openings of the second story have eared surrounds with scrolled foliate keystones, the openings at the third story rest on a sill course and have simple molded surrounds. The galvanized-iron cornice features modillions, brackets, and a foliate decoration and is topped by a paneled parapet.

Alterations

Historic one-over-windows replaced; grille at first story; base, cornice, and window surrounds painted; antenna on roof

Site

Pre-c. 1940 metal fence and gate with additional wire mesh; planting beds; post with utility meter

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit 159-1914; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

373 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 67

Building Identification Number (BIN): 3115830

Date(s): 1914-15 (NB 159-1914)

Architect(s) / Builder(s): Axel S. Hedman

Owner(s) / Developer(s): E. H. Bishop

Type: Row house

Style(s): Neoclassical

Stories: 3

Material(s): Brick; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 373 Parkside Avenue is one of 10 single-family row houses at 357 through 375 Parkside Avenue designed in 1914 by Axel S. Hedman for Brooklyn developers E. H. Bishop & Son and completed in 1915 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. The three-bay-wide American basement type houses are executed in the Neoclassical style and feature bowed, angled, or flat upper stories of brick and stone over a limestone base. A prominent feature of each house is the center entrance portico which protects a double-leaf, metal-and-glass exterior door and single-leaf, wood-and-glass interior door. The center entrance is flanked by a secondary entrance with a single-leaf metal-and-glass door and a window with one-over-one sash. The articulation of the row varies and follows a roughly ABCD-AA-DCBA pattern.

No. 373 Parkside Avenue features a portico with columns supporting an entablature decorated with paterae and a foliate plaque. The second and third stories are red brick with a five-bay-wide stone bay with narrow window openings. The frieze of the galvanized-iron cornice is decorated with fleurs-de-lis and a cartouche and topped by a balustraded parapet

Alterations

Stone and cornice painted; step replaced; historic one-over-one windows replaced; new hardware on historic double-leaf door; interior door possibly altered or replaced; security camera; grille at first story; security camera; doorbells; remote utility meter

Site

Metal fence and gate altered; signage on fence; concrete paved parking pad; planting bed; metal post with lantern

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit 159-1914; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

375 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 66

Building Identification Number (BIN): 3115829

Date(s): 1914-15 (NB 159-1914)

Architect(s) / Builder(s): Axel S. Hedman

Owner(s) / Developer(s): E. H. Bishop & Son

Type: Row house

Style(s): Neoclassical

Stories: 3

Material(s): Brick; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 375 Parkside Avenue is one of 10 single-family row houses at 357 through 375 Parkside Avenue designed in 1914 by Axel S. Hedman for Brooklyn developers E. H. Bishop & Son and completed in 1915 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. The three-bay-wide American basement type houses are executed in the Neoclassical style and feature bowed, angled, or flat upper stories of brick and stone over a limestone base. A prominent feature of each house is the center entrance portico which protects a double-leaf, metal-and-glass exterior door and single-leaf, wood-and-glass interior door. The center entrance is flanked by a secondary entrance with a single-leaf metal-and-glass door and a window with one-over-one sash. The articulation of the row varies and follows a roughly ABCD-AA-DCBA pattern.

No. 375 Parkside Avenue features a portico with columns supporting an entablature decorated with two rosettes. The second and third stories are red brick with brick quoins and an angled bay. Window openings at the second story have simple stone sills and flat lintels with scrolled keystones with foliate decoration; those at the third story have simple stone sills and splayed lintels. The modillioned galvanized-iron cornice is topped by a central pediment with cartouche and scrolls.

Alterations

First story, trim, cornice, and parapet painted; historic one-over-one windows replaced; grille at first story; light fixture; alarm; number plate on entrance portico; doorbells; remote utility meter

Site

Pre-c. 1940 metal fence and gate; concrete-paved walkway; planting beds

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permit 159-1914; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

377-379 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 65

Building Identification Number (BIN): 3115828

Date(s): 1909-10 (NB 3032-1909)
Architect(s) / Builder(s): Benjamin Driesler
Owner(s) / Developer(s): William A. A. Brown
Type: Two-family Duplex
Style(s): Neoclassical
Stories: 4
Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 377-379 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs (types A through F) for the duplexes lend visual interest to the rows. Houses on the north side continue the facade pattern established on the south, beginning with facade type E at 377-379 Parkside Avenue, and ending with facade type A at 409-411 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

Primary Parkside Avenue (South) Facade: The facade of 377-379 Parkside Avenue (design type E) is red brick above a stone base that merges into an angled stone bay at the second and third stories. Unarticulated entrances with historic wood-and-glass doors and leaded-glass transoms, flank a pair of windows with molded sill course. The angled bay rests on a pair of fluted corbels and simple stringcourse and is articulated by piers with carved capitals. Double center window openings, square-headed at the second story and segmental-arched at the third are flanked by single openings with molded sills. The center openings are articulated by molded sills and lintels, carved panels, and a foliate keystone. Above the modillioned cornice is a pedimented dormer, roofed with clay tile with antefix, and featuring fluted brackets and a paired window opening.

Secondary Rear (North) Facade: Partially visible from Bedford Avenue the north facade features a full-height angled brick bay and segmental-arched window openings.

The first residents of 377 Parkside Avenue were Martin B. Jones, a grain broker and his wife Shanna Cumming Jones a well-known opera and concert artist. Mrs. Jones, who had had a career at the Metropolitan Opera and later toured as a soloist with the New York Symphony and other major symphony orchestras, opened a vocal studio in her home at 377 Parkside

Avenue in 1912. In addition to teaching, Mrs. Jones continued to perform concerts and serve as a soloist at the Central Congregation Church.

From 1922 to 1952, 377 Parkside Avenue was the home of Ella A. Boole (1859-1952) and her daughter Florence. Mrs. Boole, a former teacher and the widow of a Methodist clergyman was an ardent proponent of prohibition and a prominent member of the Women's Christian Temperance Union. She retired from the WCTU in 1947 having served as president of the state, national, and world organizations during her residence at 377 Parkside Avenue.

Alterations

Railings added to stoops; historic one-over-one first-through-third story wood windows, including arched third-story windows, and dormer windows replaced; grilles at first story; cornice and dormer painted; historic stone balustrade above cornice removed; roofing tiles coated; leader; dish antenna on roof; lights. Rear facade parged or painted; windows replaced; metal chimney; fire escape

Site

Pre-c. 1940 metal fence with non-historic gate; tinted concrete-paved walkway; cheek wall extended and non-historic fence and gate added at cellar entrance; planting beds

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

"Projected Buildings," *Real Estate Record & Builders Guide*, Brooklyn ed., May 22, 1909, 594; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives; "Mrs. Shanna Cumming Jones, Concert and Operatic Singer," *Brooklyn Daily Eagle*, July 6, 1951, 9; "Shanna Cummings [sic] Vocal Studio," [advertisement], *Brooklyn Life*, September 14, 1912, 8; "To Greet Mrs. Sammis," *Brooklyn Times Union*, November 11, 1922, 12; "Mrs. Ella A. Boole, 93, Dies Ex-World Head of the W. C. T. U.," *Brooklyn Daily Eagle*, March 14, 1952, 11; Office of the Register, Kings County, Deeds and Conveyances, Liber 3261, p. 196 (recorded December 8, 1910) and Liber 4138, p. 199 (recorded April 17, 1922).

381-383 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 64

Building Identification Number (BIN): 3115827

Date(s): 1909-10 (NB 3032-1909)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Two-family Duplex

Style(s): Neoclassical

Stories: 4

Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 381-383 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public



transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs (types A through F) for the duplexes lend visual interest to the rows. Houses on the north side continue the facade pattern established on the south, beginning with facade type E at 377-379 Parkside Avenue, and ending with facade type A at 409-411 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

Primary Parkside Avenue (South) Facade: No. 381-383 Parkside Avenue (design type F) features a stone first story with an engaged Ionic colonnade that supports the projecting tan brick upper stories. The columns frame two square-headed windows with historic eight-over-one sash and two entrances with leaded-glass transoms and wood-and-glass paneled doors set within segmental-arch openings topped by carved decoration. The second and third story are articulated by quoins, simple sills and keyed lintels at the second-story windows, and a ledge supported on foliate brackets below the windows of the third-story windows. The second and third stories retain some of their historic six-over-one sash. Above the modillioned cornice with triglyph decorated frieze is a Palladian dormer with segmental-arched center window decorated with brackets and cartouche. The dormer retains its historic wood multi-pane transom and four-over-one sash.

Secondary Rear (North) Facade: Partially visible from Bedford Avenue, the rear facade features a full-height brick bay and segmental-arched window openings.

Alterations

Stoops resurfaced and painted, metal fences added; first story, cornice, dormer, and trim painted; three windows at second and third stories replaced; sash replaced in center section of dormer; roof tiles coated; dish antenna and wire; light fixture; security camera; metal house numbers on doors; cornice cap partially covered. Rear facade painted or painted; windows replaced

Site

Pre-c. 1940 metal fence and gate painted; concrete- and tile-paved walkway; planting beds; cellar entrance with resurfaced cheek wall

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

"Projected Buildings," *Real Estate Record & Builders Guide*, Brooklyn ed., May 22, 1909, 594; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

385-387 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 63

Building Identification Number (BIN): 3115826

Date(s): 1909-10 (NB 3032-1909)
Architect(s) / Builder(s): Benjamin Driesler
Owner(s) / Developer(s): William A. A. Brown
Type: Two-family Duplex
Style(s): Neoclassical
Stories: 4
Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 385-387 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs (types A through F) for the duplexes lend visual interest to the rows. Houses on the north side continue the facade pattern established on the south, beginning with facade type E at 377-379 Parkside Avenue, and ending with facade type A at 409-411 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

Primary Parkside Avenue (South) Facade: The facade of 385-387 Parkside Avenue (design type A) is red brick above a rusticated stone base. The two entrances retain their glazed transoms. A two-story rounded stone bay features molded sill courses at both the first and second stories, foliate spandrel panels and keystones at the second story and a molded cornice with metal railing that is incorporated into the band course separating the second and third stories. The second story is further articulated by stone quoins. Within the bay, the first-story window openings appear to retain the historic one-over-one wood sash. The four window openings of the third story have splayed stone lintels. Above the cornice, three round-arched, pedimented dormers with paneled piers and scrolled brackets punctuate the Spanish-tiled mansard roof.

Secondary Rear (North) Facade: Partially visible from Bedford Avenue, the rear facade features a full height brick bay and segmental-arched window openings.

Alterations

Stoops resurfaced; doors replaced; historic one-over-one first-through-third story wood windows and eight-over-one dormer wood windows replaced; storm windows and grilles at first story; metal railing of bay replaced; light fixtures; remote utility meter; Spanish tile roofing partially coated; light fixtures; mailboxes; cornice cap partially covered. Rear facade

parged or painted; windows replaced

Site

Pre-c. 1940 metal fence and gate; concrete-paved walkway; cellar entrance with resurfaced cheek wall and non-historic gate; planting beds with concrete borders; wooden post and box for neighborhood lending library

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

“Projected Buildings,” Real Estate Record & Builders Guide, Brooklyn ed., May 22, 1909, 594; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

389-391 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 62

Building Identification Number (BIN): 3115825

Date(s): 1909-10 (NB 3032-1909)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Two-family Duplex

Style(s): Neoclassical

Stories: 4

Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 389-391 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs (types A through F) for the duplexes lend visual interest to the rows. Houses on the north side continue the facade pattern established on the south, beginning with facade type E at 377-379 Parkside Avenue, and ending with facade type A at 409-411 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

Primary Parkside Avenue (South) Facade: At 389-391 Parkside Avenue (design type B) the first story features molded lintels above the entrances, a Palladian-style window with segmental-arched center opening, paneled mullions, molded sill, and lintel with scrolled keystone, and a row of scrolled brackets that support the projecting tan-brick upper stories. The entrances retain their historic wood-and-glass paneled doors with metal security grilles.

The upper stories are framed by stone quoins. The fenestration at the second and third stories consists of a double window opening, arched at the third story, flanked by single openings. The second-story openings have molded sills and splayed lintels with a keystone centered above the double opening. The third-story openings have molded sills with a carved spandrel panel below the center opening; a stone band course, incised above the center opening, serves as a lintel. Above the cornice are two gable dormers with round-arched openings.

Secondary Rear (North) Facade: Partially visible from Bedford Avenue, the rear facade features a full height angled brick bay and segmental-arched window openings.

Alterations

Stoops resurfaced; historic one-over-one wood windows, including third-story windows with curved top rails and round-arched dormer windows, replaced; grilles at first story; water table and stone trim at second and third stories painted; historic balustrade above cornice removed; cornice cap covered; dormers stripped of decorative elements and reclad; Spanish tile building and dormer roofing replaced in kind; light fixtures; balustrade above cornice removed; cornice cap covered; leader. Rear facade parged or painted windows replaced.

Site

Pre-c. 1940 metal fence and gate removed; areaway paved with concrete and asphalt pavers for parking pad; small planting beds

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district.

References

"Projected Buildings," *Real Estate Record & Builders Guide*, Brooklyn ed., May 22, 1909, 594; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

393-395 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 61

Building Identification Number (BIN): 3115824; 334338

Date(s): 1909-10 (NB 3032-1909)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Two-family Duplex

Style(s): Neoclassical

Stories: 4

Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 393-395 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs (types A through F) for the duplexes lend visual interest to the rows. Houses on the north side continue the facade pattern established on the south, beginning with facade type E at 377-379 Parkside Avenue, and ending with facade type A at 409-411 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

Primary Parkside Avenue (South) Facade: The facade of 393-395 Parkside Avenue (design type C) is red brick above a stone base. The historic wood-and-glass doors with metal grilles are set within simple molded surrounds topped by decorative keystones supported by scrolled leaves. A two-story angled stone bay features a molded sill course at the first story, and molded sill and lintel courses at the second story and is topped by a cornice and Spanish-tiled roof. The upper facade is framed by stone quoins at the second story and features decorative plaques at the second and third stories. A molded sill course and simple lintel course offset the three window openings of the third story. Above the cornice is a hipped roof dormer with fluted brackets and three openings.

Secondary Rear (North) Facade: Partially visible from Bedford Avenue, the rear facade features a full-height angled brick bay and segmental-arched window openings.

Alterations

Stoops resurfaced and painted, metal fence added at 393 Parkside Avenue; first story, bay, decorative trim, cornice, and dormer painted; historic one-over-one and diamond pane-over-one windows replaced; grilles at first story; cornice of projecting bay replaced; Spanish tile roofing of building, bay, and dormer replaced in kind; light fixtures; remote utility meter; intercoms at both entrances; leader; antenna on roof. Rear facade parged or painted; windows replaced

Site

Pre-c. 1940 metal fence and gate at front property line; concrete-paved walkway; cellar entrance with cheek wall and non-historic metal gate; planting beds with concrete borders; non-historic lamppost

Sidewalk / Curb

Concrete sidewalk and curb; brick-paved curb plot. NOTE: Sidewalk material is not regulated in this historic district

References

“Projected Buildings,” *Real Estate Record & Builders Guide*, Brooklyn ed., May 22, 1909, 594; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

397-399 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 60

Building Identification Number (BIN): 3115823

Date(s): 1909-1910 (NB 3032-1909)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Two-family Duplex
Style(s): Neoclassical
Stories: 4
Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 397-399 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs (types A through F) for the duplexes lend visual interest to the rows. Houses on the north side continue the facade pattern established on the south, beginning with facade type E at 377-379 Parkside Avenue, and ending with facade type A at 409-411 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

Primary Parkside Avenue (South) Facade: No. 397-399 Parkside Avenue (design type D) has a rusticated stone base and brick upper stories framed by quoins and a projecting center bay supported by scrolled brackets. The entrances feature historic wood-and-glass paneled doors with metal grilles and glazed transoms. The three windows of the second story are set above a spandrel decorated with roundels and lotuses; the cornice with modillions and olive leaf molding supported by brackets serves as the sill for the segmental-arched triple window with transoms and decorative metal railings at the third story. Adjacent to the bay are four small leaded-glass windows with stylized floral motifs, stone sills, and splayed brick lintels. Above the modillioned main cornice is a pedimented dormer with scrolled brackets, decorated tympanum, and two windows.

Secondary Rear (North) Facade: Partially visible from Bedford Avenue, the rear facade features a full-height angled brick bay and segmental-arched window openings.

Alterations

Historic one-over-one and six-over-one wood sash and casements with divided transoms replaced; cornice cap covered; roofing replaced with asphalt shingle; non-historic railing on roof. Rear facade parged or painted; windows replaced

Site

Pre-c. 1940 metal fence and gate on front property line; concrete-paved walkway; cellar entrance with cheek wall; planting beds

Sidewalk / Curb

Concrete sidewalk and curb; brick-paved curb plot. NOTE: Sidewalk material is not regulated in this historic district

References

“Projected Buildings,” *Real Estate Record & Builders Guide*, Brooklyn ed., May 22, 1909, 594; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

401-403 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 59

Building Identification Number (BIN): 3115822

Date(s): 1909-10 (NB 3032-1909)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Two-family Duplex

Style(s): Neoclassical

Stories: 4

Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 401-403 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs (types A through F) for the duplexes lend visual interest to the rows. Houses on the north side continue the facade pattern established on the south, beginning with facade type E at 377-379 Parkside Avenue, and ending with facade type A at 409-411 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

Primary Parkside Avenue (South) Facade: The facade of 401-403 Parkside Avenue is red brick above a stone base that merges into an angled stone bay at the second and third stories. Unarticulated entrances with possibly historic leaded-glass transoms and wood-and-glass doors flank a pair of windows with molded sill course. The angled bay rests on a pair of fluted corbels and simple stringcourse and is articulated by piers with carved capitals. Double center window openings, square-headed at the second story and segmental-arched at the third are flanked by single openings with molded sills. The center openings are articulated by molded sills and lintels, carved panels, and foliate keystone. Above the modillioned cornice is a pedimented dormer with fluted brackets, paired window opening, and carved tympanum.

Secondary Rear (North) Facade: Partially visible from Bedford Avenue, the rear facade features a full-height angled brick bay and segmental-arched window openings.

Alterations

Stoops resurfaced; kick plates, mail slots, and metal grilles added to doors; historic cellar-through-third story wood windows, including arched third-story windows and four-light wood dormer windows replaced; grilles at first story and cellar; stone balustrade removed from top of bay; roofing replaced with asphalt shingles; light fixtures; address plaques; security camera at 403 Parkside Avenue. Rear facade painted or painted; windows replaced

Site

Pre-c. 1940 fence and gate at front property line; concrete-paved walkway; cellar entrance with cheek wall; planting beds

Sidewalk / Curb

Concrete sidewalk and curb; brick-paved curb plot. NOTE: Sidewalk material is not regulated in this historic district

References

"Projected Buildings," *Real Estate Record & Builders Guide*, Brooklyn ed., May 22, 1909, 594; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

405-407 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 58

Building Identification Number (BIN): 3115821

Date(s): 1909-10 (NB 3032-1909)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Two-family Duplex

Style(s): Neoclassical

Stories: 4

Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 405-407 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a house type unique to Brooklyn in the early 20th century.

Six different facade designs (types A through F) for the duplexes lend visual interest to the rows. Houses on the north side continue the facade pattern established on the south, beginning with facade type E at 377-379 Parkside Avenue, and ending with facade type A at 409-411 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.



Primary Parkside Avenue (South) Facade: No. 405-407 Parkside Avenue (design type F) features a stone first story with engaged Ionic colonnade that supports the projecting tan brick upper stories. The columns frame two square-headed window openings and two entrances with leaded-glass transoms and wood-and-glass paneled doors set within segmental-arched openings topped by carved decoration. The second and third stories are articulated by quoins, simple sills and keyed lintels at the second story, and a ledge supported on foliate brackets below the window openings of the third story. Above the modillioned cornice with triglyph decorated frieze is a Palladian-style dormer window decorated with brackets and cartouche. The dormer's segmental-arched center window retains its historic four-light transom.

Secondary Rear (North) Facade: Partially visible from Bedford Avenue, the rear facade features a full-height angled brick bay and segmental-arched window openings.

Alterations

Water table and stoops painted; historic eight-over-one, six-over-one, and four-over-one wood sash, and casement windows replaced; grilles at doors and first-story windows; metal railing added to stoop at 407 Parkside Avenue and part of cellar cheek wall; roofing resurfaced with asphalt shingle; cornice and dormer painted. Rear facade painted or painted; windows replaced; grilles

Site

Pre-c. 1940 metal fence and gate on front property line; concrete-paved walkway; cellar entrance with cheek wall; planting beds; non-historic lamppost

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district.

References

"Projected Buildings," *Real Estate Record & Builders Guide*, Brooklyn ed., May 22, 1909, 594; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

409-411 Parkside Avenue

Borough of Manhattan Tax Map Block 5048, Lot 57
Building Identification Number (BIN): 3115820

Date(s): 1909-10 (NB 3032-1909)
Architect(s) / Builder(s): Benjamin Driesler
Owner(s) / Developer(s): William A. A. Brown
Type: Two-family Duplex
Style(s): Neoclassical
Stories: 4
Material(s): Brick; limestone; stone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 409-411 Parkside Avenue is one of 19 two-family duplex row houses on both sides of Parkside Avenue designed in 1909 by Benjamin Driesler for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Each of these Neoclassical style duplexes featured two, two-story apartments with private entrances, a

house type unique to Brooklyn in the early 20th century.

Six different facade designs (types A through F) for the duplexes lend visual interest to the rows. Houses on the north side continue the facade pattern established on the south, beginning with facade type E at 377-379 Parkside Avenue, and ending with facade type A at 409-411 Parkside Avenue. All houses feature red or tan brick facades with stone trim above a stone base and generally feature projecting center bays. Shallow stone stoops with cheek walls lead to the apartment entrances in the outer bays of each facade, many retaining historic doors. Above the galvanized-iron cornices rise mansard roofs, originally clad in Spanish tile, that are punctuated by dormers in various configurations. Bulkheads set on the right side of each rooftop provide access for the residents of the upper apartments.

The facade of 409-411 Parkside Avenue (design type A) is red brick above a rusticated stone base. A two-story rounded stone bay features molded sill courses at both the first and second stories, plain spandrel panels at the first story, foliate spandrel panels and keystones at the second story and a molded cornice with possibly historic metal railing that is incorporated into the band course separating the second and third stories. The second story is further articulated by stone quoins. The four window openings of the third story have splayed stone lintels. Above the cornice, three round-arched, pedimented dormers with paneled piers and scrolled brackets punctuate the Spanish-tiled mansard roof.

Secondary Rear (North) Facade: Partially visible from Bedford Avenue, the rear facade features a full-height angled brick bay with segmental-arched window openings.

Alterations

Doors replaced; stoop at 409 Parkside Avenue altered; metal railing added to stoop at 411 Parkside Avenue; stoops, water table, and cheek walls painted; historic one-over-one first-through-third story and eight-over-one dormer wood windows replaced; window and vent added at second story; cornice and dormers painted; Spanish tile roofing replaced in kind; Siamese hydrant; remote utility meters; lights; electric outlet; security cameras; signage; non-historic railing on roof; bulkhead resided, light attached. Rear facade parged or painted; windows replaced; conduits; fire escape; metal deck and staircase

Site

Pre-c. 1940 metal fences and gate along property lines; slate-paved walkway; cellar entrance with cheek wall and non-historic metal gate and railing; planting beds; non-historic lamppost

Sidewalk / Curb

Concrete sidewalk and curb. NOTE: Sidewalk material is not regulated in this historic district

References

"Projected Buildings," *Real Estate Record & Builders Guide*, Brooklyn ed., May 22, 1909, 594; New York City, Department of Taxes photograph (c. 1938-43), Municipal Archives

413 Parkside Avenue (aka 1996 Bedford Avenue)

Borough of Manhattan Tax Map Block 5048, Lot 56

Building Identification Number (BIN): 3115819

Date(s): 1909-10 (NB 4383-1909)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): William A. A. Brown

Type: Two-family Duplex
Style(s): Neoclassical
Stories: 4
Material(s): Brick; limestone; galvanized-iron cornice

Status: Contributing

History, Significance and Notable Characteristics

No. 413 Parkside Avenue is a single two-family duplex designed by Benjamin Driesler in 1909 for Brooklyn developer William A. A. Brown and completed in 1910 during a period in which continuing improvements to public transportation encouraged greater development in the area east of Flatbush Avenue. Taking advantage of the site's location at the corner of Parkside and Bedford avenues, Driesler's design for 413 Parkside Avenue places the two entrances on different facades. The two street facades share common features such as stone bases with tan brick above; shallow stoops; wood-and-glass doors with metal security grilles set within molded entrance surrounds topped by carved lintels; a continuous wide band course at the second story and molded stringcourse and simple stone band course at the third story; and a modillioned cornice.

Primary Parkside Avenue (South) Facade: The entrance to 413 Parkside Avenue is located on the left adjacent to a trio of window openings above unarticulated spandrel panels. The three window openings at the second story rest atop the band course and have eared surrounds; a triple window at the third story rests upon the stringcourse. Above the modillioned cornice is a Spanish-tiled mansard roof punctuated by a three-window-wide shed roof dormer with fluted pilasters and Spanish-tiled roof.

Primary Bedford Avenue (East) Facade: The Bedford Avenue elevation is five-bays wide with a central entrance, flanked by triple and single window openings. The windows at the basement and first story are protected by possibly historic grilles. The interior bays at the second and third stories are articulated by stone quoins. The second story has four single openings with simple lintels and a carved stone plaque in the bay above the entrance. The fenestration of the third story replicates that of the first story. The fourth story is red brick, articulated by stone quoins, three windows with stone lintels, and a brick chimney.

Secondary Rear (North) Facade: The three-bay wide rear elevation has a center door and segmental-arched window openings with possibly historic grilles. The second and third stories have segmental-arched window openings including a third small window at the third story. Above the brick cornice a mansard roof with shed roof dormer replicates the roof at Parkside Avenue.

Alterations

Primary Parkside Avenue (South) Facade: Stoop and water table painted; historic nine-over-one and six-over-one wood windows replaced; dormer painted; mailboxes in the entrance reveal; dish antenna at first story; Spanish tile roofing possibly replaced in kind; light fixtures

Primary Bedford Avenue (East) Facade: Stoop, water table, and first story painted; metal railings added to the stoop cheek walls; cellar-through-fourth-story windows replaced; brick repointed at the roofline; lights; wires

Secondary Rear (North) Facade: Facade parged; dormer resurfaced; historic nine-over-one and six-over-one sash replaced; fire escape; non-historic wood portico; cables; leader

Site

Non-historic metal fence and gate at Parkside and Bedford avenues; planting beds and gooseneck pipe on Parkside Avenue; possibly historic grilles over cellar window wells; non-historic brick wall with metal security gate between house and garage

Garage (1910, NB 2399-1910; Building Identification Number (BIN) 3381856)

Two-story brick garage facing Bedford Avenue added to the property in 1910, featuring a non-historic roll-down gate and small sash window (broken and painted over) with possibly historic grille at the first story, limestone quoins and an eight-by-eight-light casement window at the second story, a jerkinhead roof supported by large wooden brackets, and two openings with possibly historic grilles and wood dormer with six-over-six sash on the south side. The facade is partially painted and graffitied, lights and cameras have been added, and the roof has been replaced and is covered by a blue tarp.

Sidewalk / Curb

Concrete sidewalk and curb on Parkside Avenue; concrete sidewalk and metal curb on Bedford Avenue NOTE: Sidewalk material is not regulated in this historic district

References

New York City, Borough of Brooklyn, Department of Buildings, New Building Permits NB 4383-1909 and NB 2399-1910; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives