

# **Park Slope Historic District Extension II**

## **Designation Report**

**April 12, 2016**



**Cover Photograph:**

60 Prospect Place, built 1887, C.P.H. Gilbert architect, Queen Anne style. *Photo: Jessica Baldwin, 2016*

# Park Slope Historic District Extension II

## Designation Report

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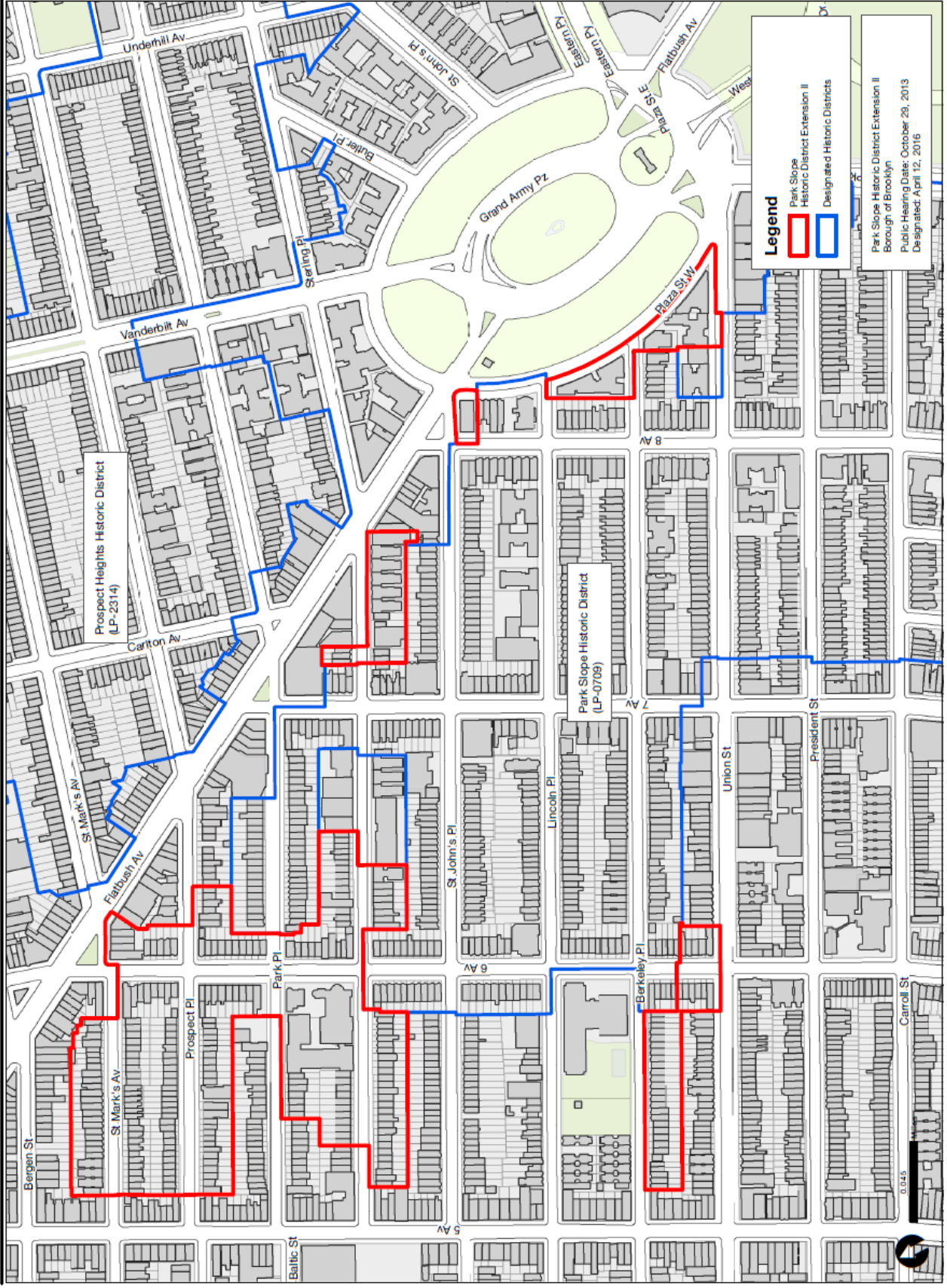
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Park Slope Historic District Extension II | LP-2558



**Legend**

- Park Slope Historic District Extension II (Red outline)
- Designated Historic Districts (Blue outline)

Park Slope Historic District Extension II  
Borough of Brooklyn  
Public Hearing Date: October 29, 2013  
Designated: April 12, 2016





## **TESTIMONY AT THE PUBLIC HEARING**

On October 28, 2013, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Park Slope Historic District Extension II (Item No. 1). The hearing had been duly advertised in accordance with the provisions of law. Eighteen spoke in favor of designation, including representatives of Brooklyn Borough President Marty Markowitz, City Councilmembers Brad Lander and Steven Levin, and State Assemblymember Joan Millman, as well as representatives of the New York Landmarks Conservancy, the Park Slope Civic Council, the Real Estate Board of New York, and the Historic Districts Council. One person testified in opposition. The commission also received 21 letters and 84 signed petitions in favor of designation.

## **PARK SLOPE HISTORIC DISTRICT EXTENSION II BOUNDARIES**

**AREA I** OF THE PARK SLOPE HISTORIC DISTRICT EXTENSION II CONSISTS OF THE PROPERTY BOUNDED BY A LINE BEGINNING AT THE SOUTHEAST CORNER OF 6<sup>TH</sup> AVENUE AND ST. MARK'S AVENUE, EXTENDING EASTERLY ALONG THE SOUTHERN CURBLINE OF ST. MARK'S AVENUE AND SOUTHEASTERLY ALONG THE SOUTHWESTERN CURBLINE OF FLATBUSH AVENUE, SOUTHWESTERLY AND SOUTHERLY ALONG THE NORTHEASTERN AND EASTERN PROPERTY LINES OF 76 ST. MARK'S AVENUE (AKA 78 AND 80 ST. MARK'S AVENUE AND 244 FLATBUSH AVENUE), SOUTHERLY ALONG A PORTION OF THE EASTERN PROPERTY LINE OF 87 6<sup>TH</sup> AVENUE, EASTERLY ALONG A PORTION OF THE NORTHERN PROPERTY LINE OF 87 6<sup>TH</sup> AVENUE, SOUTHERLY ALONG THE EASTERN PROPERTY LINES OF 87 THROUGH 95 6<sup>TH</sup> AVENUE TO THE SOUTHERN CURBLINE OF PROSPECT PLACE, EASTERLY ALONG SAID CURBLINE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 92 PROSPECT PLACE, WESTERLY ALONG THE SOUTHERN PROPERTY LINES OF 92 THROUGH 82 PROSPECT PLACE AND A PORTION OF THE SOUTHERN PROPERTY LINE OF 105 6<sup>TH</sup> AVENUE, SOUTHERLY ALONG EASTERN PROPERTY LINE OF 95 PARK PLACE (BLOCK 939, LOT 71) TO THE SOUTHERN CURBLINE OF PARK PLACE, WESTERLY ALONG SAID CURBLINE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 117 6<sup>TH</sup> AVENUE (AKA 80 PARK PLACE), EASTERLY ALONG A PORTION OF THE NORTHERN PROPERTY LINE OF 119 6<sup>TH</sup> AVENUE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 119 6<sup>TH</sup> AVENUE, EASTERLY ALONG A PORTION OF THE NORTHERN PROPERTY LINE OF 121 6<sup>TH</sup> AVENUE, SOUTHERLY ALONG THE WESTERN PROPERTY LINE OF 92 PARK PLACE, EASTERLY ALONG THE SOUTHERN PROPERTY LINES OF 92 THROUGH 120 PARK PLACE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 109 STERLING PLACE TO THE NORTHERN CURBLINE OF STERLING PLACE, WESTERLY ALONG SAID CURBLINE, SOUTHERLY ACROSS STERLING PLACE AND ALONG THE EASTERN PROPERTY LINE OF 94-96 STERLING PLACE, WESTERLY ALONG THE SOUTHERN PROPERTY LINES OF 94-96 THROUGH 80 STERLING PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 80 STERLING PLACE TO THE SOUTHERN CURBLINE OF STERLING PLACE, WESTERLY ALONG SAID CURBLINE, CROSSING 6<sup>TH</sup> AVENUE, AND CONTINUING ALONG SAID CURBLINE, SOUTHERLY ALONG THE WESTERN PROPERTY LINE OF 128 6<sup>TH</sup> AVENUE (AKA 66 AND 70

STERLING PLACE), WESTERLY ALONG THE NORTHERN PROPERTY LINE OF 130 6<sup>TH</sup> AVENUE, SOUTHERLY ALONG THE WESTERN PROPERTY LINES OF 130 THROUGH 136 6<sup>TH</sup> AVENUE, WESTERLY ALONG THE SOUTHERN PROPERTY LINES OF 64 THROUGH 12 STERLING PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 12 STERLING PLACE TO THE SOUTHERN CURBLINE OF STERLING PLACE, EASTERLY ALONG SAID CURBLINE, NORTHERLY ACROSS STERLING PLACE AND ALONG THE WESTERN PROPERTY LINE OF 25 STERLING PLACE, EASTERLY ALONG THE NORTHERN PROPERTY LINES OF 25 THROUGH 31 STERLING PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 34 PARK PLACE, TO THE SOUTHERN CURBLINE OF PARK PLACE, EASTERLY ALONG SAID CURBLINE, NORTHERLY ACROSS PARK PLACE AND ALONG THE WESTERN PROPERTY LINES OF 71 PARK PLACE (AKA 114 6<sup>TH</sup> AVENUE AND 71-83 PARK PLACE) THROUGH 108 6<sup>TH</sup> AVENUE, WESTERLY ALONG THE SOUTHERN PROPERTY LINES OF 106 6<sup>TH</sup> AVENUE AND 64 THROUGH 10 PROSPECT PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 10 PROSPECT PLACE AND ACROSS PROSPECT PLACE, CONTINUING ALONG THE WESTERN PROPERTY LINES OF 9 PROSPECT PLACE AND 10 ST. MARK'S AVENUE, ACROSS ST. MARK'S AVENUE TO ITS NORTHERN CURBLINE, WESTERLY ALONG SAID CURBLINE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 7 ST. MARK'S AVENUE, EASTERLY ALONG THE NORTHERN PROPERTY LINES OF 7 THROUGH 49 ST. MARK'S AVENUE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 49 ST. MARK'S AVENUE, EASTERLY ALONG THE NORTHERN PROPERTY LINES OF 53 AND 55 ST. MARK'S AVENUE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 55 ST. MARK'S AVENUE, EASTERLY ALONG THE NORTHERN PROPERTY LINE OF 57 ST. MARK'S AVENUE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 57 ST. MARK'S AVENUE, EASTERLY ALONG THE NORTHERN PROPERTY LINE OF 59 ST. MARK'S AVENUE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 59 ST. MARK'S AVENUE TO THE SOUTHERN CURBLINE OF ST. MARK'S AVENUE, EASTERLY ALONG SAID CURBLINE, ACROSS 6<sup>TH</sup> AVENUE TO THE EASTERN CURBLINE OF 6<sup>TH</sup> AVENUE, AND NORTHERLY ALONG SAID CURBLINE TO THE POINT OF THE BEGINNING, BOROUGH OF BROOKLYN.

**AREA II** OF THE PARK SLOPE HISTORIC DISTRICT EXTENSION II CONSISTS OF THE PROPERTY BOUNDED BY A LINE BEGINNING AT THE SOUTHWEST CORNER OF STERLING PLACE AND FLATBUSH AVENUE, EXTENDING SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 184 STERLING PLACE, WESTERLY ALONG THE SOUTHERN PROPERTY LINE OF 184 STERLING PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 184 STERLING PLACE, WESTERLY ALONG THE SOUTHERN PROPERTY LINES OF 184 THROUGH 148 STERLING PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 148 STERLING PLACE, ACROSS STERLING PLACE TO ITS NORTHERN CURBLINE, WESTERLY ALONG SAID CURBLINE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 147 STERLING PLACE, EASTERLY ALONG THE NORTHERN PROPERTY LINES OF 147, 149 AND 151 STERLING PLACE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 151 STERLING PLACE AND ACROSS STERLING PLACE TO ITS SOUTHERN CURBLINE, EASTERLY ALONG SAID CURBLINE TO THE POINT OF THE BEGINNING, BOROUGH OF BROOKLYN.

**AREA III** OF THE PARK SLOPE HISTORIC DISTRICT EXTENSION II CONSISTS OF THE PROPERTY BOUNDED BY A LINE BEGINNING AT THE SOUTHWEST CORNER OF PLAZA STREET WEST AND ST. JOHN'S PLACE, EXTENDING SOUTHERLY ALONG THE WESTERN CURBLINE OF PLAZA STREET WEST, WESTERLY ALONG THE SOUTHERN PROPERTY LINE OF 1-3 PLAZA STREET WEST (AKA 1-5 8<sup>TH</sup> AVENUE AND 254-266 ST. JOHN'S PLACE), ACROSS 8<sup>TH</sup> AVENUE TO THE WESTERN CURBLINE OF 8<sup>TH</sup> AVENUE, NORTHERLY ALONG SAID CURBLINE TO THE SOUTHWEST CORNER OF 8<sup>TH</sup> AVENUE AND ST. JOHN'S PLACE, EASTERLY ACROSS 8<sup>TH</sup> AVENUE AND ALONG THE SOUTHERN CURBLINE OF ST. JOHN'S PLACE TO THE POINT OF THE BEGINNING, BOROUGH OF BROOKLYN.

**AREA IV** OF THE PARK SLOPE HISTORIC DISTRICT EXTENSION II CONSISTS OF THE PROPERTY BOUNDED BY A LINE BEGINNING AT THE NORTHWEST CORNER OF 6<sup>TH</sup> AVENUE AND UNION STREET, EXTENDING WESTERLY ALONG THE NORTHERN CURBLINE OF UNION STREET, NORTHERLY ALONG THE WESTERN PROPERTY LINES OF 204 6<sup>TH</sup> AVENUE (AKA 787-793 UNION STREET) THROUGH 194 6<sup>TH</sup> AVENUE, WESTERLY ALONG THE SOUTHERN PROPERTY LINES OF 70 THROUGH 12 BERKELEY PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 12 BERKELEY PLACE TO THE SOUTHERN CURBLINE OF BERKELEY PLACE, EASTERLY ALONG SAID CURBLINE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 70 BERKELEY PLACE, EASTERLY ALONG THE NORTHERN PROPERTY LINE OF 194 BERKELEY PLACE AND ACROSS 6<sup>TH</sup> AVENUE TO ITS EASTERN CURBLINE, SOUTHERLY ALONG SAID CURBLINE, EASTERLY ALONG THE NORTHERN PROPERTY LINE OF 201 6<sup>TH</sup> AVENUE, SOUTHERLY ALONG A PORTION OF THE EASTERN PROPERTY LINE OF 201 6<sup>TH</sup> AVENUE, WESTERLY ALONG A PORTION OF THE SOUTHERN PROPERTY LINE OF 201 6<sup>TH</sup> AVENUE, SOUTHERLY ALONG THE EASTERN PROPERTY LINES OF 201 THROUGH 207 6<sup>TH</sup> AVENUE TO THE NORTHERN CURBLINE OF UNION STREET, WESTERLY ALONG SAID CURBLINE AND ACROSS 6<sup>TH</sup> AVENUE TO THE POINT OF THE BEGINNING, BOROUGH OF BROOKLYN.

**AREA V** OF THE PARK SLOPE HISTORIC DISTRICT EXTENSION II CONSISTS OF THE PROPERTY BOUNDED BY A LINE BEGINNING AT THE SOUTHWEST CORNER OF PLAZA STREET WEST AND LINCOLN PLACE, EXTENDING SOUTHEASTERLY ALONG THE CURVING WESTERN CURBLINE OF PLAZA STREET WEST, ACROSS BERKELEY PLACE, CONTINUING ALONG SAID CURBLINE TO THE NORTHWEST CORNER OF PLAZA STREET WEST AND UNION STREET, WESTERLY ALONG THE NORTHERN CURBLINE OF UNION STREET TO A POINT IN SAID CURBLINE FORMED BY ITS INTERSECTION WITH A LINE EXTENDING NORTHERLY FROM THE EASTERN PROPERTY LINE OF 902 UNION STREET, SOUTHERLY ALONG SAID LINE TO THE SOUTHERN CURBLINE OF UNION STREET, WESTERLY ALONG SAID CURBLINE TO A POINT FORMED BY ITS INTERSECTION WITH A LINE EXTENDING SOUTHERLY FROM THE WESTERN PROPERTY LINE OF 941 UNION STREET, NORTHERLY ACROSS UNION STREET AND ALONG THE WESTERN PROPERTY LINE OF 941 UNION STREET, WESTERLY ALONG THE SOUTHERN PROPERTY LINE OF 284 BERKELEY PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 284 BERKELEY PLACE AND ACROSS BERKELEY PLACE TO ITS NORTHERN CURBLINE, WESTERLY ALONG SAID CURBLINE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 21 PLAZA STREET WEST (AKA 21-37 PLAZA STREET WEST, 269-279 BERKELEY

PLACE, AND 266 LINCOLN PLACE) TO THE SOUTHERN CURBLINE OF LINCOLN PLACE, AND  
EASTERLY ALONG SAID CURBLINE TO THE POINT OF THE BEGINNING, BOROUGH OF BROOKLYN.

## SUMMARY

### PROPOSED PARK SLOPE HISTORIC DISTRICT EXTENSION II

#### BOROUGH OF BROOKLYN

The Park Slope Historic District Extension II includes 292 buildings located adjacent to the northern part of the Park Slope Historic District, which was designated by the Landmarks Preservation Commission in 1973. The Park Slope neighborhood is located west of Prospect Park and is bounded by Flatbush Avenue to the north, 15<sup>th</sup> Street to the south, Fourth Avenue to the west, and Prospect Park West to the east.

The two most important factors in the growth of Park Slope were transportation improvements and the development of Prospect Park. These transportation improvements included new links between Park Slope and the ferries along Brooklyn's waterfront. Construction began on Prospect Park in 1866 and the park opened to the public in 1871, although it was not yet complete. Wide-scale development, consisting mainly of masonry row houses, started in the 1860s close to Flatbush Avenue, which was an early transportation artery through the area. In the 1870s and early 1880s, mansions were built on Prospect Park West, 8<sup>th</sup> Avenue and Plaza Street (later replaced by apartment houses) and additional row houses for less affluent people built along the side streets. In addition to row houses, the Park Slope Historic District Extension II includes a number of carriage houses or garages, a clubhouse, several apartment houses, and three churches, one of which includes a school, convent, parish hall, and rectory.

The buildings in the Park Slope Historic District Extension II were built in many architectural styles that were popular from the mid-19<sup>th</sup> to the mid-20<sup>th</sup> centuries, such as Italianate and its variants, French Second Empire and Anglo-Italianate, Neo-Grec, Queen Anne, Renaissance Revival, Romanesque Revival, Beaux Arts, Colonial Revival, Gothic Revival, and Medieval Revival.

After the Second World War, the Park Slope neighborhood began experiencing the deterioration of its building stock, abandonment of buildings, and intensifying social problems, including rising unemployment and crime rates, as did many other neighborhoods in New York City at that time. However, in the 1960s and 70s Park Slope began to attract people who were looking for affordable housing and larger living spaces. This trend continued in the 1980s and through present.

Today, the Park Slope neighborhood, including all three Park Slope historic districts, remains one of Brooklyn's most architecturally distinguished areas, retaining some of the borough's most beautiful and well-preserved residential streets, featuring a broad array of outstanding residential, institutional and ecclesiastical architecture. The neighborhood retains its cohesiveness due to the tree-lined streets, consistent scale, predominantly residential character, and its architectural integrity.



## THE HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE PARK SLOPE HISTORIC DISTRICT EXTENSION II

### Introduction

The Park Slope Historic District Extension II includes 292 buildings surrounding the northern part of the Park Slope Historic District, designated by the Landmarks Preservation Commission in 1973.<sup>1</sup> The Park Slope Historic District Extension II consists mainly of single-family row houses, flats buildings, including ones with commercial ground floors on 6<sup>th</sup> Avenue, constructed, for the most part, between the mid-19<sup>th</sup> century and the early 20<sup>th</sup> century. The Park Slope neighborhood is located west of Prospect Park and is bounded by Flatbush Avenue to the north, 15<sup>th</sup> Street to the south, Fourth Avenue to the west, and Prospect Park West to the east.<sup>2</sup> It was named for its location on land that slopes from Mount Prospect down to the Gowanus Bay, and for its proximity to Prospect Park.<sup>3</sup> The neighborhood was part of a larger area known as South Brooklyn, which included Gowanus and Red Hook, and was called by various names in the late 19<sup>th</sup> century, including Prospect Hill, Prospect Park Slope and Prospect Heights.<sup>4</sup>

### Early History to the End of the 18<sup>th</sup> Century<sup>5</sup>

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

By the 1630s, Dutch and English settlers were in possession of the western end of Long Island. In 1637, Joris Hansen de Raplje “purchased” about 335 acres around

<sup>1</sup> On July 19, 1973 the Park Slope Historic District was designated, and on April 17, 2012, the Park Slope Historic District Extension was designated.

<sup>2</sup> “Park Slope” in Kenneth T. Jackson, ed., *The Encyclopedia of the City of New York*, 2d ed., (New Haven: Yale University Press, 2010), 978.

<sup>3</sup> Mount Prospect was part of a chain of wooded hills that stretched to Jamaica. This area runs roughly along Long Island’s terminal moraine, a high ridge cutting across the island that marks the southernmost extent of the Wisconsin glacier, which originated in Canada approximately 85,000 years ago. The retreat of the glacier about 21,000 years ago left a pocked landscape to the north of the moraine. Mount Prospect, the second tallest elevation in Brooklyn, is located in what is now known as Mount Prospect Park, near where Flatbush Avenue and Eastern Parkway meet.

<sup>4</sup> In the late 19<sup>th</sup> century organizations and buildings such as the Prospect Heights Presbyterian Church (10<sup>th</sup> Street and 8<sup>th</sup> Avenue), Prospect Heights Tennis Club (Union Street near 8<sup>th</sup> Avenue) and Prospect Heights Hall (19<sup>th</sup> Street and 5<sup>th</sup> Avenue) used the name Prospect Heights although they were located in what is now known as Park Slope; Prospect Heights now refers to the neighborhood to the east of Flatbush Avenue and north of the park. Conversely, locations in what is now known as Prospect Heights were referred to as being located “on the park slope” or “on the Prospect Park slope.”

<sup>5</sup> Portions of this section relating to the early history are adapted from Landmarks Preservation Commission, *Prospect Heights Historic District Designation Report* (LP-2314) (New York: City of New York, 2009), prepared by Cynthia Danza.

Wallabout Bay, and over the following two years Director William Kieft of the Dutch West India Company “secured by purchase from the Indians the title to nearly all the land in the counties of Kings and Queens,” according to Henry R. Stiles’ *History of Brooklyn and Kings County*.<sup>6</sup>

Park Slope remained farm and wood lands until well into the 19<sup>th</sup> century. The land within the Historic District Extension appears to have been part of the “quondam,”<sup>7</sup> common wood lands for the town of Brooklyn.<sup>8</sup> The freeholders and inhabitants had privileges including the right to obtain wood from the common lands<sup>9</sup> but in 1699 this right was limited when the townsmen became concerned that there would be no woods left.<sup>10</sup>

The Battle of Brooklyn or Battle of Long Island, the first major battle of the American Revolution after the signing of the Declaration of Independence occurred in and around the vicinity of Park Slope on August 22-27, 1776.<sup>11</sup> It was on the chain of wooded hills that included Mount Prospect, that General George Washington and his staff built a line of earth-works and lookout posts. During the Battle of Brooklyn, the British and Hessians, under General William Howe and General de Heister, stretched their encampments in an arc, roughly along the Kings Highway to Flatlands. American forces under General John Sullivan took up positions in the hills overlooking the Flatbush Pass – now called Battle Pass and located in Prospect Park – and were attacked and vastly outnumbered by the Hessians under the command of General de Heister. They were able to hold off the British to allow the American forces to retreat to Manhattan. The British occupied Long Island, Staten Island and Manhattan for the duration of the war as a result of the Battle of Brooklyn.

### Early 19<sup>th</sup> Century History

At the time of the Revolution, the Park Slope area was located southwest of the original village of Bedford, northwest of the original village of Flatbush and east of the original village of Gowanus, south of the Ferry Road to Jamaica and west of the Ferry Road to Flatbush.<sup>12</sup> The Ferry Roads were Indian trails that were widened by the Dutch settlers into wagon roads. They provided a way for residents in the outlying villages to reach downtown Brooklyn and the ferries. The Ferry Road to Flatbush became known as the old Flatbush Road<sup>13</sup> or Flatbush Turnpike and was situated to the east of present-day Flatbush Avenue. It was the major route between the village of Brooklyn and the separate village of Flatbush.

<sup>6</sup> Henry R. Stiles, *History of the County of Kings* (New York: W.W. Musell & Co., 1884), 1:43-44.

<sup>7</sup> The word “quondam” is an adjective from Latin meaning “that was at one time; former.” Victoria Neufeldt and David B. Guralnik, eds., *Webster’s New World Dictionary*, 3<sup>rd</sup> college edition (New York: Simon & Schuster, Inc., 1988), 1105.

<sup>8</sup> Minutes of Town Meetings recorded with the land records at Kings County, Office of the Register, Liber Deeds and Conveyances, Liber 2, pages 191, 191a, 225, 225a and 226 and Liber 5, page 6.

<sup>9</sup> Henry R. Stiles, *History of the City of Brooklyn* (Brooklyn: Published by Subscription, 1870), 1:211.

<sup>10</sup> Liber Deeds and Conveyances, Liber 2, page 191a.

<sup>11</sup> The portion of this section relating to the Battle of Brooklyn is adapted from the LPC, *Park Slope Historic District Designation Report* (LP-0709) (New York: City of New York, 1973).

<sup>12</sup> The portion of this section regarding the Flatbush and Jamaica Turnpikes is based on Eugene L. Armsbruster, *The Ferry Road on Long Island* (New York: G. Quattlander, 1919).

<sup>13</sup> This report will refer to the Ferry Road to Flatbush, later part of the King’s Highway, and then the Flatbush Turnpike, as the “old Flatbush Road.” It was closed in 1852 when Flatbush Avenue was opened.



Ferry service between Manhattan and Brooklyn had started as early as 1632 and in 1814 the first steam ferry service was established by Robert Fulton. The ferries provided the sole transportation between Brooklyn and New York until the construction of the Brooklyn Bridge. In 1809, the Brooklyn, Jamaica and Flatbush Turnpike Company was incorporated and constructed turnpikes on the two main ferry roads. Stages began running along the old Flatbush Road in 1830 and omnibuses started in 1834.

The area within the Park Slope Historic District Extension II was undeveloped in the early 19<sup>th</sup> century. Stiles, describing it around 1810, states that the only buildings on the old Flatbush Road from the old toll-gate to the boundary of Brooklyn and Flatbush were: the Valley Grove Tavern; Farmer's Resort and Citizen's Retreat (500 yards to the west); small buildings in the wood near the top of Prospect Hill; a small house half-way down the hill on the Brooklyn side; and another house at the junction of Flatbush and Jamaica roads (now Atlantic Avenue and Elliott Place), all on the easterly side of the road. Stiles notes that the portion of the old Flatbush Road that went through what is now Prospect Park was almost uninhabitable due to fevers and other diseases caused by several stagnant ponds that were located in the thick woods that covered this location.<sup>14</sup>

By the early 19<sup>th</sup> century the land included in the Park Slope Historic District Extension II was divided into long rectangular plots from inside the present-day Prospect Park to the Gowanus Canal and was owned by a number of people, including Thomas G. Talmage, Rem Adriance, Adriance Van Brunt, Henry L. Clarke, Richard Berry and John Dimon. The area remained rural, but it is not clear if the owners lived nearby and farmed the land, or lived elsewhere and had tenant farmers, or held the land without any farming activities being conducted. The 1844 U. S. Coast Survey Map does not indicate that there were any structures on the land. The closest houses were located on the Road to Gowanus and the old Flatbush Road, with a wooded area to the east of the Historic District Extension continuing beyond the old Flatbush Road. No buildings are shown in the 1844 map on the Port Road, which connected the Road to Gowanus and the old Flatbush Road.

Farmers in Kings County relied heavily on enslaved African-Americans as agricultural laborers until the first decades of the 19<sup>th</sup> century, so much so that the county had the highest proportion of slaveholders and slaves in the North.<sup>15</sup> If the land in the Park Slope Historic District Extension II was farmed prior to the abolition of slavery in New York State it is likely that enslaved persons were used as laborers. The land holdings were divided into urban sized lots between the 1830s and 1860s.<sup>16</sup>

When Brooklyn was incorporated as a city in 1834 it was divided into nine Wards. Park Slope was located in the 8<sup>th</sup> Ward, the least populated of the nine wards in

<sup>14</sup> Stiles, *History of Kings County*, 1:135.

<sup>15</sup> Marc Linder and Lawrence S. Zacharias, *Of Cabbages and Kings County: Agriculture and the Formation of Modern Brooklyn* (Iowa City: University of Iowa Press, 1999), 81.

<sup>16</sup> File maps at Kings County, Clerk's Office: Thomas G. Talmage, map 436 filed May 14, 1839; Rem Adriance, map 716 filed May 15, 1865; Estate of Adriance van Brunt, map 703 filed March 21, 1864; Henry L. Clark, map 76 filed July 3, 1835; Part of Richard Berry farm purchased by Arthur W. Benson and conveyed to Robert B. Shannon, map 378, filed May 11, 1849; John Dimon and others, map 142 filed June 17, 1835.

the first half of the 19<sup>th</sup> century.<sup>17</sup> In 1835, the New York State Legislature passed “an act authorizing the appointment of commissioners to lay out streets, avenues, and squares in the city of Brooklyn,” ratified in 1839, their plan extended the city’s street grid to Brooklyn’s outer sections, including Park Slope. Although, as David Ment and Mary S. Donovan explain, “the mapping of city streets through the fields and woods of Dutch farmers did not mean that the streets would be opened immediately ... it did signify the public expectation of the eventual urbanization of the area and established a structure within which future development would take place.”<sup>18</sup>

### The Development of Park Slope<sup>19</sup>

The two most important factors in the growth of Park Slope were transportation improvements and the development of Prospect Park. These transportation improvements included new links between Park Slope and the ferries along Brooklyn’s waterfront. In 1836, the Brooklyn & Jamaica Railroad, which connected the ferry with Jamaica, started running along Atlantic Avenue, north of the area. At this time the railroads did little to stimulate the area’s growth because early locomotives were slow. The new Brooklyn & Jamaica Railroad faced stiff competition from stagecoach, or omnibus lines. Omnibuses were soon supplemented, and largely supplanted by horse cars, the horse-drawn precursors to electric trolleys. Horse car service was frequent and relatively fast. Brooklyn’s pioneering horse car company, the Brooklyn City Railroad, was founded in 1853, and it soon established four lines radiating outward from Fulton Ferry. These lines were extended and new service was provided, including a line on Flatbush Avenue that began in 1875. The Atlantic Avenue Company operated a line to Green-wood Cemetery and Coney Island on 5<sup>th</sup> Avenue and one to Prospect Park on 9<sup>th</sup> Avenue (now Prospect Park West). The construction of the Brooklyn Bridge (1867-1883, John A. Roebling and Washington A. Roebling, a designated New York City Landmark) was also underway at this time. Once it was completed and connected to rapid transit lines, travel to downtown Brooklyn and New York City from the interior of Brooklyn was greatly improved.

Transportation developments continued with the inauguration of service on the Brooklyn Union Elevated Railway along 5<sup>th</sup> Avenue in November of 1888. Despite being closed for seven months after an accident on the second day of service, by the end of 1889 service had been extended to 36<sup>th</sup> Street. Streetcar travel became increasingly attractive with the conversion of horse cars to electric trolleys, beginning in 1892. The

<sup>17</sup> The 1840 New York State Census showed 944 residents in the 8<sup>th</sup> Ward out of a total of 36,233 residents in Brooklyn. The 1845 NY State Census had 1369 residents in the 8<sup>th</sup> Ward out of a total of 59,574 residents in Brooklyn. The 1850 NY State Census had 2585 residents in the 8<sup>th</sup> Ward out of a total of 98,838 residents in Brooklyn. *The Brooklyn Daily Eagle Almanac* (Brooklyn: Brooklyn Daily Eagle, 1876), 234. Park Slope became part of the newly created 22<sup>nd</sup> Ward in 1868. “Eighth Ward,” *Brooklyn Eagle*, May 23, 1868, 2.

<sup>18</sup> David Ment and Mary S. Donovan, *The People of Brooklyn: A History of Two Neighborhoods* (Brooklyn: Brooklyn Education and Cultural Alliance, 1980), 15; *Map of the City of Brooklyn, as Adopted and Confirmed by Commissioners Appointed Under an Act of the Legislature of the State of New York Entitled “An Act Authorising the Appointment of Commissioners to Lay Out Streets, Avenues and Squares in the City of Brooklyn,” Passed April 23, 1835 and the Acts Amending the Same* (in the collection of the New-York Historical Society Library).

<sup>19</sup> Portions of this essay relating to the development of the Park Slope Historic District Extension are adapted from LPC, *Prospect Heights Historic District Designation Report*.

Flatbush Avenue line was one of the first five of Brooklyn's old horse car lines to be electrified. Electric trolley service was also established on 5<sup>th</sup> and 7<sup>th</sup> Avenues, Prospect Park West, 9<sup>th</sup> and 15<sup>th</sup> Streets. In 1898, the year in which Brooklyn merged with the other four boroughs to form Greater New York City, several trolley lines inaugurated direct service over the Brooklyn Bridge to Park Row in Manhattan, and later that year, the first electrified Kings County Railway train crossed the Brooklyn Bridge.

The other major factor in the growth of Park Slope was the development of Prospect Park. The success of New York City's Central Park (Frederick Law Olmsted and Calvert Vaux, begun 1857, a designated New York City Scenic Landmark) led to the passage of an act by the New York State legislature on April 18, 1859 that provided for the appointment of a commission to select a location for a great public park and a parade ground in the City of Brooklyn. James T. Stranahan was appointed president of the newly formed Brooklyn Parks Commission, a position that he would hold until 1882. The commission hired Egbert L. Viele, the original engineer for Central Park, to draw a plan for the park. His 1861 design straddled Flatbush Avenue and included Mount Prospect, the reservoir and Battle Pass, the location of part of the Battle of Brooklyn. The City of Brooklyn acquired the land that same year. However, work did not start on the park because of the Civil War. In 1865, after the war ended, the Parks Commissioner asked Calvert Vaux, who along with Frederick Law Olmsted designed Central Park, to review the plan created by Viele. Vaux prepared a new plan in 1865 with different boundaries. He objected to Flatbush Avenue running through the park and his design positioned the park farther west and south. Vaux also did not believe that the reservoir should be included in the park. Frederick Law Olmsted joined Vaux and they produced a revised, expanded plan for Prospect Park in 1866-67. The following year they were appointed landscape architects of the park. The 585-acre Prospect Park (Frederick Law Olmsted and Calvert Vaux, designed 1865-66, constructed 1866-73, a designated New York City Scenic Landmark) opened to the public in 1871, although it was not complete.<sup>20</sup>

The land for the park to the east of Flatbush Avenue became known as the east side park lands. It included 121 acres minus the 11½ acres of the reservoir.<sup>21</sup> Olmsted and Vaux did not want any public buildings located in the park, so the portion of the east side park lands that was south of Eastern Parkway was retained by the Commission for public use.<sup>22</sup> Included in Vaux's 1865 design was the elliptical Prospect Park Plaza (now Grand Army Plaza), constructed between 1865 and 1879, which was to serve as a grand entrance to the park. Eastern Parkway, designed by Frederick Law Olmsted and Calvert Vaux, (1870-1874, a designated New York City Scenic Landmark) was envisioned as part of a regional system of boulevards.

<sup>20</sup> The portion of this section relating to the design and development of Prospect Park is based on David Schuyler and Jane Turner Censer, eds., *The Papers of Frederick Law Olmsted*, vol. 6, *The Years of Olmsted, Vaux and Company 1865-1874* (Baltimore: The Johns Hopkins University Press, 1992).

<sup>21</sup> *Report of the Brooklyn Park Commissioners from January 1874 to December 3, 1879*, 38-39.

<sup>22</sup> Elizabeth Stevenson, *Park Maker: A Life of Frederick Law Olmsted* (New York: Macmillan, 1977), 277; *Annual Report of the Department of Park for the Year 1888*, 54-64. The Mount Prospect Reservoir (now the Mount Prospect Park Playground), Brooklyn Museum (McKim, Mead & White, 1893-1915, a designated New York City Landmark), Brooklyn Botanic Garden (established 1909) and Brooklyn Public Library, Central Building (Alfred Morton Githens and Francis Keally, 1935-41, a designated New York City Landmark), are located on this land.

New streets gradually opened in Park Slope in accordance with the 1839 plan: Flatbush Avenue opened in 1852, replacing the old Flatbush Road; 9<sup>th</sup> Avenue opened from 9<sup>th</sup> Street (now Prospect Park West) to Green-wood in 1857. The new Flatbush Avenue avoided the previous difficulty of traveling over Mount Prospect;<sup>23</sup> however, its opening was delayed for several years because of the strenuous opposition of some residents of the adjacent 9<sup>th</sup> Ward (now Prospect Heights).<sup>24</sup>

As the old farm holdings were beginning to be sold off, in 1852 Edwin Clark Litchfield (1815-1885) purchased the Cortelyou estate, a large tract partially within the Park Slope Historic District between the south side of 1<sup>st</sup> Street and the north side of 5<sup>th</sup> Street. He continued to add to his land holdings, which extended as far as the Gowanus Canal, and made many improvements, including building roads. Litchfield in association with his brother, Electus Backus Litchfield, had made a fortune in railroads. Four years later he built an Italianate style villa between present-day 4<sup>th</sup> and 5<sup>th</sup> Streets east of Prospect Park West (Edwin Clarke and Grace Hill Litchfield House, Grace Hill, Andrew Jackson Davis, 1854-57, a designated New York City Landmark). While Litchfield was an early supporter of the proposed Prospect Park, he objected when the park boundaries were changed by Olmsted and Vaux to include his mansion.<sup>25</sup>

Other wealthy people built large mansions with spacious grounds on Prospect Park West, 8<sup>th</sup> Avenue and Plaza Street after the effects of the Panic of 1873 were over and wide-scale development started in the late 1870s and early 1880s. Row houses for less affluent people were built along the side streets. This area, from the plaza down to 1<sup>st</sup> Street, became known as “The Gold Coast.” More modest row houses and flats buildings, particularly below 11<sup>th</sup> Street, were constructed in the southern part of Park Slope.<sup>26</sup>

Public School 39, located at the northeast corner of 6<sup>th</sup> Avenue and 8<sup>th</sup> Street, opened in 1877 (Samuel B. Leonard, a designated New York City Landmark). It replaced Primary School 2, which had been located in a house across the street since 1873, when an older school (Public School 2) that was established by 1790 to serve the Gowanus section of Brooklyn became overcrowded. During the first year of classes at Public School 39 the number of registered students rose from about 300 students in the spring semester to about 840 in the fall. Although the school was designed to accommodate 1,087 students, it did not achieve that number of students until 1880.<sup>27</sup>

By the 1890s, development in the area of the Park Slope Historic District Extension II was nearly complete. It consisted mainly of row houses and flats buildings, with larger, freestanding dwellings being built along the west side of Prospect Park. The Panic of 1893 triggered a general building slowdown and a reduction of the selling prices

<sup>23</sup> “City Intelligence: Flatbush Avenue,” *Brooklyn Daily Eagle* (August 18, 1846), 2.

<sup>24</sup> “The prosperity of the 9<sup>th</sup> Ward has heretofore been retarded by the inertness of its inhabitants. There has (sic) been many instances, an unwise opposition to improvements in that ward...This improvement [opening of Flatbush Avenue] has been struggling for existence in the last four years...and although of vast importance to individuals and to the public, it has met with opposition rarely equaled.” “Brooklyn as it was – as it is – and as it will be,” *Brooklyn Daily Eagle* (June 9, 1851), 2.

<sup>25</sup> “South Brooklyn Improvements” *Brooklyn Eagle*, January 29, 1869, 2.

<sup>26</sup> LPC, *Park Slope Historic District Designation Report*, vi-vii.

<sup>27</sup> LPC, *Public School 39 Designation Report* (LP-0952) (New York: City of New York, 1977).

of homes. In December 1893, new houses on “Prospect Park slope” were advertised as being special bargains and offered at reduced prices.<sup>28</sup>

### Residential Building Types in the District Extension

Row houses, which make up the great majority of buildings in the Park Slope Historic District Extension II, began to appear in large numbers starting in Manhattan and parts of Brooklyn in the 1820s and 1830.<sup>29</sup> Early row houses, built of either wood or masonry or a mixture of the two, were modeled after English “terraces” and were particularly suitable where land was expensive and divided into narrow lots arranged in grids. Modest row houses were built for the artisan class, while grander homes were constructed for the upper classes. Most were single-family homes, while others included ground-floor shops or extra rooms for boarders.

As the outlying areas were linked to Manhattan and downtown Brooklyn by better transportation, row house development spread into these areas with builders covering newly opened block with rows of houses. Size, exterior ornamentation, and the quality of interior finishes were varied according to market needs. Row houses provided many of the advantages of single family homes, such as privacy and space, but at lower prices. Park Slope was in the direct path of the spread of brownstone Brooklyn, and row houses came to be the predominant housing type in the neighborhood.

As development intensified in the area of the Park Slope Historic District Extension II, multiple dwellings gained increasing favor there. The multiple dwellings built in Park Slope during the 19<sup>th</sup> century, which were designed in the popular residential styles of the time, were typically three- and four-story structures without elevators. Developers of flats buildings in the district provided for an increasing desire for relatively small apartments of four to six rooms. One real estate agent, in a 1910 article on apartment house construction in Brooklyn, offered an explanation for this trend:

Changed conditions in living, transportation, and the call to the country have all combined toward lessening the demand for large private homes. Present-day families ... are not so large as years ago. Then again, when a member gets married, the new couple, instead of settling down under the home roof ... now want a little home of their own. What is more natural as a starter than an apartment. It is either this or a modest home in the suburbs. Do not, in noting these changing conditions, fail to consider the servant problem. The difficulty of getting good help and keeping it and the big wages that must be paid have contributed ... more than anything else to the demand for small apartments, the four to six room suites so popular in Manhattan. In such a place the young wife can do all the work herself, and without great difficulty.<sup>30</sup>

<sup>28</sup> Real estate classified advertisement, *Brooklyn Daily Eagle*, September 17, 1893, 19.

<sup>29</sup> Deborah S. Gardner, “Vacant Lots,” *The Architectural League of New York*  
<http://archleague.org/2013/01/new-york-housing/>

<sup>30</sup> “Brooklyn’s Apartment House Development Active on the Heights and Prospect Park,” *New York Times*, August 28, 1910, X10.

Tenement apartments for people with low incomes were also built in the area beginning in the 1870s. These buildings were typically three to five stories tall and occupied the same 20- to 25-foot-wide lots that had become the standard; they also often had deeper footprints than single-family row houses. Typically, they contained two side-by-side apartments per floor, separated by a stair hall, which ran the depth of the building and are sometimes called “railroad flats.” Early tenements usually had shared toilets on each floor, called water closets. After consolidation of the Greater City of New York, new tenement laws were passed that required better sanitary facilities and more light and air. To achieve this, most “new law” tenements were built on larger lots with apartments arranged around light wells.<sup>31</sup>

The Park Slope Historic District Extension II has some buildings that were constructed to house two families. For those unable to afford a private home, the two-family house, which had taken root in Brooklyn by 1895, presented an alternative to the rented flat.<sup>32</sup> Indeed, the *Eagle* noted in 1900 that “ownership of a two-family house has been regarded as a policy of economy on the part of the owner, who pieced out his income by sharing possession with a second family.”<sup>33</sup> In the following year, the *Eagle* noted that two-family houses provided advantages beyond money-saving, writing that they were “particularly attractive to people who desire comparatively small apartments, but who object to living in flats, and they appeal to this class on account of their being more quiet and, possibly, more exclusive.”<sup>34</sup>

The 1920 opening of the IRT Subway extension under Eastern Parkway spurred the construction of another type of building in this part of Brooklyn: the tall and luxurious elevator apartment house.<sup>35</sup> The apartment interiors were generally arranged into suites that allowed for a separation of public and private room and contained all sorts of amenities that provided for convenience, privacy and comfort, such as private entrances, dumbwaiters, and maid’s quarters. Special care was generally given to the design of building lobbies as well.<sup>36</sup> In the Park Slope Historic District Extension II, these buildings are found on the Plaza Street.

### Other Building Types

There are a number of institutional buildings in the Historic District Extension, including churches (and related buildings), a school, and a club. The largest of these is the St. Augustine’s Roman Catholic Church complex, which includes a church, a rectory and a school with a later addition. St. Augustine’s Parish was founded in 1867 by a group of Roman Catholic residents who had recently moved to the newly-constructed row houses in Park Slope and had seen the need for a new parish in this rapidly growing area

<sup>31</sup> LPC, *East Village/Lower East Side Historic District Designation Report* (LP-2491), essay by Christopher D. Brazee (New York, NY: City of New York, 2012), 17-18.

<sup>32</sup> The *Brooklyn Eagle* reported, in July of 1895, that 364 applications for two-family houses had been filed at the Brooklyn Buildings Department in the previous six months, compared with 204 applications for “flat houses.” See “Real Estate Market,” *Brooklyn Eagle*, July 5, 1895, 8.

<sup>33</sup> “Suburban Development,” *Brooklyn Eagle*, January 7, 1900, 17.

<sup>34</sup> “Realty Market in a More Hopeful Condition,” *Brooklyn Eagle*, September 21, 1901, 15.

<sup>35</sup> “Brooklyn Tube Extensions Open: I.R.T. Begins Service on Eastern Parkway and Nostrand Avenue Lines,” *New York Times*, August 23, 1920, 13.

<sup>36</sup> LPC, *Audubon Park Historic District Designation Report* (LPC-2335), prepared by Jennifer L. Most (New York, NY: City of New York, 2009), 16.

of Brooklyn. The parishioners raised money for the purchase of land and for the construction of the original St. Augustine's Church on Fifth Avenue between Bergen Street and St. Mark's Avenue. The new church, designed by architect Thomas Houghton was completed in 1871. Although the church had plans to eventually expand at the Fifth Avenue site, the impending construction of the Fifth Avenue elevated trolley convinced church elders to relocate the parish to its present location on Sixth Avenue. The lots were purchased in 1886 and the present Gothic Revival style church, designed by the Parfitt Brothers, was opened in 1888.<sup>37</sup> The original church was then demolished, but the rectory survives as a private residence at 7 St. Mark's Avenue (located within the Park Slope Historic District Extension II). The present French Gothic style rectory, designed by Albert E. Parfitt, was built in 1905, while the Gothic Revival style school, also designed by Parfitt, was completed in 1908 and enlarged in 1924.

The Church of Christ, another Gothic Revival Church, located at 38 Prospect Place, was designed by architect Charles C. Wagner and built in 1905. It is now the Iglesia Adventista South Brooklyn. The Neo-Classical style Church of Christ Scientist was designed by A.W. Laurie and built in 1936. It replaced four 19<sup>th</sup>-century row houses. Architect Leo Blackman was engaged by the Berkeley Carroll School to convert the church to a school in 2012-14, at which time alterations were made to the façade of the side vestibule.

The Renaissance Revival style Carlton Club at 85 Sixth Avenue was designed by Mercein Thomas and built in 1890. The club was founded in 1881 as a social club for Park Slope residents. In 1907, it became the Cathedral Club, a social club for Roman Catholics. The club remained there until 1974 when the building was converted to apartments.

### The Architecture of Park Slope Historic District Extension II<sup>38</sup>

Buildings in the Park Slope Historic District Extension II were constructed in the popular middle to late 19<sup>th</sup> century residential architectural styles. The Italianate style of architecture and its variants, French Second Empire and Anglo-Italianate, which were popular from about 1840 through the 1870s, are the most prevalent styles. Buildings in the Italianate style (Illus. 1) are characterized by elaborate projecting ornament with an emphasis on repetitive forms such as high stoops with elaborate cast-iron handrails, balusters, fences and newels; deeply recessed doorways with heavy protruding door hoods and console brackets; round-headed double-leaf doors with heavily molded arched panels; large double-hung windows; heavy, projecting stone window lintels and sills; and heavy, projecting cornices embellished with moldings and supported by rectangular or scroll-shaped brackets. Mansard roofs are found on Second Empire style (Illus. 2) buildings, while Anglo-Italianate style buildings typically have lower stoops and segmental lintels. Very often, Italianate style row houses were built in long rows of identical houses.

The two earliest-known houses in the Park Slope Historic District Extension II are the frame houses at 22 Berkeley Place (Illus. 3) and 85 Sterling Place (Illus. 4). These

<sup>37</sup> <http://www.staugustineparkslope.org/about-us/church-history>

<sup>38</sup> Portions of this essay relating to architecture are adapted from LPC, *Prospect Heights Historic District Designation Report* and *Tremont Baptist Church* (LP-2048), prepared by Donald G. Presa (New York: City of New York, 2000).

houses, which have been significantly altered, retain design evidence of their probable Italianate style beginnings, such as bracketed cornices and overall proportions, and gabled roof at 85 Sterling Place. However, the houses are quite different in size and massing. The Berkeley Place house, which appears to have been built by 1869, is two stories on a raised basement, has three bays, a flat roof, and a porch leading to a first-story entryway, which are all typical characteristics of row houses that lines many of the streets. The Sterling Place house, which appears to have been moved to its present location from another site, has an L-shape plan with the entrance on the recessed plane, which was typical of free-standing, cottages and villas of the nineteenth century. Italianate style detailing and wood clapboards were installed at the Berkeley Place house in the early 21<sup>st</sup> century, but it has not been determined that these elements were based on evidence of the house's early appearance.

By the mid-1870s the simpler neo-Grec style (Illus. 5) supplanted the rounded, ornate forms of the Italianate styles. The style, popular until about 1890, is characterized by extremely stylized, classical details, angular forms, and incised detailing formed by mechanical stone cutting; high stoops with massive, heavy, angular cast-iron handrails, fences and newels; massive door hoods and enframements with angular decorative elements resting on stylized brackets; double-leaf wood entrance doors with angular ornament; stylized, angular incised window surrounds; projecting angular bays; and projecting cornices resting on angular brackets. The neo-Grec is the second most popular architectural style in the Park Slope Historic District Extension II with both row houses and flats buildings designed in this style. Neo-Grec style buildings sometimes incorporated details from other architectural styles, such as the Italianate, Romanesque and Queen Anne styles.

The Gothic Revival style (Illus. 6) in the United States remained popular from more than a century beginning in the 1830s, and was commonly used in ecclesiastical and educational architecture. The style, which is characterized by pointed arches, ribbing, buttressing, and tracery, was derived from French, Norman and English sources. From the 1860s through the 1880s, a highly decorative and polychromatic form of this style, High Victorian Gothic, gained popularity. In the Park Slope Historic District Extension II, the style is found two of the three churches, a church rectory, and a school and its annex.

The Queen Anne style (Illus. 7), popular from about 1870 to 1890, is characterized by asymmetrical massing of forms and details; contrasts of varied materials, colors and textures; unusual details; use of terra cotta; projecting bay windows; juxtaposition of different window pane sizes; wrought iron used at doorways and railings; multi-paneled wood doors; and gable roofs covered with tiles or slate and featuring dormers and chimneys. Row houses designed in this style frequently form ensembles that appear to be one large building, rather than a group of individual houses.

The Romanesque Revival style (Illus. 8), popular from about 1880 to 1900, is characterized by heavy forms, asymmetry, and polychromatic materials, and a straightforward use of materials and expression of structure; tonal and textural juxtaposition of materials; Byzantine-style carved ornament; deeply recessed round-arched door and window openings; multi-paneled wood double doors; and elaborate stained-glass transoms. By the 1890s, the later Renaissance Revival style came to



influence the Romanesque Revival, and brick row houses of this period often combined both styles.

Classically-inspired styles gained in popularity in America as a reaction to the picturesque Romanesque Revival and Queen Anne styles. The revival of Renaissance-inspired forms originated in America with the construction of McKim, Mead & White's Villard Houses (a designated New York City Landmark) on New York's Madison Avenue between 1882 and 1884. Chicago's World's Columbian Exposition of 1893 played a major role in making the public, as well as the architectural profession, aware of the grandeur of ancient and Renaissance architecture and planning, resulting in a nationwide flurry of classically-inspired buildings on every social level and scale, from the most opulent mansions and public buildings to the most modest residential structures. The Renaissance Revival style (Illus. 9), popular from about 1880 to 1910, is characterized by simple, restrained Renaissance-inspired designs, and an interest in classicism; light-colored facades; subdued classical ornament concentrated around the door and window openings; applied detail including motifs of wreaths, baskets of fruit and garlands of flowers; L-shaped stoops; entrance surrounds featuring a full stone enframing; wood double-leaf doors with glazed openings, sometimes with iron grilles; and iron cornices with Renaissance-inspired ornament.

The Beaux-Arts style (Illus. 10) provided a formal and monumental architecture that was particularly appropriate for the design of banks and public buildings such as libraries, museums and government buildings. Borrowing architectural elements from the Baroque period such as bold massing and sculptural plasticity of the facade, and prominent roof treatments such as the mansard, the Beaux-Arts style was disseminated in this country by the generation of American architects who studied at the Ecole des Beaux-Arts in the late 19<sup>th</sup> century and who were familiar with the recent architecture of Paris.<sup>39</sup> Buildings in the Park Slope Historic District Extension II typically display a more restrained version of this style.

The Colonial Revival style (Illus. 11), popular from 1900 to 1930, is characterized by the use of colonial-era designs, a combination of elements from Federal and Greek Revival styles: symmetrical red brick facades laid in Flemish bond; stone trim around doorway and window openings; multi-paneled wood doors with leaded fanlight or rectangular sidelights and transoms; simple iron handrails and fences; multi-pane double-hung wood windows; classical details including urns, festoons, and broken pediments; delicate, slender moldings; and simple cornices. The Colonial Revival style achieved widespread popularity following the reconstruction of several early American buildings at the 1876 Centennial Exhibition in Philadelphia, and the 1893 World's Columbian Exposition, which featured a model of John Hancock's house that served as the Massachusetts Pavilion. The style, which was symbolic of American national pride partly in response to rising immigration, came to be seen as "a tangible expression of our national character."<sup>40</sup> Architects favored the Colonial Revival style over the Renaissance Revival style for the construction of apartment buildings and row houses.

<sup>39</sup> LPC, *(former) Jamaica Savings Bank Designation Report* (LP-2109) (New York: City of New York, 2008) prepared by Elisa Urbanelli, Marjorie Pearson and Michael D. Caratzas, 4-5.

<sup>40</sup> William B. Rhoads, "The Colonial Revival and American Nationalism," *Journal of the Society of Architectural Historians* (December 1976), 241, cited in the introductory essay to LPC, *Fieldston Historic*

The picturesque Medieval Revival style (Illus. 12) was a popular residential style in the 1920s and was loosely based on medieval architecture, with an emphasis on materials and textures that included the use of contrasting materials and shapes, particularly steep roofs and prominent chimneys.<sup>41</sup> In the Park Slope Historic District Extension II, this style is found on some of the larger apartment houses.

### The Architects and Builders

Most of the architects and builders responsible for the buildings within the Park Slope Historic District Extension II were Brooklyn-based with work widely represented in historic districts in the borough, including the Park Slope Historic District and Park Slope Historic District Extension. They include Amzi Hill, Frederick L. Hine, Henry Pohlmann, John Graham Glover, Robert Dixon, and Walter M. Coots, among others. Some of the architects were well-known, including C.P.H. Gilbert, Parfitt Bros., Montrose Morris, and Rosario Candela. For comprehensive information on these and other architects found in the historic district extension, see the Architects' Appendix.

### Later History of the Neighborhood

Although the residential development of Park Slope ended for the most part in the early 20th century, important changes continued to occur within the neighborhood. Transportation improvements include the opening of the G train (IND cross-town) connecting Brooklyn and Queens in 1933 and extended in 1937, and the F train (IND 6<sup>th</sup> Avenue) in 1940 and providing service from Brooklyn to Manhattan and Queens. Additional apartment houses were built as a result of these transportation improvements, including 25 and 45 Plaza Street West, which were completed in 1941. In 1960, a passenger jet crashed into the intersection of Sterling Place and Seventh Avenue, after a mid-air collision with another plane, killing all on board and killing or injuring several people on the ground. A number of buildings on Sterling Place, west of Seventh Avenue were leveled or damaged. Some of the damaged buildings, which were later repaired, are located in the Park Slope Historic District Extension II.<sup>42</sup>

Sample data from the U.S. Census for race, ethnicity, nativity and occupations from 1900 to 1940 show that the residents of the Historic District Extension were white, both native born and foreign born (mostly, but not all, from northern Europe) middle- and working-class people who worked in a variety of occupations, including laborers, merchants, office and clerical workers.<sup>43</sup>

Beginning in the 1930s, the demand for housing by blue- and white-collar working-class families led to the conversion of single-family homes into multiple dwellings making the area less desirable for upper-class families. During this time many working-class Irish and Italian families moved to the neighborhood.<sup>44</sup> After World War II, Park Slope began to experience a deterioration of its building stock, abandonment of

*District Designation Report* (LP-2138) (New York: City of New York, 2006), prepared by Virginia Kurshan, 21.

<sup>41</sup> LPC, *Fieldston Historic District Designation Report*, 23.

<sup>42</sup> Michelle Young, "Remnants of a 1960 Park Slope Plane Crash Hidden in Plain Sight in Brooklyn," *Untapped Cities* (<http://untappedcities.com/2016/02/17>).

<sup>43</sup> 1900 to 1930 U. S. Census information.

<sup>44</sup> Timothy O'Hanlon, "Neighborhood Change in New York: A Case Study of Park Slope, 1850-1980," (Ph.D. diss., City University of New York, 1982), 128.

buildings, and intensifying social problems, including rising unemployment and crime rates. Although other neighborhoods in Brooklyn, Manhattan, and the Bronx experienced similar changes, these changes occurred earlier in Park Slope than in many of the other neighborhoods. At the same time Park Slope was beginning to attract young families who were looking for affordable housing and more living space. The *New York Times* reported in 1966 that real estate values east of 7<sup>th</sup> Avenue were said to have increased by 25% in the prior three years.<sup>45</sup> Several civic and non-profit organizations were founded in the 1960s to encourage and aid in the revitalization of the neighborhood, especially its row houses, including the Park Slope Civic Council, Park Slope Block-Betterment Committee, and Park Slope North Improvement Corporation. In 1966 the Brooklyn Union Gas Company purchased a vacant brownstone row house at 211 Berkeley Place within the Park Slope Historic District as part of its “Cinderella Project,” and converted it to a two-family home to show the possibility of rehabilitation of row houses and to advertise the benefits of all-gas-appliance houses. By 1974 the company had completed four Cinderella Projects and had opened a brownstone information center at 93 Prospect Place.<sup>46</sup> Redlining, the refusal of banks to grant mortgages and insurance companies to provide insurance in certain neighborhoods, was a problem for potential new home owners in Park Slope in the 1970s, as it was in many other New York City neighborhoods.<sup>47</sup> As gentrification took hold in the 1980s, Park Slope started to attract families with higher-incomes, including ones from Manhattan seeking more living space, and as a result housing and retail space costs started to increase dramatically, a trend that continues today.<sup>48</sup> Since the 1990s, most of the lots that had been vacant for decades were developed with new buildings, and many taxpayers and small garages were replaced with new residential buildings.

The Park Slope neighborhood, including all three Park Slope historic districts, remains one of Brooklyn’s most architecturally distinguished areas, retaining some of the borough’s most beautiful and well-preserved residential streets, and features a broad array of outstanding residential and institutional architecture in popular late-19<sup>th</sup> and early-20<sup>th</sup> centuries styles. The area continues to retain its cohesiveness due to its tree-lined streets, scale, predominant residential character and its high level of architectural integrity.

<sup>45</sup> “Park Slope Group Presses Renewal,” *New York Times*, July 10, 1966, 24.

<sup>46</sup> Suleiman Osman, *The Invention of Brownstone Brooklyn*, (New York: Oxford University Press, 2011), 218-19.

<sup>47</sup> “Park Slope Group Withdraws \$865,000 From a Bank It Says Redlines,” *New York Times*, July 7, 1977, 52; “Demands for Strong Measures to Combat Redlining are Growing,” *New York Times*, January 1, 1978, 23; “Insuring a Fair Deal for Homeowners,” *New York Times*, June 16, 1978, A26.

<sup>48</sup> “Post-Pioneer Arrivals Keep Park Slope in Flux,” *New York Times*, November 1, 1981, R1; “If you’re thinking of living in: Park Slope,” *New York Times*, April 4, 1982, R9.

## FINDINGS AND DESIGNATION

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

The Commission further finds that among its important qualities, the Park Slope Historic District Extension II contains 292 buildings that create some of Brooklyn's most distinctive and well-preserved 19th- and early 20<sup>th</sup> century streetscapes; that like the previously designated Park Slope districts, it consists of rows of well-designed masonry houses and distinguished institutional buildings; that this is reflected in the high quality of the district's architecture; that the buildings in the Park Slope Historic District Extension II were constructed almost entirely between 1865 and 1900 and illustrate the rapid development of row house design in Brooklyn during this period; that the district also includes a number of fine 19<sup>th</sup>-century flats buildings, and impressive apartment houses from the early 20<sup>th</sup> century; that in addition to its residential buildings, the district also contains a number of carriage houses, a clubhouse, several apartment houses, and three churches, one of which includes a school, convent, parish hall, and rectory; that the buildings in the Park Slope Historic District Extension II were built in many architectural styles that were popular from the mid-19<sup>th</sup> to the mid-20<sup>th</sup> centuries, such as Italianate and its variants, French Second Empire and Anglo-Italianate, Neo-Greco, Queen Anne, Renaissance Revival, Romanesque Revival, Beaux Arts, Colonial Revival, Gothic Revival, and Medieval Revival; that many of the structures from the 1880s and 1890s that are among the borough's most impressive residences; that many of the district's houses were constructed by leading Brooklyn architects of the time, including Ammi Hill, Frederick L. Hine, Henry Pullman, John Graham Glover, Robert Dixon, Parfitt Brothers, Montrose Morris, and Walter M. Coots; that the buildings in district form a significant urban ensemble reflecting the growth of the Park Slope neighborhood, the Borough of Brooklyn, and the City of New York; that the Park Slope Historic District Extension II remains one of Brooklyn's most architecturally distinguished areas, retaining some of the borough's most beautiful and well-preserved residential streets; that the neighborhood retains its cohesiveness due to the tree-lined streets, modest scale, predominantly residential character, and its architectural integrity; and that the district retains high levels of architectural integrity and the ambience that has distinguished it since the 19<sup>th</sup> century.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 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 Park Slope Historic District Extension II, consisting of the following:

**AREA I** INCLUDES THE PROPERTY BOUNDED BY A LINE BEGINNING AT THE SOUTHEAST CORNER OF 6<sup>TH</sup> AVENUE AND ST. MARK'S AVENUE, EXTENDING EASTERLY ALONG THE SOUTHERN CURB LINE OF ST. MARK'S AVENUE AND SOUTHEASTERLY ALONG THE SOUTHWESTERN CURB LINE OF FLATBUSH AVENUE, SOUTHWESTERLY AND SOUTHERLY ALONG THE NORTHEASTERN AND EASTERN PROPERTY LINES OF 76 ST. MARK'S AVENUE (AKA 78 AND 80 ST. MARK'S AVENUE AND 244 FLATBUSH AVENUE), SOUTHERLY ALONG A PORTION OF THE EASTERN PROPERTY LINE OF 87 6<sup>TH</sup> AVENUE, EASTERLY ALONG A PORTION OF THE NORTHERN PROPERTY LINE OF 87 6<sup>TH</sup> AVENUE, SOUTHERLY ALONG THE EASTERN PROPERTY LINES OF 87 THROUGH 95 6<sup>TH</sup> AVENUE TO THE SOUTHERN CURB LINE OF PROSPECT PLACE, EASTERLY ALONG SAID CURB LINE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 92 PROSPECT PLACE, WESTERLY ALONG THE SOUTHERN PROPERTY LINES OF 92 THROUGH 82 PROSPECT PLACE AND A PORTION OF THE SOUTHERN PROPERTY LINE OF 105 6<sup>TH</sup> AVENUE, SOUTHERLY ALONG EASTERN PROPERTY LINE OF 95 PARK PLACE (BLOCK 939, LOT 71) TO THE SOUTHERN CURB LINE OF PARK PLACE, WESTERLY ALONG SAID CURB LINE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 117 6<sup>TH</sup> AVENUE (AKA 80 PARK PLACE), EASTERLY ALONG A PORTION OF THE NORTHERN PROPERTY LINE OF 119 6<sup>TH</sup> AVENUE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 119 6<sup>TH</sup> AVENUE, EASTERLY ALONG A PORTION OF THE NORTHERN PROPERTY

LINE OF 121 6<sup>TH</sup> AVENUE, SOUTHERLY ALONG THE WESTERN PROPERTY LINE OF 92 PARK PLACE, EASTERLY ALONG THE SOUTHERN PROPERTY LINES OF 92 THROUGH 120 PARK PLACE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 109 STERLING PLACE TO THE NORTHERN CURB LINE OF STERLING PLACE, WESTERLY ALONG SAID CURB LINE, SOUTHERLY ACROSS STERLING PLACE AND ALONG THE EASTERN PROPERTY LINE OF 94-96 STERLING PLACE, WESTERLY ALONG THE SOUTHERN PROPERTY LINES OF 94-96 THROUGH 80 STERLING PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 80 STERLING PLACE TO THE SOUTHERN CURB LINE OF STERLING PLACE, WESTERLY ALONG SAID CURB LINE, CROSSING 6<sup>TH</sup> AVENUE, AND CONTINUING ALONG SAID CURB LINE, SOUTHERLY ALONG THE WESTERN PROPERTY LINE OF 128 6<sup>TH</sup> AVENUE (AKA 66 AND 70 STERLING PLACE), WESTERLY ALONG THE NORTHERN PROPERTY LINE OF 130 6<sup>TH</sup> AVENUE, SOUTHERLY ALONG THE WESTERN PROPERTY LINES OF 130 THROUGH 136 6<sup>TH</sup> AVENUE, WESTERLY ALONG THE SOUTHERN PROPERTY LINES OF 64 THROUGH 12 STERLING PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 12 STERLING PLACE TO THE SOUTHERN CURB LINE OF STERLING PLACE, EASTERLY ALONG SAID CURB LINE, NORTHERLY ACROSS STERLING PLACE AND ALONG THE WESTERN PROPERTY LINE OF 25 STERLING PLACE, EASTERLY ALONG THE NORTHERN PROPERTY LINES OF 25 THROUGH 31 STERLING PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 34 PARK PLACE, TO THE SOUTHERN CURB LINE OF PARK PLACE, EASTERLY ALONG SAID CURB LINE, NORTHERLY ACROSS PARK PLACE AND ALONG THE WESTERN PROPERTY LINES OF 71 PARK PLACE (AKA 114 6<sup>TH</sup> AVENUE AND 71-83 PARK PLACE) THROUGH 108 6<sup>TH</sup> AVENUE, WESTERLY ALONG THE SOUTHERN PROPERTY LINES OF 106 6<sup>TH</sup> AVENUE AND 64 THROUGH 10 PROSPECT PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 10 PROSPECT PLACE AND ACROSS PROSPECT PLACE, CONTINUING ALONG THE WESTERN PROPERTY LINES OF 9 PROSPECT PLACE AND 10 ST. MARK'S AVENUE, ACROSS ST. MARK'S AVENUE TO ITS NORTHERN CURB LINE, WESTERLY ALONG SAID CURB LINE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 7 ST. MARK'S AVENUE, EASTERLY ALONG THE NORTHERN PROPERTY LINES OF 7 THROUGH 49 ST. MARK'S AVENUE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 49 ST. MARK'S AVENUE, EASTERLY ALONG THE NORTHERN PROPERTY LINES OF 53 AND 55 ST. MARK'S AVENUE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 55 ST. MARK'S AVENUE, EASTERLY ALONG THE NORTHERN PROPERTY LINE OF 57 ST. MARK'S AVENUE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 57 ST. MARK'S AVENUE, EASTERLY ALONG THE NORTHERN PROPERTY LINE OF 59 ST. MARK'S AVENUE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 59 ST. MARK'S AVENUE TO THE SOUTHERN CURB LINE OF ST. MARK'S AVENUE, EASTERLY ALONG SAID CURB LINE, ACROSS 6<sup>TH</sup> AVENUE TO THE EASTERN CURB LINE OF 6<sup>TH</sup> AVENUE, AND NORTHERLY ALONG SAID CURB LINE TO THE POINT OF THE BEGINNING, BOROUGH OF BROOKLYN. **AREA II** INCLUDES THE PROPERTY BOUNDED BY A LINE BEGINNING AT THE SOUTHWEST CORNER OF STERLING PLACE AND FLATBUSH AVENUE, EXTENDING SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 184 STERLING PLACE, WESTERLY ALONG THE SOUTHERN PROPERTY LINE OF 184 STERLING PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 184 STERLING PLACE, WESTERLY ALONG THE SOUTHERN PROPERTY LINES OF 184 THROUGH 148 STERLING PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 148 STERLING PLACE, ACROSS STERLING PLACE TO ITS NORTHERN CURB LINE, WESTERLY ALONG SAID CURB LINE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 147 STERLING PLACE, EASTERLY ALONG THE NORTHERN PROPERTY LINES OF 147, 149 AND 151 STERLING PLACE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 151 STERLING PLACE AND ACROSS STERLING PLACE TO ITS SOUTHERN CURB LINE, EASTERLY ALONG SAID CURB LINE TO THE POINT OF THE BEGINNING, BOROUGH OF BROOKLYN. **AREA III** INCLUDES THE PROPERTY BOUNDED BY A LINE BEGINNING AT THE SOUTHWEST CORNER OF PLAZA STREET WEST AND ST. JOHN'S PLACE, EXTENDING SOUTHERLY ALONG THE WESTERN CURB LINE OF PLAZA STREET WEST, WESTERLY ALONG THE SOUTHERN PROPERTY LINE OF 1-3 PLAZA STREET WEST (AKA 1-5 8<sup>TH</sup> AVENUE AND 254-266 ST. JOHN'S PLACE), ACROSS 8<sup>TH</sup> AVENUE TO THE WESTERN CURB LINE OF 8<sup>TH</sup> AVENUE, NORTHERLY ALONG SAID CURB LINE TO THE SOUTHWEST CORNER OF 8<sup>TH</sup> AVENUE AND ST. JOHN'S PLACE, EASTERLY ACROSS 8<sup>TH</sup> AVENUE AND ALONG THE SOUTHERN CURB LINE OF ST. JOHN'S PLACE TO THE POINT OF THE BEGINNING, BOROUGH OF BROOKLYN. **AREA IV** INCLUDES THE PROPERTY BOUNDED BY A LINE BEGINNING AT THE NORTHWEST CORNER OF 6<sup>TH</sup> AVENUE AND UNION STREET, EXTENDING WESTERLY ALONG THE NORTHERN CURB LINE OF UNION STREET, NORTHERLY ALONG THE

WESTERN PROPERTY LINES OF 204 6<sup>TH</sup> AVENUE (AKA 787-793 UNION STREET) THROUGH 194 6<sup>TH</sup> AVENUE, WESTERLY ALONG THE SOUTHERN PROPERTY LINES OF 70 THROUGH 12 BERKELEY PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 12 BERKELEY PLACE TO THE SOUTHERN CURB LINE OF BERKELEY PLACE, EASTERLY ALONG SAID CURB LINE, SOUTHERLY ALONG THE EASTERN PROPERTY LINE OF 70 BERKELEY PLACE, EASTERLY ALONG THE NORTHERN PROPERTY LINE OF 194 BERKELEY PLACE AND ACROSS 6<sup>TH</sup> AVENUE TO ITS EASTERN CURB LINE, SOUTHERLY ALONG SAID CURB LINE, EASTERLY ALONG THE NORTHERN PROPERTY LINE OF 201 6<sup>TH</sup> AVENUE, SOUTHERLY ALONG A PORTION OF THE EASTERN PROPERTY LINE OF 201 6<sup>TH</sup> AVENUE, WESTERLY ALONG A PORTION OF THE SOUTHERN PROPERTY LINE OF 201 6<sup>TH</sup> AVENUE, SOUTHERLY ALONG THE EASTERN PROPERTY LINES OF 201 THROUGH 207 6<sup>TH</sup> AVENUE TO THE NORTHERN CURB LINE OF UNION STREET, WESTERLY ALONG SAID CURB LINE AND ACROSS 6<sup>TH</sup> AVENUE TO THE POINT OF THE BEGINNING, BOROUGH OF BROOKLYN. **AREA V** INCLUDES THE PROPERTY BOUNDED BY A LINE BEGINNING AT THE SOUTHWEST CORNER OF PLAZA STREET WEST AND LINCOLN PLACE, EXTENDING SOUTHEASTERLY ALONG THE CURVING WESTERN CURB LINE OF PLAZA STREET WEST, ACROSS BERKELEY PLACE, CONTINUING ALONG SAID CURB LINE TO THE NORTHWEST CORNER OF PLAZA STREET WEST AND UNION STREET, WESTERLY ALONG THE NORTHERN CURB LINE OF UNION STREET TO A POINT IN SAID CURB LINE FORMED BY ITS INTERSECTION WITH A LINE EXTENDING NORTHERLY FROM THE EASTERN PROPERTY LINE OF 902 UNION STREET, SOUTHERLY ALONG SAID LINE TO THE SOUTHERN CURB LINE OF UNION STREET, WESTERLY ALONG SAID CURB LINE TO A POINT FORMED BY ITS INTERSECTION WITH A LINE EXTENDING SOUTHERLY FROM THE WESTERN PROPERTY LINE OF 941 UNION STREET, NORTHERLY ACROSS UNION STREET AND ALONG THE WESTERN PROPERTY LINE OF 941 UNION STREET, WESTERLY ALONG THE SOUTHERN PROPERTY LINE OF 284 BERKELEY PLACE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 284 BERKELEY PLACE AND ACROSS BERKELEY PLACE TO ITS NORTHERN CURB LINE, WESTERLY ALONG SAID CURB LINE, NORTHERLY ALONG THE WESTERN PROPERTY LINE OF 21 PLAZA STREET WEST (AKA 21-37 PLAZA STREET WEST, 269-279 BERKELEY PLACE, AND 266 LINCOLN PLACE) TO THE SOUTHERN CURB LINE OF LINCOLN PLACE, AND EASTERLY ALONG SAID CURB LINE TO THE POINT OF THE BEGINNING, BOROUGH OF BROOKLYN.

MEENAKSHI SRINIVASAN, CHAIR

FREDERICK BLAND, DIANA CHAPIN, WELLINGTON CHEN, MICHAEL DEVONSHIRE, MICHAEL GOLDBLUM, JOHN GUSTAFSSON, KIM VAUSS, COMMISSIONERS

## **85 6 AVENUE (aka 74 St. Mark's Avenue, 81-85 6th Avenue) ( The Carleton Club )**

Borough of Brooklyn Tax Map Block 936, Lot 7501

**Date(s):** Not determined

**Architect(s) / Builder(s):** Mercein Thomas

**Owner(s) / Developer(s):** Carlton Club

**Type:** Apartment building

**Style(s):** Renaissance Revival

**Stories:** 3 and basement

**Material(s):** Brick, stone, terra cotta

**Status:** Contributing

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

The four-story Renaissance Revival style club was designed by architect Mercein Thomas for the Carleton Club in 1890. A prominent social club incorporated in 1881, distinguished for its receptions, entertainments art exhibitions and public dinners that served the Park Slope community, and was built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. In 1907 the Cathedral Club of Brooklyn, a Roman Catholic social club purchased the clubhouse it was the club's home until 1974. The building was then sold and converted to its current residential use.

The four-story Renaissance Revival style building has details such as a brick facade with stone with terra-cotta details, raised basement, different belt courses between stories, L-shaped stone stoop, projected portico entry with round arches and balconettes, different window enframements at each story, large elaborate bracketed cornice. The building remains largely intact.

### **Alterations**

**Main Facade (West):** Facade repointed in places; brownstone resurfaced; windows replaced; metal security grilles at stoop and all basement windows; main entry door replaced; light fixture at main entry; metal bulkhead at roofline; three brick chimneys and television antenna at roofline

**North Facade:** Brownstone resurfaced; window enframements painted; windows replaced

**Rear Facade(South):** Partially-visible wood clapboard painted; windows replaced; two-story brick addition with small square casement windows at each floor; modillioned cornice; deck with metal fencing at roofline metal piping runs the length of addition

### **Site**

Low stone hip wall with metal fencing and two gates with newel posts encloses a dual level recessed areaway that wraps the building and contains four lamp posts and several metal access hatches

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

Brooklyn Daily Eagle (Mar. 9, 1890), 17

## **87 6 AVENUE**

Borough of Brooklyn Tax Map Block 936, Lot 5

**Date(s):** 1871-74

**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** Horace Fletcher  
**Type:** Row house  
**Style(s):** Italianate  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

Built as part of a row of four Italianate style row houses (87, 89, 91, 93 6th Avenue) between 1871 and 1874 for owner Horace Fletcher at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing; round-arched and gabled main entryway lintel decorated with foliated brackets and a paneled keystone, molded window surrounds, cast-iron newel posts, stoop, and railings, ornate fence and gate, and bracketed cornice with dentils are characteristics of the Italianate style. The house remains largely intact.

### **Alterations**

Main Facade (West): Facade painted; windows replaced; railings, fencing, and gate replaced

### **Site**

Metal fencing and gate surrounds concrete areaway paving recessed secondary entry; planting bed and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: Annual Records of Assessed Valuation of Real Estate, Brooklyn County

## **89 6 AVENUE**

Borough of Brooklyn Tax Map Block 936, Lot 4

**Date(s):** 1871-74  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** Horace Fletcher  
**Type:** Row house  
**Style(s):** Italianate  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

Built as part of a row of four Italianate style row houses (87, 89, 91, 93 6th Avenue) between 1871 and 1874 for owner Horace Fletcher at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing; round-arched and gabled main entryway lintel decorated with foliated brackets and a paneled keystone, molded window surrounds, cast-iron newel posts, stoop, and railings, ornate fence and gate, and bracketed cornice with dentils are characteristics of the Italianate style. The house remains largely intact.



**Alterations**

Main Facade (West): Facade resurfaced/painted; main entry door replaced; windows replaced

**Site**

Metal fencing, gate railway replaced; areaway paving with recessed secondary entry

**Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

**References**

References: Annual Records of Assessed Valuation of Real Estate, Brooklyn County

**91 6 AVENUE**

Borough of Brooklyn Tax Map Block 936, Lot 3

**Date(s):** 1871-74

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Horace Fletcher

**Type:** Row house

**Style(s):** Italianate with Alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as part of a row of four Italianate style row houses (87, 89, 91, 93 6th Avenue) between 1871 and 1874 for owner Horace Fletcher at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing; round-arched and gabled main entryway lintel decorated with foliated brackets and a paneled keystone, molded window surrounds, cast-iron newel posts, stoop, and railings, ornate fence and gate, and bracketed cornice with dentils are characteristics of the Italianate style.

**Alterations**

Main Facade (West): Facade resurfaced; main entry and window enframements simplified; windows replaced; metal security grilles at basement and first floor windows; light fixture at main entry; railings, fencing, and gate replaced

**Site**

Metal fencing and gate surrounds concrete areaway paving with recessed secondary entry; planting bed and metal access hatch

**Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

**References**

References: Annual Records of Assessed Valuation of Real Estate, Brooklyn County

**93 6 AVENUE**

Borough of Brooklyn Tax Map Block 936, Lot 2

**Date(s):** 1871-74

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Horace Fletcher

**Type:** Row house

**Style(s):** Altered Italianate

**Stories:** 3 and basement

**Material(s):** Faux form stone

**Status:** Contributing

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

Built as part of a row of four Italianate style row houses (87, 89, 91, 93 6th Avenue) between 1871 and 1874 for owner Horace Fletcher at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. This house retains its bracketed cornice with dentils.

### **Alterations**

Main Facade (West): Facade resurfaced with form stone; stoop removed; main entrance altered and moved to basement; door and window enframements removed; main entry door replaced; windows replaced

### **Site**

Metal fencing and gate replaced; concrete areaway paving with recessed entry, planting bed and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: Annual Records of Assessed Valuation of Real Estate, Brooklyn County

## **95 6 AVENUE**

Borough of Brooklyn Tax Map Block 936, Lot 1

**Date(s):** 1875-76

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Frances M. Fletcher

**Type:** Row house

**Style(s):** Neo-Grec with Second Empire details

**Stories:** 4 and basement

**Material(s):** Brownstone, brick, wood

**Status:** Contributing

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

This four-story Neo-Grec style row house was built in 1874-75 for owner Frances M. Fletcher at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone main facade on 6th Avenue molded and incised ornament at the sills and lintels, projecting four-story angular bay, cornice, and detailing are characteristics of the Neo-Grec style, while the Second- Empire style slate roof with pedimented dormer windows and cornice at roofline may be a later addition. The Prospect Avenue facade is clad in brick with quoining at the corners, and features a projecting three-story angled bay with arched windows at first and second floors; center pedimented dormer window with flanking brick chimneys and cornice at roofline that wraps the building. The building remains largely intact.

## **Alterations**

Main Facade (West): Facade resurfaced/painted; stoop and railings replaced; two light fixtures at main entry and facade, metal security grilles at first floor windows

South Facade: Brick repointed, base of projecting angled bay resurfaced, windows replaced; metal security grilles added; third-and-fourth floor windows replaced

Rear (East): Parged brick facade; metal fire escape from first floor to cornice metal ladder at roof

## **Site**

Stone hip wall with metal fencing surrounds areaways of main facades and part of secondary facades

## **Sidewalk / Curb Materials**

6th Ave: Concrete sidewalk and stone curb

Prospect Place: Bluestone and concrete sidewalk with stone curb

## **References**

Annual Records of Assessed Valuation of Real Estate, Brooklyn County

## **97 6 AVENUE**

Borough of Brooklyn Tax Map Block 939, Lot 10

**Date(s):** 1881 (NB not determined)

**Architect(s) / Builder(s):** William J. Merritt

**Owner(s) / Developer(s):** F. E. Robinson

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brick and Brownstone

**Status:** Contributing

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

This Italianate row house was built by F.E. Robinson and designed by W.J. Merritt at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. This corner house features simple detailing along the Sixth Avenue facade with a slightly more ornate facade along Prospect Place. The quoins and decorative cornice are typical of the style.

## **Alterations**

Main Facade (East): Awning installed at entry

South Facade: First floor window replaced with smaller

## **Site**

Concrete areaway paving with planting bed; stone fence replaced with iron fence and gate

## **Sidewalk / Curb Materials**

Concrete with stone curb

## **References**

American Architect and Building News, vol.9, no. 295 (Jun. 11, 1881), 288

## 99 6 AVENUE

Borough of Brooklyn Tax Map Block 939, Lot 9

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not Determined

**Owner(s) / Developer(s):** Not Determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

One of nine (99-115 Sixth Avenue.) Italianate row houses built at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The molded window surrounds and console brackets of the door enframent are typical elements of the style.

### Alterations

Main Facade (East): Electric lights installed at entry, security door installed at entry; stoop railing modified

### Site

Concrete areaway paving; stone and iron fence and gate

### Sidewalk / Curb Materials

Concrete with stone curb

### References

N/A

## 101 6 AVENUE

Borough of Brooklyn Tax Map Block 939, Lot 8

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not Determined

**Owner(s) / Developer(s):** Not Determined

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

One of nine (99-115 Sixth Avenue) Italianate row houses built at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The Italianate details of this corner building are prime examples of the typical ornament you would see throughout the neighborhood. The molded window surrounds and console brackets of the door enframent are typical elements of the style.

**Alterations**

Main Facade (East): Electric light installed at entry, stoop railing modified

**Site**

Concrete areaway paving with planting bed; stone fence

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**103 6 AVENUE**

Borough of Brooklyn Tax Map Block 939, Lot 7

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of nine (99-115 Sixth Avenue) Italianate row houses built at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The Italianate details are prime examples of the typical ornament you would see throughout the neighborhood. The round-arched entry and decorative cornice are typical of the style.

**Alterations**

Main facade (East): Window surrounds simplified; entry door enframing simplified; stoop railing modified; security door installed at entry

**Site**

Concrete areaway paving; planting bed; stone fence

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**105 6 AVENUE**

Borough of Brooklyn Tax Map Block 939, Lot 6

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of nine (99-115 Sixth Avenue) Italianate row houses built at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The Italianate details are prime examples of the typical ornament you would see throughout the neighborhood. The molded window surrounds and console brackets of the door enframingent are typical elements of the style.

**Alterations**

Main Facade (East): Stoop railing replaced; electric lights installed at door enframingent

**Site**

Concrete areaway paving with planting bed; historic iron fence and gate

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**107 6 AVENUE**

Borough of Brooklyn Tax Map Block 939, Lot 5

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of nine (99-115 Sixth Ave.) Italianate row houses built at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The Italianate details are prime examples of the typical ornament you would see throughout the neighborhood. The console brackets of the door enframingent are typical elements of the style.

**Alterations**

Main Facade (East): Electric lights installed at door enframingent; window surrounds simplified; pediment removed from door enframingent

**Site**

Concrete areaway paving with planting bed; historic iron fence and gate

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

## 109 6 AVENUE

Borough of Brooklyn Tax Map Block 939, Lot 4

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

One of nine (99-115 Sixth Avenue) Italianate row houses built at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The Italianate details are prime examples of the typical ornament you would see throughout the neighborhood. The molded window surrounds and console brackets of the door enframingent are typical elements of the style.

### Alterations

Main Facade (East): Electric lights installed at door enframingent

### Site

Concrete and stone areaway paving with planting bed; historic iron fence and gate

### Sidewalk / Curb Materials

Concrete with stone curb

### References

N/A

## 111 6 AVENUE

Borough of Brooklyn Tax Map Block 939, Lot 3

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

One of nine (99-115 Sixth Avenue) Italianate row houses built at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The Italianate details are prime examples of the typical ornament you would see throughout the neighborhood. The molded window surrounds and decorative cornice are typical of the style.

### Alterations

Main Facade (East): Door enframingent simplified; stoop railing replaced; electric lights installed on door enframingent

**Site**

Bluestone areaway paving with planting bed; iron fence and gate replaced

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**113 6 AVENUE**

Borough of Brooklyn Tax Map Block 939, Lot 2

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brick and Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of nine (99-115 Sixth Avenue) Italianate row houses built at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The Italianate details are prime examples of the typical ornament you would see throughout the neighborhood. The molded window surrounds and console brackets of the door enframingent are typical elements of the style.

**Alterations**

Main Facade (East): Electric lights installed on door enframingent

**Site**

Concrete areaway paving; planting bed; cement block fence

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**115 6 AVENUE**

Borough of Brooklyn Tax Map Block 939, Lot 1

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** with Second Empire Details

**Stories:** 4 and basement



**Material(s):** Brick, Brownstone and Metal

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of nine (99-115 Sixth Avenue) Italianate row houses built at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The Italianate details of this corner building are prime examples of the typical ornament you would see throughout the neighborhood. The metal oriel, window surrounds, quoin details and console brackets surrounding the door are typical of the style.

**Alterations**

Main facade (East): Electric lights installed at door enframement

**Site**

Concrete paving with stone curb and planting bed; historic iron fence and gate

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**117 6 AVENUE**

Borough of Brooklyn Tax Map Block 942, Lot 10

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 2 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

This two-story Italianate row house was built at a time when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class. This row house features a simple pedimented door hood resting on console brackets.

**Alterations**

Main Facade (West): Electric lights installed at entry door

North Facade: Replaced blind window with glass panel window

**Site**

Concrete areaway paving

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

## 119 6 AVENUE

Borough of Brooklyn Tax Map Block 942, Lot 9

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

One of four (119-125 Sixth Avenue) Italianate row houses built at a time when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class. The bracketed cornice and slightly arched windows are traditional of the style.

### Alterations

Main Facade (West): Curved pediment at entry enframing removed; window ornament simplified; stoop railing replaced; electric light installed on enframing

### Site

Iron fence and gate replaced; concrete areaway paving

### Sidewalk / Curb Materials

Concrete with stone curb

### References

N/A

## 121 6 AVENUE

Borough of Brooklyn Tax Map Block 942, Lot 8

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

One of four (119-125 Sixth Avenue) Italianate row houses built at a time when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class. The bracketed cornice and slightly arched windows are traditional of the style.

### Alterations

Main Facade (West): Stoop removed; entry modified; first floor windows replaced with three part casements; window ornament simplified; awning added at new entry

**Site**

Concrete areaway paving with planting bed

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**123 6 AVENUE**

Borough of Brooklyn Tax Map Block 942, Lot 7

**Date(s):** c.1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of four (119-125 Sixth Ave) Italianate row houses built at a time when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class. The bracketed cornice and slightly arched windows are traditional of the style.

**Alterations**

Main Facade (West): Stoop removed; entry modified; first floor windows replaced with 3 part casements; window ornament simplified; awning added at new entry

**Site**

Concrete areaway paving with planting bed

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**125 6 AVENUE**

Borough of Brooklyn Tax Map Block 942, Lot 6

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of four (119-125 Sixth Avenue) Italianate row houses built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The bracketed cornice and slightly arched windows are traditional of the style.

**Alterations**

Main Facade (West): Curved pediment of door enframing removed; stair railing replaced

**Site**

Concrete areaway paving with iron gate and fence

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**127 6 AVENUE**

Borough of Brooklyn Tax Map Block 942, Lot 5

**Date(s):** c 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 4

**Material(s):** Brick, cast-iron

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Italianate mixed-use building was built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The large cornice and simple window sills and lintels are prominent features of the style.

**Alterations**

Main Facade (West): New store front and apartment entry

North Facade: Projecting area windows infilled with brick.

**Site**

N/A

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**129 6 AVENUE**

Borough of Brooklyn Tax Map Block 942, Lot 4

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Colonial Revival

**Stories:** 3

**Material(s):** Brick, cast-iron

**Status:** Contributing

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

This three-story brick and cast-iron building was built at a time when western Park Slope was rapidly-developing with apartments and houses for Brooklyn's middle class. This simple mixed-use building features keystoned window lintels and a stepped parapet that are key features of the building.

### **Alterations**

Main facade (West): Storefront configuration altered; first floor awning added

### **Site**

N/A

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

N/A

## **131 6 AVENUE**

Borough of Brooklyn Tax Map Block 942, Lot 3

**Date(s):** 2012 (NB Not determined)

**Architect(s) / Builder(s):** Arianna Braun Architects

**Owner(s) / Developer(s):** Aslan Azrak

**Type:** Apartment building

**Style(s):** Not determined

**Stories:** 3

**Material(s):** Concrete, metal

**Status:** Non-Contributing

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

Originally two one-story commercial buildings. These buildings serviced the surrounding row houses at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The current building features similar proportions and scale as the surrounding row houses, it also features a stylized cornice.

### **Alterations**

Main Facade (West): Demolished two one-story buildings

### **Site**

N/A

### **Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**133 6 AVENUE**

Borough of Brooklyn Tax Map Block 942, Lot 1

**Date(s):** c 1880 (NB Not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3

**Material(s):** Brick, brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

This three-story simple Italianate row house was built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The simple rowlock window lintels and projecting sills as well as the larger main facade cornice and slightly smaller cornice running along the side elevation are key features

**Alterations**

Main Facade (East): Storefront altered; large awning/signage added;

North Facade: Second and Third-floor oriel removed and new windows; additional fire escape installed; one window on second floor bricked in; window and door surround on first floor altered; new door with lights and intercom installed at apartment entrance

**Site**

N/A

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**201 6 AVENUE**

Borough of Brooklyn Tax Map Block 954, Lot 5

**Date(s):** 1886 (NB not determined)

**Architect(s) / Builder(s):** Thomas F. Skelly

**Owner(s) / Developer(s):** Thomas F. Skelly

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Neo-Grec style house was built in 1886 as part of row of three similar buildings (199 to 201A 6th Avenue), of which 199 was previously designated as part the Park Slope HD. It was built for owner Thomas F. Skelly, who was also listed as its architect, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, angled bays, molded window and door surrounds with incised decoration, cast-iron balustrade above the entryway lintel, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Neo-Grec style. The building remains largely intact.

### **Alterations**

Main Facade (West): Replacement sash; window grilles at the basement; replacement understoop gate; bell panel at the basement

### **Site**

Historic bluestone areaway paving

### **Sidewalk / Curb Materials**

Non-historic concrete

### **References**

Brooklyn Daily Eagle (May 1, 1886), 1.

### **201A 6 AVENUE**

Borough of Brooklyn Tax Map Block 954, Lot 4

**Date(s):** 1886 (NB not determined)

**Architect(s) / Builder(s):** Thomas F. Skelly

**Owner(s) / Developer(s):** Thomas F. Skelly

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Neo-Grec style house was built in 1886 as part of row of three similar buildings (199 to 201A 6th Avenue), of which 199 was previously designated as part the Park Slope HD. It was built for owner Thomas F. Skelly, who was also listed as its architect, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, angled bays, molded window and door surrounds with incised decoration, cast-iron balustrade above the entryway lintel, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Neo-Grec style. The building remains largely intact.

### **Alterations**

Main Facade (West): Replacement sash; window grilles at the basement and first story; light fixture at the main entryway; doorbells at the basement and first story

### **Site**

Historic bluestone areaway paving

## **Sidewalk / Curb Materials**

Non-historic concrete

## **References**

Brooklyn Daily Eagle (May 1, 1886), 1.

## **203 6 AVENUE**

Borough of Brooklyn Tax Map Block 954, Lot 3

**Date(s):** 1872-74 (NB not determined)

**Architect(s) / Builder(s):** Thomas F. Skelly

**Owner(s) / Developer(s):** Thomas Skelly

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built in 1872-74 as one in a pair of two similar buildings (203 and 205 6th Avenue) for owner Thomas F. Skelly, who was also listed as its architect, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, round-arch main entryway topped by a gabled lintel on scrolled brackets, molded window surrounds with bracketed sills, paneled door jambs with colonettes, cast-iron newel posts, stoop balusters and railings, ornate cast-iron fence and gate, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

## **Alterations**

Main Facade (West): Replacement sash; window grilles at the basement and first story; light fixture at the main entryway; address numbers attached to the basement facade

## **Site**

Historic bluestone areaway paving; non-historic planting beds

## **Sidewalk / Curb Materials**

Non-historic concrete

## **References**

RERBG v.14, n.343 (October 10, 1874), p. 250

## **205 6 AVENUE**

Borough of Brooklyn Tax Map Block 954, Lot 2

**Date(s):** 1872-74 (NB not determined)

**Architect(s) / Builder(s):** Thomas F. Skelly

**Owner(s) / Developer(s):** Thomas Skelly

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone



**Status:** Contributing

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

This Italianate style house was built in 1872-74 as one in a pair of two similar buildings (203 and 205 6th Avenue) for owner Thomas F. Skelly, who was also listed as its architect, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, round-arch main entryway topped by a gabled lintel on scrolled brackets, molded window surrounds with bracketed sills, paneled door jambs with colonettes, cast-iron newel posts, stoop balusters and railings, ornate cast-iron fence and gate, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (West): Replacement sash; window grilles at the basement; light fixtures at the basement and main entryway; address plate next to the main entryway

### **Site**

Historic bluestone areaway paving; non-historic planting beds

### **Sidewalk / Curb Materials**

Non-historic concrete

### **References**

RERBG v.14, n.343 (October 10, 1874), p. 250.

### **207 6 AVENUE**

Borough of Brooklyn Tax Map Block 954, Lot 1

**Date(s):** 1883 (NB not determined)

**Architect(s) / Builder(s):** Andrew Hudson

**Owner(s) / Developer(s):** Mary Skelly

**Type:** Row house

**Style(s):** Altered Neo-Grec

**Stories:** 4 with basement and attic

**Material(s):** Brownstone; brick

**Status:** Contributing

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

This four-story, altered Neo-Grec dwelling was designed by architect Andrew Hudson and built in 1883 for owner Mary Skelly at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone main facade on 6th Avenue, brownstone stoop, elaborate main entryway surround, angled bays, molded and incised ornament at the sills and lintels, segmental main entryway topped by a bracketed lintel with metal crest work, end gable facing Union Street, and bracketed cornice are characteristic of the Neo-Grec style.

### **Alterations**

Main Facade (West): Storefronts installed at the basement and the west side of the first story in the early-twentieth century (remnants of the original storefront: metal cornice with dentils and window transoms); replacement ironwork on the stoop; replacement sash

South Facade: Sealed windows and storefront at the street level (paneled, cast-iron columns

remain); replacement sash; electrical wires and conduits; louvered vent

Rear Elevation (East): Metal fire escape

### **Site**

Non-historic, one-story rear addition covered in cement stucco; non-historic metal fence and gate on Union Street

### **Sidewalk / Curb Materials**

Concrete curb on 6th Avenue; bluestone and concrete curb on Union Street; bluestone and concrete sidewalks

### **References**

American Architect & Building News, vol. 13, no. 388 (Jun. 2, 1883), 263.

### **82 6 AVENUE aka 64-72 St. Mark's Avenue) 6th Avenue**

Borough of Brooklyn Tax Map Block 935, Lot 7501

**Date(s):** 1880-86

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone, wood, metal

**Status:** Contributing

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

Built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, round-arch main entryway, segmental-arched windows with molded stone lintels and bracketed sills, and bracketed cornice are all characteristics of the Italianate style.

### **Alterations**

Main Facade (East): Facade and stoop resurfaced; metal security door light fixtures and intercom box at main entry; windows replaced; 1890-1900 two-story wood-and-glass projecting angled bay addition, with multi-pane wood-and-glass door off main stoop, the addition features curved bay with large picture windows, stained-glass transom and crenelated cornice; basement facade painted and storefront reconfigured with off-set corner entry and vertical casement windows flanking entrance; three light fixtures above basement entrance

(North) Facade: Facade resurfaced/painted; windows replaced; multiple signs above window at easternmost portion of north facade; through-the-wall air-conditioner at first floor; large exhaust pipe runs the length of the facade from basement to roofline; multiple HVAC units; wood storage shed; secondary storefront with stone steps leading to central entrance with wood-and-glass door and flanking display windows; metal security gates and grilles at storefront; metal denticulated cornice; signage at entrance, angled metal-and-glass sign at first and second floors

(West)Facade: One-story addition with two parking garages and two small storefronts with off-set entrance brick bulkhead and large display window; metal security gates and grilles at storefront; metal denticulated cornice; signage at entrance; wood fencing and wood deck at roof of one-story

addition; metal pipe runs from first floor to cornice; windows replaced and lintels removed; satellite dish at roofline

### **Site**

Main Facade (East): Metal fence encloses curved recessed areaway with stone pavers and stone two-level platforms

(North) Facade: Metal fencing encloses part of paved stone areaway; two double door metal access hatches, wide concrete driveway

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

1880 Bromley map; 1886 Robinson map

## **84 6 AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 41

**Date(s):** 1884 (NB 341-1884)

**Architect(s) / Builder(s):** John P. Seeley

**Owner(s) / Developer(s):** John P. Seeley

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Neo-Grec style house was built as a pair of similar buildings, 84 and 86 6th Avenue, built in 1884 for owner-developer John P. Seeley, who was also listed as its architect, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, angled bays, molded window and door surrounds with incised decoration, cast-iron balustrade above the entryway, bracketed projecting hood, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Neo-Grec style. The building remains largely intact.

### **Alterations**

Main Facade (East):

Facade resurfaced/painted; main entry door replaced with metal door; glass block sidelights and light fixtures; windows replaced; metal security grilles at first-floor windows; metal awning at under stoop entrance

### **Site**

Metal fencing and gate encloses concrete areaway and raised metal access hatch

### **Sidewalk / Curb Materials**

Bluestone and concrete sidewalk and stone curb

### **References**

New York City Department of Buildings, Borough of Brooklyn, New Buildings application file

## 86 6 AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 42

**Date(s):** 1884 (NB 341-1884)

**Architect(s) / Builder(s):** John P. Seeley

**Owner(s) / Developer(s):** John P. Seeley

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

This Neo-Grec style house was built as a pair of similar buildings, 84 and 86 6th Avenue, built in 1884 for owner-developer John P. Seeley, who was also listed as its architect, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, angled bays, molded window and door surrounds with incised decoration, cast-iron balustrade above the entryway, bracketed projecting hood, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Neo-Grec style. The building remains largely intact

### Alterations

Main Facade (East):

Facade resurfaced/painted; metal security door at main entry; windows replaced; metal security grilles at first-floor windows and basement window; one basement window altered and converted into door with metal security door and light fixtures

### Site

Historic metal fencing and gate encloses concrete areaway paving and raised metal access hatch

### Sidewalk / Curb Materials

Bluestone and concrete sidewalk and brownstone curb

### References

New York City Department of Buildings, Borough of Brooklyn, New Buildings application file

## 88 6 AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 43

**Date(s):** 1860-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

Built as one in a row of six Italianate style row houses (88, 90, 92, 94, 96 6th Avenue), just after the Civil War at a time when the western section of Park Slope was rapidly-developing with houses and

apartments for Brooklyn's growing middle class. The building's brick facing, segmental-arch main entryway topped by a gabled lintel on scrolled brackets, molded segmental-arched windows with molded stone lintels and sills, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (East):

Facade repointed/stoop and basement resurfaced; light fixtures at main entry; windows replaced; metal security grilles at first-floor windows; metal gate at stoop

### **Site**

Metal gate and Historic fencing encloses concrete areaway paving and metal access hatch

### **Sidewalk / Curb Materials**

Concrete and bluestone sidewalk and stone curb

### **References**

1869 Dripps maps

### **90 6 AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 44

**Date(s):** 1860-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

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

Built as one in a row of six Italianate style row houses (88, 90, 92, 94, 96 6th Avenue), built just after the Civil War, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brick facing, segmental-arch main entryway topped by a gabled lintel on scrolled brackets, molded segmental-arched windows with molded stone lintels and sills, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (East):

Facade repointed/stoop and basement resurfaced; light fixtures at main entry; windows replaced; metal security grilles at first-floor windows; metal gate at stoop

### **Site**

Cast-iron newel posts and gate with metal fencing encloses brick paved areaway, small planting bed and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

## References

1869 Dripps maps

### 92 6 AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 45

**Date(s):** 1860-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

Built as one in a row of six Italianate style row houses (88, 90, 92, 94, 96 6th Avenue), just after the Civil War, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brick facing, segmental-arch main entryway topped by a gabled lintel on scrolled brackets, molded segmental-arched windows with molded stone lintels and sills, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

### Alterations

Main Facade (East):

Facade repointed/stoop and basement resurfaced; windows replaced and bracketed sills added; light fixtures at main entry; metal railings; fencing and gate replaced

### Site

Brownstone hip wall with metal fencing and gate encloses concrete areaway paving and metal access hatch

### Sidewalk / Curb Materials

Concrete sidewalk and stone curb

## References

1869 Dripps maps

### 94 6 AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 46

**Date(s):** 1860-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

Built as one in a row of six Italianate style row houses (88, 90, 92, 94, 96 6th Avenue), just after the Civil War, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brick facing, segmental-arch main entryway topped by a gabled lintel on scrolled brackets, molded segmental-arched windows with molded stone lintels and sills, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (East):

Facade repointed/stoop and basement resurfaced; windows replaced; stone lintels and sills replaced; main entry door replaced; light fixtures at main entry; railings, fencing and gate replaced

### **Site**

Metal fencing and gate encloses concrete areaway paving and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

1869 Dripps maps

### **96 6 AVENUE (aka 65-69 Prospect Place)**

Borough of Brooklyn Tax Map Block 935, Lot 47

**Date(s):** 1860-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone, brick

**Status:** Contributing

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

Built as the last in a row of six Italianate style row houses (88, 90, 92, 94, 96 6th Avenue), just after the Civil War, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's sits on a corner lot and has brownstone facing on the main facade and brick on the south facade with a two-story angled bay window, round-arch main entryway topped by a gabled lintel on scrolled brackets, molded window surrounds with bracketed sills, bracketed cornice and arched fascia are typical of the Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (East):

Facade and stoop resurfaced; light fixtures at main entry; windows replaced; security grilles at basement windows replaced;

South Facade:

Brick repointed at upper floors; brownstone resurfaced at basement facade; light fixtures and metal security door at secondary entry; security grille at fifth window; light fixture above seventh window

East Facade: Facade resurfaced; 1-1/2 story brownstone addition; topped by wood deck and tall

wood privacy fencing; windows replaced; metal piping runs the length of the facade; roof top deck not visible from the street with metal fencing at roofline

Two-story, two-car garage with two metal garage doors, wood clad roof and three dormer windows

### **Site**

West Facade: Metal fencing replaced, enclosing earthen areaway.

South Facade: Brownstone curb with tall replacement metal fencing and gate; central walkway and flanking areaways, both with earthen planting areas and large metal access hatch

East Facade: tall brownstone wall with metal fencing and metal entry door surrounds rear yard.

### **Sidewalk / Curb Materials**

West Facade: Concrete sidewalk and stone curb

South Facade: Concrete and bluestone sidewalk and stone curb.

East Facade: Concrete driveway and bluestone and concrete sidewalk and stone curb

### **References**

1869 Dripps maps

### **98 6 AVENUE**

Borough of Brooklyn Tax Map Block 938, Lot 40

**Date(s):** not determined

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** not determined

**Type:** Row house

**Style(s):** Altered Italianate with Second Empire details

**Stories:** 4 and basement

**Material(s):** Brick, brownstone, metal

**Status:** Contributing

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

Built as part of a row (98-114 Sixth Avenue) of Italianate houses at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

### **Alterations**

Main Facade (West): Covered in scaffolding unable to determine at time of designation

### **Site**

Covered in scaffolding unable to determine

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

N/A



## 98 6 AVENUE

Borough of Brooklyn Tax Map Block 938, Lot 40

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Not determined

**Stories:** Not determined

**Material(s):** Brick, brownstone and metal

**Status:**

### History, Significance and Notable Characteristics

Entire site covered in scaffolding at time of designation. Unable to determine an details.

### Alterations

Main Facade (West): Covered in scaffolding unable to determine.

### Site

N/A

### Sidewalk / Curb Materials

Concrete with stone curb

### References

N/A

## 100 6 AVENUE

Borough of Brooklyn Tax Map Block 938, Lot 41

**Date(s):** c. 1880 (NB Not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

Built as a part of a row (98-114 Sixth Avenue) of Italianate houses at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The round-arch doorway with a broken pediment hood resting on console brackets and the heavily molded window enframements are typical of the style.

### Alterations

Main Facade (West): Stair railing modified; iron fence has been replaced; electric light added by entry way

### Site

Concrete areaway paving with planting bed

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

N/A

### **102 6 AVENUE**

Borough of Brooklyn Tax Map Block 938, Lot 42

**Date(s):** c. 1880 (NB Not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as a part of a row (98-114 Sixth Avenue) of Italianate houses at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The round arch doorway with a broken pediment hood resting on console brackets and the heavily molded window enframements are typical of the style.

### **Alterations**

Main Facade (West): Electric light installed in entry

### **Site**

Concrete areaway paving with planting bed

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

N/A

### **104 6 AVENUE**

Borough of Brooklyn Tax Map Block 938, Lot 43

**Date(s):** c. 1880 (NB Not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as a part of a row (98-114 Sixth Avenue ) of Italianate houses at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing

middle class. The heavy molded window surrounds and decorative cornice resting on console brackets are typical of the style.

**Alterations**

Main Facade (West): Stoop removed and entry door removed; entry enframingent removed

**Site**

Concrete areaway paving with planting bed

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**106 6 AVENUE**

Borough of Brooklyn Tax Map Block 938, Lot 44

**Date(s):** c.1880 (NB Not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as a part of a row (98-114 Sixth Avenue) of Italianate houses at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The decorative cornice with console brackets and the recessed entryway with round-arched door are typical of the style.

**Alterations**

Main Facade (West): Door enframingent removed; cast-iron stair railing replaced; window surrounds and lintels removed

**Site**

Concrete areaway paving with replacement fence and gate

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**108 6 AVENUE**

Borough of Brooklyn Tax Map Block 938, Lot 45

**Date(s):** c. 1880 (NB Not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house  
**Style(s):** Altered Italianate  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

Built as a part of a row (98-114 Sixth Avenue) of Italianate houses at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The arrangement, rhythm and size of the windows are typical of the Italianate style.

### **Alterations**

Main Facade (West): Window surrounds removed; stoop removed; entry hood and door enframing removed; entry relocated to basement level; electric lights installed at new entry door; brackets and decoration removed from cornice

### **Site**

Concrete areaway paving; iron fence and gate replaced

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

N/A

## **110 6 AVENUE**

Borough of Brooklyn Tax Map Block 938, Lot 46

**Date(s):** c. 1880 (NB Not determined)  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** Not determined  
**Type:** Row house  
**Style(s):** Italianate with alterations  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

Built as a part of a row (98-114 Sixth Avenue) of Italianate houses at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The molded window lintels, and recessed round-arched entryway are typical of the Italianate style.

### **Alterations**

Main Facade (West): Window surrounds have been simplified; entry enframing simplified; electric sconces installed on either side of entry; stoop railing replaced

### **Site**

Concrete areaway paving with planting bed; historic iron fence with gate

### **Sidewalk / Curb Materials**

Concrete with stone curb

## References

N/A

### 112 6 AVENUE

Borough of Brooklyn Tax Map Block 938, Lot 47

**Date(s):** c.1880 (NB Not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with Second Empire elements

**Stories:** 4 and basement

**Material(s):** Brownstone

**Status:** Contributing

## History, Significance and Notable Characteristics

Built as a part of a row (98-114 Sixth Avenue) of Italianate houses at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The window surrounds, decorative cornice and pedimented entry hood are all typical of the Italianate style.

## Alterations

Main facade (West): New awning installed at entry and basement level; entire facade painted pink; areaway altered for separate entrance; fourth floor added in 1888 by James Rorke and designed by G.L. Morse.

## Site

Bluestone areaway paving with planting bed; understair access to basement level; iron fence and gate

## Sidewalk / Curb Materials

Concrete with stone curb

## References

NYC Department of Buildings, Borough of Brooklyn

### 114 6 AVENUE

Borough of Brooklyn Tax Map Block 938, Lot 48

**Date(s):** c. 1880 (NB Not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with Second Empire elements

**Stories:** 4 and basement

**Material(s):** Brick, brownstone, metal

**Status:** Contributing

## History, Significance and Notable Characteristics

Built as a part of a row (98-114 Sixth Avenue) of houses at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. While the other houses of this row are more Italianate in style this one features Second Empire details including the column-supported entry hood, bracketed window surrounds and mansard roof. The corner positioning of this row house also allows for a projecting round bays along it's south facade. One bay that runs the height of the basement and first floor features a metal ogee arch top, while the second bay extends through the basement up to the third floor.

### **Alterations**

Main facade (West): Electric light installed at entry; fourth floor and basement extension built 1895 by W. M. Coots for the owner A.S. Robins.

North Facade: Fourth-floor and basement extension built 1895 by W. M. Coots for the owner A.S. Robins

### **Site**

Concrete areaway paving with landscaped side yard, historic stone-and-iron fence along west side; iron fence along north side.

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

NYC Department of Buildings, Borough of Brooklyn; American Architect & Building News, vol.. 48, no. 1017 (Jun 22, 1895), p.xii.

## **194 6 AVENUE**

Borough of Brooklyn Tax Map Block 953, Lot 46

**Date(s):** 1877 (NB 123-1877)

**Architect(s) / Builder(s):** Robert Dixon

**Owner(s) / Developer(s):** Thomas Fagan

**Type:** Row house

**Style(s):** Italianate with Neo-Grec style elements

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house with Neo-Grec style elements was built in 1877 as part of row of six similar buildings (188 to 194 6th Avenue), of which 188 to 192A were previously designated as part the Park Slope HD. It was designed by architect Robert Dixon and built in 1877 for owner Thomas Fagan at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's molded window surrounds, bracketed sills, gabled entryway, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Italianate style, while its angular brackets and incised ornamentation at the base, first-story sills and window lintel, and the main entryway are indicative of the Neo-Grec style. The building remains largely intact.

### **Alterations**

Main Facade (East): Painted; replacement sash; overhead lamp at the main entryway; replacement understoop gate

**Site**

Historic bluestone areaway paving and non-historic planting bed

**Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

**References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file

**196 6 AVENUE**

Borough of Brooklyn Tax Map Block 953, Lot 47

**Date(s):** 1879 (NB 448-1879)

**Architect(s) / Builder(s):** John Rose

**Owner(s) / Developer(s):** Thomas H. Robbins

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One in a row of four Italianate style row houses (196 to 202 6th Avenue), this building was designed by architect John Rose and built in 1879 for owner Thomas H. Robbins at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, round-arched and gabled main entryway lintel decorated with foliated brackets and a paneled keystone, paneled jambs with colonettes at the main entryway, molded window surrounds, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice with dentils are characteristics of the Italianate style. The house remains largely intact.

**Alterations**

Main Facade (East): Painted facade; replacement understoop gate; replacement sash; window grilles at the basement and first stories; light fixture, electrical conduit and bell panel at the basement

**Site**

Bluestone and concrete areaway paving; non-historic planting bed

**Sidewalk / Curb Materials**

Historic bluestone curb; bluestone and concrete sidewalk

**References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file.

**198 6 AVENUE**

Borough of Brooklyn Tax Map Block 953, Lot 48

**Date(s):** 1879 (NB 448-1879)

**Architect(s) / Builder(s):** John Rose

**Owner(s) / Developer(s):** Thomas H. Robbins

**Type:** Row house

**Style(s):** Italianate  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

One in a row of four Italianate style row houses (196 to 202 6th Avenue), this building was designed by architect John Rose and built in 1879 for owner Thomas H. Robbins at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing and stoop, round-arched and gabled main entryway with a paneled keystone, paneled door jambs with colonettes, molded window surrounds, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice with dentils are characteristics of the Italianate style. The house remains largely intact.

### **Alterations**

Main Facade (East): Door surround simplified; replacement sash; window grilles at the basement and first story; light fixtures at the basement and main entryway; bell panel at the basement

### **Site**

Bluestone and concrete areaway paving; non-historic planting bed

### **Sidewalk / Curb Materials**

Historic bluestone curb; bluestone and concrete sidewalk

### **References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file.

### **200 6 AVENUE**

Borough of Brooklyn Tax Map Block 953, Lot 49

**Date(s):** 1879 (NB 448-1879)  
**Architect(s) / Builder(s):** John Rose  
**Owner(s) / Developer(s):** Thomas H. Robbins  
**Type:** Row house  
**Style(s):** Altered Italianate  
**Stories:** 3 and basement  
**Material(s):** Brownstone; cement stucco

**Status:** Contributing

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

One in a row of four Italianate style row houses (196 to 202 6th Avenue), this building was designed by architect John Rose and built in 1879 for owner Thomas H. Robbins at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone stoop; round-arched main entryway lintel, paneled door jambs with colonettes, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice with dentils are characteristics of the Italianate style.

### **Alterations**

Door and window surrounds simplified; replacement sash; window grilles at the basement and first story; light fixture at the main entryway



**Site**

Brownstone and concrete areaway paving; non-historic planting bed

**Sidewalk / Curb Materials**

Historic bluestone curb; bluestone and concrete sidewalk

**References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file.

**202 6 AVENUE**

Borough of Brooklyn Tax Map Block 953, Lot 50

**Date(s):** 1879 (NB 448-1879)

**Architect(s) / Builder(s):** John Rose

**Owner(s) / Developer(s):** Thomas H. Robbins

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One in a row of four Italianate style row houses (196 to 202 6th Avenue), this building was designed by architect John Rose and built in 1879 for owner Thomas H. Robbins at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing and stoop, round-arched and gabled main entryway lintel with a paneled keystone, paneled door jambs with colonettes, molded window surrounds, ornate fence and gate, and bracketed cornice with dentils are characteristic of the Italianate style. The house remains largely intact.

**Alterations**

Main Facade (East): Brackets at the main entryway simplified; replacement sash; window grilles at the basement

**Site**

Bluestone and concrete areaway paving; non-historic planting bed

**Sidewalk / Curb Materials**

Concrete

**References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file.

**204 6 AVENUE**

Borough of Brooklyn Tax Map Block 953, Lot 51

**Date(s):** 1879 (NB 213-1879)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Thomas H. Robbins

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 4

**Material(s):** Brownstone, brick

**Status:** Contributing

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

This four-story Neo-Grec style store and apartment house was built in 1879 for owner Thomas H. Robbins at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone main facade on 6th Avenue, molded and incised ornament at the sills and lintels, and bracketed cornice with angular detailing are characteristics of the Neo-Grec style.

### **Alterations**

Main Facade (East): Replacement storefront; sign panel; retractable awning; metal security gates; replacement sash

South Facade: Replacement sash; metal fire escape; replacement storefront with fixed awning and plastic enclosure; window grilles at the first story; replacement door to the upper floors with sidelights and fixed awning; electrical conduits and wires; light fixture at the entryway to the upper floors

Rear Elevation (West): Cement stucco; replacement sash; satellite dish

Roof: Chimney covered with cement stucco

### **Site**

Non-historic, one-story rear extension (incorporating a section of the storefront) covered with cement stucco; historic bluestone stoop to the upper floors with historic cast-iron newel posts and railings; non-historic metal fences and gates; concrete areaway paving

### **Sidewalk / Curb Materials**

Concrete

### **References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file.

## **12 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 12

**Date(s):** 1891 (NB 326-1891)

**Architect(s) / Builder(s):** Walter M. Coots

**Owner(s) / Developer(s):** H.B. Lyons

**Type:** Row house

**Style(s):** Romanesque Revival

**Stories:** 3 and basement

**Material(s):** Brick; sandstone

**Status:** Contributing

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

One of three similar Romanesque Revival style dwellings (12, 14, 16 Berkeley Place), this house was designed and constructed by architect Walter M Coots and built in 1891 for owner H.B. Lyons at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone stoop, angled bays,

rusticated lintels, paneled and bracketed cornice, and cast-iron newel posts and stoop railings are characteristic of the style. The building remains largely intact.

### **Alterations**

Main Facade (North): Replacement sash; window grilles at the basement and first story; replacement door at the main entryway and understoop gate; light fixture and address plaque at the main entryway

### **Site**

Non-historic concrete areaway paving and wrought-iron fence and gate

### **Sidewalk / Curb Materials**

Historic granite; non-historic concrete sidewalk

### **References**

American Architect & Building News vol. 32, no. 805 (May 30, 1891), xvi; New York City Department of Buildings, Borough of Brooklyn, New Building application file.

## **14 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 13

**Date(s):** 1891 (NB 326-1891)

**Architect(s) / Builder(s):** Walter M. Coots

**Owner(s) / Developer(s):** H.B. Lyons

**Type:** Row house

**Style(s):** Romanesque Revival

**Stories:** 3 and basement

**Material(s):** Brick; sandstone

**Status:** Contributing

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

One of three similar Romanesque Revival style dwellings (12, 14, 16 Berkeley Place), this house was designed and constructed by architect Walter M Coots and built in 1891 for owner H.B. Lyons at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone stoop, angled bays, rusticated lintels, paneled and bracketed cornice, and cast-iron newel posts and stoop railings and fence posts are characteristic of the style. The building remains largely intact.

### **Alterations**

Main Facade (North): Replacement stoop, sash, and main entryway door; window grilles and light fixtures at the basement and first story; address plaque at the main entryway; intercom and security camera

### **Site**

Bluestone areaway paving; historic posts and gate and non-historic fence

### **Sidewalk / Curb Materials**

Historic granite curb; non-historic concrete sidewalk

### **References**

American Architect & Building News vol. 32, no. 805 (May 30, 1891), xvi; New York City Department of Buildings, Borough of Brooklyn, New Building application file.

## 16 BERKELEY PLACE

Borough of Brooklyn Tax Map Block 953, Lot 14

**Date(s):** 1891 (NB 326-1891)

**Architect(s) / Builder(s):** Walter M. Coots

**Owner(s) / Developer(s):** H.B. Lyons

**Type:** Row house

**Style(s):** Romanesque Revival

**Stories:** 3 and basement

**Material(s):** Brick; sandstone

**Status:** Contributing

### History, Significance and Notable Characteristics

One of three similar Romanesque Revival style dwellings (12, 14, 16 Berkeley Place), this house was designed and constructed by architect Walter M Coots and built in 1891 for owner H.B. Lyons at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone stoop, angled bays, rusticated lintels, paneled and bracketed cornice, and cast-iron newel posts and stoop railings are characteristic of the style. The building remains largely intact.

### Alterations

Main Facade (North): Replacement sash, undertstoop gate, and main entryway doors; resurfaced water table and first-story sill; window grilles at the basement and first story; light fixture at the basement

### Site

Replacement fence and gate; non-historic tube railing to the basement entryway and concrete block areaway paving

### Sidewalk / Curb Materials

Historic granite curb; non-historic concrete sidewalk

### References

American Architect & Building News vol. 32, no. 805 (May 30, 1891), xvi; New York City Department of Buildings, Borough of Brooklyn, New Building application file.

## 18 BERKELEY PLACE

Borough of Brooklyn Tax Map Block 953, Lot 15

**Date(s):** 1884-85 (NB 685-1884)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** George Gein

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

This Neo-Grec style row house was built as one of a pair of similar dwellings (18 and 20 Berkeley

Place) in 1891 for owner George Gein at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, incised ornamentation, and bracketed cornice with frieze panels and dentils are characteristic of the style. The stoop had been removed in the 20th century, but was recently replaced by the current stoop with reproduction or salvaged ironwork. The facade remains mostly intact.

### **Alterations**

Main Facade (North): Replacement stoop and ironwork; replacement main entryway doors, sash, and understoop gate; window grilles and the basement; utility meter

### **Site**

Non-historic concrete areaway paving and metal fence and gate

### **Sidewalk / Curb Materials**

Historic granite curb; non-historic concrete sidewalk

### **References**

American Architect & Building News vol.16, no. 469 (Dec. 20, 1884), 300.

## **20 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 16

**Date(s):** 1884-85 (NB 685-1884)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** George Gein

**Type:** Row house

**Style(s):** Neo-Grec with alterations

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Neo-Grec style row house with alterations was built as one of a pair of similar dwellings (18 and 20 Berkeley Place) in 1891 for owner George Gein at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, incised ornamentation, and bracketed cornice with frieze panels and dentils are characteristic of the style. The stoop was removed in the 20th century, but the rest of the facade remains mostly intact.

### **Alterations**

Main Facade (North): Stoop removed and main entryway relocated to the basement; replacement sash; window grilles and light fixture at the basement

### **Site**

Non-historic concrete areaway paving and steps to the basement; non-historic steel hatch, lamp post, and metal fence and gate

### **Sidewalk / Curb Materials**

Historic granite curb; non-historic concrete sidewalk

### **References**

## **22 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 17

**Date(s):** 1850-69 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Free-standing house

**Style(s):** Italianate

**Stories:** Not determined

**Material(s):** Clapboard

**Status:** Contributing

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

This stand-alone, Italianate style house, one of the oldest in the historic district extension, appears to have been built in the mid-19th century at a time when the western section of Park Slope was beginning to develop with houses for Brooklyn's growing population. The original style and appearance of the house is not known. The c.1940 tax photo shows that the house had been extensively altered, including replacement siding and porch. The house's facade was again resided and altered in the late 20th or early 21st century using Italianate style elements, such as wood clapboards, molded window surrounds, wood porch with a bracketed and gabled hood, and paneled cornice. This alteration is sensitive the character of the historic district.

### **Alterations**

Main Facade (North): Window grilles at the basement; replacement porch and railings

Roof: Tall brick chimney on the east side attached to the west elevation of 26 Berkeley Place

### **Site**

Possibly historic bluestone walkway and non-historic concrete curb and planting bed at the areaway; historic cast-iron posts and gate; alleyway on the west side with tall wood fence

### **Sidewalk / Curb Materials**

Historic granite curb; non-historic concrete sidewalk

### **References**

Kings County land conveyance records

## **26 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 18

**Date(s):** 1869-80 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built c.1869-80 as one in a row of five similar buildings (26 to 34 Berkeley Place) at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone stoop, round-arch and gabled main entryway lintel on brackets, paneled door jambs, scrolled brackets at the first-story windows, and bracketed cornice with frieze panels and dentils are characteristics of the style.

### **Alterations**

Main Facade (North): Painted stone; replacement ironwork on the stoop; window grilles at the basement; replacement sash; possibly replacement, but sensitive, understoop gate with attached mailbox; light fixtures at the basement and main entryway

West Elevation: Cement stucco

### **Site**

Historic bluestone paving and brownstone curb at the areaway; non-historic metal fence and gate and planting bed at the areaway

### **Sidewalk / Curb Materials**

Historic bluestone sidewalk and granite curb

### **References**

Kings County land conveyance records

### **28 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 19

**Date(s):** 1869-80 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Altered Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This altered Italianate style house was built c.1869-80 as one in a row of five similar buildings (26 to 34 Berkeley Place) at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone stoop, round-arch main entryway lintel, and bracketed cornice with frieze panels and dentils are surviving characteristics of the style.

### **Alterations**

Main Facade (North): Original brownstone replaced with cement stucco; door and window surrounds removed; replacement ironwork on the stoop; replacement main entryway doors and transom (original paneled jambs survive); possibly replacement understoop gate; doorbell at the basement entryway; window grilles at the basement and first story; light fixture at the main entryway

### **Site**

Non-historic concrete paving, planting bed, and metal fence and gate at the areaway

**Sidewalk / Curb Materials**

Historic granite curb; non-historic concrete sidewalk

**References**

Kings County land conveyance records

**30 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 20

**Date(s):** 1869-80 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Altered Italianate

**Stories:** 3 and basement

**Material(s):** Cement stucco

**Status:** Contributing

**History, Significance and Notable Characteristics**

This altered Italianate style house was built c.1869-80 as one in a row of five similar buildings (26 to 34 Berkeley Place) at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone stoop, round-arch main entryway lintel, and bracketed cornice with frieze panels and dentils are surviving characteristics of the style.

**Alterations**

Main Facade (North): Original brownstone replaced with cement stucco; door and window surrounds removed; replacement ironwork on the stoop; replacement main entryway doors and transom; possibly replacement understoop gate; doorbell at the main entryway; window grilles at the basement

**Site**

Non-historic concrete paving, planting bed, and metal fence and gate at the areaway

**Sidewalk / Curb Materials**

Historic bluestone sidewalk and granite curb

**References**

Kings County land conveyance records

**32 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 7502

**Date(s):** 1869-80 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Altered Italianate

**Stories:** 3 and basement

**Material(s):** Cement stucco



**Status:** Contributing

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

This altered Italianate style house was built c.1869-80 as one in a row of five similar buildings (26 to 34 Berkeley Place) at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone stoop, round-arch main entryway lintel, and bracketed cornice with frieze panels and dentils are surviving characteristics of the style.

### **Alterations**

Main Facade (North): Original brownstone replaced with cement stucco; door and window surrounds removed; replacement ironwork on the stoop; replacement main entryway doors with paneled jambs; replacement understoop gate; light fixture at the basement and main entryway; window grilles at the basement

### **Site**

Historic brownstone curb at the areaway; replacement bluestone paving at the areaway, which has non-historic metal fences and gate and planting bed

### **Sidewalk / Curb Materials**

Historic bluestone sidewalk and granite curb

### **References**

Kings County land conveyance records

### **34 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 22

**Date(s):** 1869-80 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Altered Italianate

**Stories:** 3 and basement

**Material(s):** Cement stucco

**Status:** Contributing

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

This altered Italianate style house was built c.1869-80 as one in a row of five similar buildings (26 to 34 Berkeley) Place at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone stoop, round-arch main entryway lintel, and bracketed cornice with frieze panels and dentils are surviving characteristics of the style.

### **Alterations**

Main Facade (North): Original brownstone replaced with cement stucco; door and window surrounds removed; replacement ironwork on the stoop; replacement main entryway doors and transom; possibly replacement understoop gate; light fixture and bell panel at the main entryway; window grilles at the basement and first story

### **Site**

Historic brownstone curb at the areaway; non-historic concrete paving, planting bed, and metal

fence and gate at the areaway

### **Sidewalk / Curb Materials**

Historic granite curb; non-historic concrete sidewalk

### **References**

Kings County land conveyance records

## **38 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 23

**Date(s):** 1892 (NB not determined)

**Architect(s) / Builder(s):** Carl F. Eisenach

**Owner(s) / Developer(s):** J.F. Heinbockle

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Not determined

**Status:** Contributing

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

Built as one of a pair of similar Neo-Grec style dwellings (38 and 40 Berkeley Place), this house was designed by architect Carl F. Eisenach and built in 1892 for owner J.F. Henibockle at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone stoop; cast-iron posts and balusters at the stoop and areaway, angled bays, incised ornament, and bracketed cornice with frieze panels are characteristic of the style. The house remains largely intact.

### **Alterations**

Main Facade (North): Metal gates on the stoop and main entryway door; replacement main entryway doors; original paneled jambs with colonettes removed; window grilles at the basement and first story; possibly replacement understoop gate; light fixtures at the basement and main entryways

### **Site**

Historic cast-iron posts, fence and gate at the areaway; non-historic tile paving and planting bed at the areaway

### **Sidewalk / Curb Materials**

Historic bluestone sidewalk and granite curb

### **References**

American Architect & Building News vol. 36, no. 858 (Jun. 4, 1892), 3

## **40 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 24

**Date(s):** 1892 (NB not determined)

**Architect(s) / Builder(s):** Carl F. Eisenach

**Owner(s) / Developer(s):** J.F. Heinbockle

**Type:** Row house

**Style(s):** Neo-Grec with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of a pair of similar Neo-Grec style dwellings (38 and 40 Berkeley Place), this house was designed by architect Carl F. Eisenach and built in 1892 for owner J.F. Heinbockle at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's angled bays, incised ornament, and bracketed cornice with frieze panels are characteristic of the style. The house's stoop has been removed.

### **Alterations**

Main Facade (North): Stoop removed and main entryway relocated to the basement; plastic awning at the entryway; window grilles at the basement and first story; replacement sash

### **Site**

Non-historic masonry retaining wall topped by metal fence; metal railings at the steps; non-historic concrete pavement, planting bed, and lamp post at the areaway; steel hatch to basement

### **Sidewalk / Curb Materials**

Historic granite curb; non-historic concrete sidewalk

### **References**

American Architect & Building News vol. 36, no. 858 (Jun. 4, 1892), 3.

## **42 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 25

**Date(s):** 1883 (NB 301-1883)

**Architect(s) / Builder(s):** Amzi Hill

**Owner(s) / Developer(s):** Catherine J. Tewell

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** Not determined

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of a pair of similar Neo-Grec style dwellings (42 and 44 Berkeley Place), this house was designed by architect Amzi Hill and built in 1883 for owner Catherine J. Tewell at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone stoop, angled bays, paneled main entryway doors and jambs with colonettes, incised ornament, metal cresting at the entryway lintel, and bracketed cornice with frieze panels are characteristic of the style. The house remains largely intact.

### **Alterations**

Main Facade (North): Painted stone; replacement ironwork on the stoop; window grilles at the basement and first story; possibly replacement understoop gate with attached mailbox; light fixture and bell panel at the basement

**Site**

Historic brownstone curb at the areaway; non-historic metal fence and gate, concrete paving, and planting bed at the areaway

**Sidewalk / Curb Materials**

Historic granite curb; non-historic concrete sidewalk

**References**

American Architect & Building News vol.14, no. 397 (Aug. 4, 1883), 59; Department of Buildings, Borough of Brooklyn, New Building application file.

**44 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 26

**Date(s):** 1883 (NB 301-1883)

**Architect(s) / Builder(s):** Amzi Hill

**Owner(s) / Developer(s):** Catherine J. Tewell

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as one of a pair of similar Neo-Grec style dwellings (42 and 44 Berkeley Place), this house was designed by architect Amzi Hill and built in 1883 for owner Catherine J. Tewell at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone stoop, angled bays, incised ornament, metal cresting at the entryway lintel, and bracketed cornice with frieze panels are characteristic of the style. The house is presently vacant and sealed.

**Alterations**

Main Facade (North): Ironwork removed from the stoop; doors and windows are sealed; section of stone painted and/or spalling

**Site**

Historic brownstone curb and non-historic concrete paving at the areaway

**Sidewalk / Curb Materials**

Historic granite curb; non-historic concrete sidewalk

**References**

American Architect & Building News vol.14, no. 397 (Aug. 4, 1883), 59; Department of Buildings, Borough of Brooklyn, New Building application file.

**46 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 27

**Date(s):** 1881 (NB 124-1881)

**Architect(s) / Builder(s):** Amzi Hill (Attributed)

**Owner(s) / Developer(s):** Not determined

**Type:** Row house  
**Style(s):** Neo-Grec  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of four similar Neo-Grec style dwellings (46 to 52 Berkeley Place), the design of this house is attributed to architect Amzi Hill, who designed the identical, adjacent pair of houses at 42 and 44 Berkeley Place. It was built in 1881 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone stoop with cast-iron balusters and railings, angled bays, incised ornament, paneled main entryway jambs with colonettes, and bracketed cornice with frieze panels are characteristic of the style. The house remains largely intact.

### **Alterations**

Main Facade (North): Painted stone; newel posts replaced with brick, replacement sash; metal gates on the stoop; replacement doors and transom at the main entryway; possibly replacement understoop gate; grilles at the main entryway and basement and first-story windows; bell panels and light fixtures at the basement and main entryways;

### **Site**

Non-historic concrete paving, metal fence and gate, and metal coal chute cover at the areaway

### **Sidewalk / Curb Materials**

Historic granite curb; non-historic concrete sidewalk

### **References**

Department of Buildings, Borough of Brooklyn, New Building application file (information missing).

## **48 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 28

**Date(s):** 1881 (NB 124-1881)  
**Architect(s) / Builder(s):** Amzi Hill (Attributed)  
**Owner(s) / Developer(s):** Not determined  
**Type:** Row house  
**Style(s):** Neo-Grec  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of four similar Neo-Grec style dwellings (46 to 52 Berkeley Place), the design of this house is attributed to architect Amzi Hill, who designed the identical, adjacent pair of houses at 42 and 44 Berkeley Place. It was built in 1881 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone stoop, angled bays; incised ornament, paneled main entryway jambs with colonettes, and bracketed cornice with frieze panels are characteristic of the style. The house remains largely intact.

## **Alterations**

Main Facade (North): Replacement sash and ironwork on the stoop; window grilles at the basement and first story; replacement main entryway doors; possible replacement understoop gate (with attached mailbox); doorbell at the basement

## **Site**

Replacement brownstone curb and metal fence and gate at the areaway; non-historic lamp post

## **Sidewalk / Curb Materials**

Historic granite curb and sidewalk

## **References**

Department of Buildings, Borough of Brooklyn, New Building application file (information missing)

## **50 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 29

**Date(s):** 1881 (NB 124-1881)

**Architect(s) / Builder(s):** Amzi Hill (Attributed)

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of four similar Neo-Grec style dwellings (46 to 52 Berkeley Place), the design of this house is attributed to architect Amzi Hill, who designed the identical, adjacent pair of houses at 42 and 44 Berkeley Place. It was built in 1881 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone stoop, angled bays; incised ornament, paneled main entryway jambs with colonettes, and bracketed cornice with frieze panels are characteristic of the style. The house remains largely intact.

## **Alterations**

Main Facade (North): Painted stone; replacement ironwork on the stoop; replacement sash; replacement door at the main entryway; window grilles at the basement and main entryway; possibly replacement understoop gate; light fixtures at the main entryway

## **Site**

Replacement bluestone paving at the areaway; steel hatch door on raised concrete platform; replacement fence and gate; non-historic lamp post

## **Sidewalk / Curb Materials**

Replacement, but sensitive, bluestone sidewalk; historic granite curb

## **References**

Borough of Brooklyn, New Building application file (information missing)

## **52 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 30

**Date(s):** 1881 (NB 124-1881)

**Architect(s) / Builder(s):** Amzi Hill (Attributed)

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of four similar Neo-Grec style dwellings (46 to 52 Berkeley Place), the design of this house is attributed to architect Amzi Hill, who designed the identical, adjacent pair of houses at 42 and 44 Berkeley Place. It was built in 1881 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone stoop with cast-iron newel post and balusters, angled bays; incised ornament, paneled main entryway doors and jambs with colonettes, and bracketed cornice with frieze panels are characteristic of the style. The house remains largely intact.

### **Alterations**

Main Facade (North): Painted stone; replacement sash; window grilles at the basement and first story; possibly replacement understoop gate; doorbell at the basement

### **Site**

Possible replacement, but sensitive, brownstone curb at the areaway; historic cast-iron posts, balusters, and gate at the areaway; non-historic concrete paving and lamp post at the areaway

### **Sidewalk / Curb Materials**

Historic granite curb; possible replacement bluestone sidewalk

### **References**

Department of Buildings, Borough of Brooklyn, New Building application file (information missing).

## **54 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 31

**Date(s):** 1879 (NB 120-1879)

**Architect(s) / Builder(s):** John G. Glover & Son

**Owner(s) / Developer(s):** W.S. Tuttle

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brick; brownstone

**Status:** Contributing

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

This Italianate style row house with alterations was designed by architects J.G. Glover & Son and constructed in 1879 for owner W.S. Tuttle at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. Although its window and door lintels have been shaved off, the building's cast-iron posts and stoop ironwork

and bracketed cornice with dentils and frieze panels are surviving elements of the style

### **Alterations**

Main Facade (North): Resurfaced base; door and window lintels shaved; replacement sash and main entryway door; window grilles at the basement and first story; possibly replacement understoop gate; exposed wire

### **Site**

Historic bluestone curb and cast-iron posts and gate at the areaway; non-historic lamp post; asphalt cover at the coal chute

### **Sidewalk / Curb Materials**

Historic granite curb; non-historic concrete sidewalk

### **References**

Department of Buildings, Borough of Brooklyn, New Building application file

## **56 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 32

**Date(s):** 1881 (NB 123-1881)

**Architect(s) / Builder(s):** John Magilligan

**Owner(s) / Developer(s):** Mary Magilligan

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of five similar Neo-Grec style dwellings (56 to 64 Berkeley Place), this house was designed by architect John Magilligan and built in 1881 for owner Mary Magilligan at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone stoop, angled bays, incised ornament, decorative main entryway doors, paneled jambs with colonettes, and bracketed cornice with frieze panels are characteristic of the style. The house remains largely intact.

### **Alterations**

Main Facade (North): Painted stone; replacement sash; window grilles at the basement and first stories; replacement ironwork on the stoop; possible replacement understoop gate (With attached mailbox); doorbell at the basement

### **Site**

Historic brownstone curb and non-historic concrete paving and lamp post at the areaway

### **Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

### **References**

Department of Buildings, Borough of Brooklyn, New Building application file.

## **58 BERKELEY PLACE**



Borough of Brooklyn Tax Map Block 953, Lot 33

**Date(s):** 1881 (NB 123-1881)  
**Architect(s) / Builder(s):** John Magilligan  
**Owner(s) / Developer(s):** Mary Magilligan  
**Type:** Row house  
**Style(s):** Neo-Grec  
**Stories:** 2 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of five similar Neo-Grec style dwellings (56 to 64 Berkeley Place), this house was designed by architect John Magilligan and built in 1881 for owner Mary Magilligan at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone stoop, angled bays, incised ornament, decorative main entryway doors, paneled jambs with colonettes, and bracketed cornice with frieze panels are characteristic of the style. The house remains largely intact.

### **Alterations**

Main Facade (North): Replacement sash; grilles at the main entryway and basement and first-story sash; replacement ironwork on the stoop; possibly replacement understoop gate; bell panel at the basement

### **Site**

Historic brownstone curb and bluestone areaway paving at the areaway; replacement fence and gate; non-historic lamp post

### **Sidewalk / Curb Materials**

Historic granite curb and bluestone sidewalk

### **References**

Department of Buildings, Borough of Brooklyn, New Building application file

## **60 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 34

**Date(s):** 1881 (NB 123-1881)  
**Architect(s) / Builder(s):** John Magilligan  
**Owner(s) / Developer(s):** Mary Magilligan  
**Type:** Row house  
**Style(s):** Italianate  
**Stories:** 2 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of five similar Neo-Grec style dwellings (56 to 64 Berkeley Place), this house was designed by architect John Magilligan and built in 1881 for owner Mary Magilligan at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone stoop, angled bays, incised ornament,

decorative main entryway doors, paneled jambs with colonettes, and bracketed cornice with frieze panels are characteristic of the style. The house remains largely intact.

### **Alterations**

Main Facade (North): Painted stone; replacement ironwork on the stoop; grilles at the main entryway, as well as the basement and first-story sash; replacement sash; replacement understoop gate; light fixture at the basement and first story entryways; doorbell at the main entryway

### **Site**

Non-historic concrete areaway paving, metal fence and gate, planting bed, and lamp post

### **Sidewalk / Curb Materials**

Historic bluestone sidewalk and granite curb

### **References**

Department of Buildings, Borough of Brooklyn, New Building application file.

## **62 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 35

**Date(s):** 1881 (NB 123-1881)

**Architect(s) / Builder(s):** John Magilligan

**Owner(s) / Developer(s):** Mary Magilligan

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 2 and basement

**Material(s):** Not determined

**Status:** Contributing

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

Built as one of five similar Neo-Grec style dwellings (56 to 64 Berkeley Place), this house was designed by architect John Magilligan and built in 1881 for owner Mary Magilligan at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone stoop, cast-iron balusters and railing on the stoop, angled bays, incised ornament, decorative main entryway doors, paneled jambs with colonettes, and bracketed cornice with frieze panels are characteristics of the style. The house remains largely intact.

### **Alterations**

Main Facade (North): Replacement newel posts, sash, and understoop gate; light fixture and doorbell at the basement; window grilles at the basement and first story

### **Site**

Historic bluestone areaway paving and historic posts and gate; non-historic lamp post

### **Sidewalk / Curb Materials**

Historic bluestone curb and sidewalk

### **References**

Department of Buildings, Borough of Brooklyn, New Building application file.

## **64 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 36

**Date(s):** 1881 (NB 123-1881)

**Architect(s) / Builder(s):** John Magilligan

**Owner(s) / Developer(s):** Mary Magilligan

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of five similar Neo-Grec style dwellings (56 to 64 Berkeley Place), this house was designed by architect John Magilligan and built in 1881 for owner Mary Magilligan at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone stoop, cast-iron work on the stoop, angled bays, incised ornament, decorative main entryway doors, paneled jambs with colonettes, and bracketed cornice with frieze panels are characteristics of the style. The house remains largely intact.

### **Alterations**

Main Facade (North): Replacement sash; window grilles at the basement and first story; possibly replacement, but sensitive, understoop gate (with attached mailbox); light fixtures at the main entryway

### **Site**

Historic bluestone paving and cast-iron posts and gate at the areaway

### **Sidewalk / Curb Materials**

Historic bluestone curb and sidewalk

### **References**

Department of Buildings, Borough of Brooklyn, New Building application file.

## **66 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 37

**Date(s):** 1888 (NB not determined)

**Architect(s) / Builder(s):** Walter M. Coots

**Owner(s) / Developer(s):** H.B. Lyons

**Type:** Row house

**Style(s):** Altered Queen Anne

**Stories:** 2 with basement and attic

**Material(s):** Brick; brownstone

**Status:** Contributing

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

Built as one of three similar Queen Anne style row houses (66 to 70 Berkeley Place), this house was designed by architect Walter M. Coots and constructed in 1888 for owner H.B. Lyons at a time when the western section of Park Slope was rapidly-developing with houses and apartments for

Brooklyn's growing middle class. The building's original brick and brownstone facade was replaced with replacement brick and its cornice was simplified in the 20th century. Surviving Queen Anne style elements include its brownstone stoop, cast-iron posts and gate, and the upper section of cornice topped by globes.

### **Alterations**

Main Facade (North): Replacement brick; bottom section of cornice removed; stoop resurfaced; replacement sash; possible replacement main entryway doors (covered with metal gates); possible replacement understoop gate with attached main lox; plastic awning at the basement entryway

### **Site**

Historic brownstone areaway curb and cast-iron posts and gate; non-historic concrete areaway paving

### **Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

### **References**

American Architect & Building News vol. 23, no. 635 (Feb. 25, 1888), xvi.

## **68 BERKELEY PLACE**

Borough of Brooklyn Tax Map Block 953, Lot 38

**Date(s):** 1888 (NB not determined)

**Architect(s) / Builder(s):** Walter M. Coots

**Owner(s) / Developer(s):** H.B. Lyons

**Type:** Row house

**Style(s):** Queen Anne

**Stories:** 2 with basement and attic

**Material(s):** Brick; brownstone

**Status:** Contributing

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

Built as one of three similar Queen Anne style row houses (66 to 70 Berkeley Place), this house was designed by architect Walter M. Coots and constructed in 1888 for owner H.B. Lyons at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's heavy expanses of rough-faced stone, its use of a variety of lintel arches, paneled door jambs, cast-iron posts, bracketed piers, and elaborate cornice topped by globes are characteristics of the style.

### **Alterations**

Main Facade (North): Replacement sash and main entryway door; resurfaced stoop; possibly replacement understoop gate; window grilles at the basement; light fixtures and bell panels at the basement and main entryway

### **Site**

Historic bluestone areaway curb; non-historic concrete areaway paving and fence and gate (with original cast-iron posts)

### **Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

## References

American Architect & Building News vol. 23, no. 635 (Feb. 25, 1888), xvi.

### 70 BERKELEY PLACE

Borough of Brooklyn Tax Map Block 953, Lot 39

**Date(s):** 1888 (NB not determined)

**Architect(s) / Builder(s):** Walter M. Coots

**Owner(s) / Developer(s):** H.B. Lyons

**Type:** Row house

**Style(s):** Queen Anne

**Stories:** 2 with basement and attic

**Material(s):** Brick; brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

Built as one of three similar Queen Anne style row houses (66 to 70 Berkeley Place), this house was designed by architect Walter M. Coots and constructed in 1888 for owner H.B. Lyons at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's heavy expanses of rough-faced stone, its use of a variety of lintel arches, paneled door jambs, cast-iron posts, bracketed piers, and elaborate cornice topped by globes are characteristics of the style.

### Alterations

Painted stoop and facade; replacement sash and understoop gate; possibly replacement main entryway doors; light fixtures and bell panels at the main and basement entryway

East Elevation: Repointed brick; replacement sash at the lot-line windows

Roof: Repointed brick chimney; HVAC vent

### Site

Main Facade (North): Non-historic concrete areaway paving and areaway fence and gate (with original gate posts)

### Sidewalk / Curb Materials

Historic bluestone curb; non-historic concrete sidewalk

## References

American Architect & Building News vol. 23, no. 635 (Feb. 25, 1888), xvi.

### 34 PARK PLACE

Borough of Brooklyn Tax Map Block 941, Lot 7502

**Date(s):** 1880 (NB 113-1880)

**Architect(s) / Builder(s):** Jeremiah J. Gilligan

**Owner(s) / Developer(s):** John Monas

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 2 and basement

**Material(s):** Brownstone and brick

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of five ( 34-42 Park Place) Neo-Grec townhouses built by John Monas and designed by J. J. Gilligan at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The molded window surrounds, stylized, geometric cornice and pedimented entry hood with keystone arch entry surround are typical of the Neo-Grec style.

**Alterations**

Main Facade (North): Electric lights installed at entry surround; stoop covered in construction board at time of designation

**Site**

Concrete areaway paving with planting bed

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

NYC Department of Building, Borough of Brooklyn

**36 PARK PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 24

**Date(s):** 1880 (NB 113-1880)

**Architect(s) / Builder(s):** Jeremiah J. Gilligan

**Owner(s) / Developer(s):** John Monas

**Type:** Row house

**Style(s):** Neo-Grec with alterations

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of five (34-42 Park Place) Neo-Grec townhouses built by John Monas and designed by J. J. Gilligan at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The molded window surrounds, stylized, geometric cornice and pedimented entry hood with keystone arch entry surround are typical of the Neo-Grec style.

**Alterations**

Main facade (North): Electric sconces installed at entry; new iron railing

**Site**

Bluestone areaway paving with iron gate and fence

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

## 38 PARK PLACE

Borough of Brooklyn Tax Map Block 941, Lot 25

**Date(s):** 1880 (NB 113-1880)

**Architect(s) / Builder(s):** Jeremiah J. Gilligan

**Owner(s) / Developer(s):** John Monas

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

One of five (34-42 Park Place) Neo-Grec townhouses built by John Monas and designed by J. J. Gilligan at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The molded window surrounds, stylized, geometric cornice and pedimented entry hood with keystone arch entry surround are typical of the Neo-Grec style.

### Alterations

Main Facade (North): Electric lights installed at entry; stoop railing replaced; mailboxes installed at basement level

### Site

Paver areaway; iron fence and gate

### Sidewalk / Curb Materials

Concrete with stone curb

### References

N/A

## 40 PARK PLACE

Borough of Brooklyn Tax Map Block 941, Lot 26

**Date(s):** 1880 (NB 113-1880)

**Architect(s) / Builder(s):** Jeremiah J. Gilligan

**Owner(s) / Developer(s):** John Monas

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

One of five (34-42 Park Place) Neo-Grec townhouses built by John Monas and designed by J. J. Gilligan at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The molded window surrounds, stylized geometric cornice and pedimented entry hood with keystone arch entry surround are typical of the Neo-Grec style.

**Alterations**

Main Facade (North): Painted cornice; painted brownstone

**Site**

Concrete areaway paving; historic iron fence and gate

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**42 PARK PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 27

**Date(s):** 1880 (NB 113-1880)

**Architect(s) / Builder(s):** Jeremiah J. Gilligan

**Owner(s) / Developer(s):** John Monas

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of five (34-42 Park Place) Neo-Grec townhouses built by John Monas and designed by J. J. Gilligan at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The molded window surrounds, stylized geometric cornice and pedimented entry hood with keystone arch entry surround are typical of the Neo-Grec style.

**Alterations**

Main Facade (North): Detail elements at entry door simplified; awning added inside door enframing; new iron railing on stoop

**Site**

Concrete areaway paving with historic iron fence and gate

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**44 PARK PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 28

**Date(s):** c. 1880 (NB Not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate



**Stories:** 3 and basement

**Material(s):** Brownstone and Brick

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of two(44-46 Park Place), two-bay wide Italianate row houses built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The geometric, curved pediment of the entry is a prime feature of this style.

**Alterations**

Main Facade (North): Entire facade painted; electric lights installed around enframement, and at areaway door

**Site**

Bluestone areaway paving and brownstone fence

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**46 PARK PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 29

**Date(s):** c. 1880 (NB Not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of two(44-46 Park Place), two- bay wide Italianate row houses built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The geometric, curved pediment of the entry is a prime feature of this style.

**Alterations**

Main Facade (North): Electric lights installed at entry

**Site**

Brick areaway paving with planting bed

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**48 PARK PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 50

**Date(s):** 1908 (NB not determined)

**Architect(s) / Builder(s):** Albert E. Parfitt

**Owner(s) / Developer(s):** St. Augustine's Roman Catholic Church

**Type:** Institutional

**Style(s):** Gothic Revival

**Stories:** 4 and basement

**Material(s):** Brick and Brownstone

**Status:** Contributing

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

This building occupies a large, through block lot with elevations on both Park Place and Sterling Place. Currently home to P.S. 77 was built as a school for the St. Augustine's Roman Catholic Church, which sits adjacent to the building. This Neo-Gothic style is reflected in the castellated parapet with stone coping, drip molding and pointed-arch door surrounds.

### **Alterations**

Under construction scaffolding at time of designation

### **Site**

N/A

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

N/A

## **66 PARK PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 30

**Date(s):** 1888 (NB not determined)

**Architect(s) / Builder(s):** Parfitt Brothers - Alfred E. Parfitt

**Owner(s) / Developer(s):** St. Augustine's Roman Catholic Church

**Type:** Religious

**Style(s):** Gothic Revival

**Stories:** Not determined

**Material(s):** Brownstone

**Status:** Contributing

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

St. Augustine's Roman Catholic Church is one of 2 buildings on this lot. The church was built in 1888 in the Gothic Revival style by the Parfitt Brothers. The asymmetrical facade is made of rusticated ashlar brownstone. There are a number of ornamental elements typical of the Gothic Revival style evident in this structure including - pinnacles, crockets, finials, quatrefoil, trefoil, and drip molding.

### **Alterations**

Currently under construction at time of designation

### **Site**

Varying yard conditions

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**66 PARK PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 30

**Date(s):** 1905 (NB not determined)

**Architect(s) / Builder(s):** Parfitt Brothers - Alfred E. Parfitt

**Owner(s) / Developer(s):** St. Augustine's Roman Catholic Church

**Type:** Religious

**Style(s):** Gothic Revival

**Stories:** 3 and basement

**Material(s):** Stone

**Status:** Contributing

**History, Significance and Notable Characteristics**

The St. Augustine's Roman Catholic Church Rectory is one of two buildings occupying the lot. Built in 1905 the French Gothic chateau style compliments the church of similar design. The Sixth Avenue facade features an asymmetrical tripartite facade with a castellated bay, recessed bay and tower bay with a conical roof. The Park Place facade features a castellated parapet and a steep sloped roof penetrated by dormer windows.

**Alterations**

Currently under construction at time of designation

**Site**

Varying yard; stone and iron fence

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

NYC Department of Buildings, Borough of Brooklyn

**3 PLAZA ST WEST (aka 1-5 Plaza Street, 1-5 8th Avenue, 254-256 St. John's Place)**

Borough of Brooklyn Tax Map Block 1060, Lot 8

**Date(s):** 1927 (NB 11064-1927)

**Architect(s) / Builder(s):** Sugarman & Berger

**Owner(s) / Developer(s):** Surrel Realty Corp.

**Type:** Apartment building

**Style(s):** Neo-Gothic

**Stories:** 15 and penthouse

**Material(s):** Brick, stone, terra cotta

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Neo-Gothic style apartment house was designed by architects Sugarman & Berger and built in 1927 for the Surrel Realty Corp. at a time when earlier row houses and surviving freestanding houses were being replaced by much taller apartment houses. The building's inventive use of brick, stone and terra-cotta Gothic ornament, which is evident in its stone base, pointed arch entryway with rope moldings and flanking paneled pilasters, continuous moldings, and decorative wrought-iron grilles and light fixtures, grouped arches decorated with rope moldings and finials, open parapet with balustrades, panels and blind arcades, and tall water tower enclosure with pointed-arch openings is characteristic of the style. Its roofline, water tank housing, and penthouse have been simplified, but the building remains largely intact.

### **Alterations**

Main Facade (North, facing St. John's Place): Painted base; window grilles at the first story; sign plates; marquee; vent pipes; utility meter; replacement sash at most bays (multi-pane wood sash at various parts of the facade); mismatched brick replacement at the corners of the facade; simplified parapet

West Facade: Painted at the base; window grilles at the basement and some first story bays; electrical conduit, standpipe and sign; replacement sash (multi-pane wood sash at various parts of the facade); mismatched brick replacement at the corners of the facade

East Facade: Painted at the base; window grilles at the basement and some first story bays; additional entryways; standpipe and sign; replacement sash (multi-pane wood sash at various parts of the facade); mismatched brick replacement at the corners of the facade

Rear Elevation (South): Electrical conduits; window grilles at the first story; replacement sash (multi-pane wood sash at various parts of the facade); mismatched brick replacement at the corners of the elevation

Roof: Recessed penthouse, covered with cement stucco and paint; water tower's arched openings sealed; water tower covered with cement stucco and paint; modified chimneys

### **Site**

Historic stone posts (painted) and wrought-iron gates facing 8th Avenue; metal standing vent on Plaza Street; steel hatches and grates; standpipe on St. John's Place

### **Sidewalk / Curb Materials**

Non-historic concrete and metal curbs; concrete sidewalks (appropriate to what would have been installed at the time of the building's construction)

### **References**

New York City, Department of Buildings, Borough of Manhattan, Certificate of Occupancy (4/23/1928)

### **25 PLAZA ST WEST Street (aka 21-37 Plaza Street West, 269-279 Berkeley Place, 266 Lincoln Place)**

Borough of Brooklyn Tax Map Block 1062, Lot 11

**Date(s):** 1941 (NB 504-1941)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Apartment building

**Style(s):** Colonial Revival

**Stories:** 6 and basement

**Material(s):** Brick; stone

**Status:** Contributing

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

This Colonial Revival style apartment house was built in 1941 at a time when earlier row houses and surviving freestanding houses were being replaced by much taller apartment houses. The building's ornate main entryway, featuring quoins, Ionic columns, and curved pediment, as well as brick quoining, decorative brick sills, lintels and bands, decorative fire escapes, and brick parapet with open sections enclosed by decorative wrought iron, are characteristic of the restrained version of the style applied to many apartment buildings of the mid-20th century. The building remains largely intact.

### **Alterations**

Main Facade (East): Stone ornament at the entryway covered with paint; scalloped marquee; sign plates and address numbers at the main entryway; metal gate at secondary entryway; replacement sash; grilles at the basement windows and some first-story windows; utility meter

North and South Facades: Metal fence at the first story of the south light well; window grilles at the basement and first stories

Rear Elevation: Replacement sash; one-story garage entrance facing Berkeley Place; additional entryway; electrical conduits, security lamps; vents

### **Site**

Historic planting beds; non-historic metal fences and gates

### **Sidewalk / Curb Materials**

Concrete sidewalks (appropriate to what would have been installed at the time of the building's construction); historic bluestone curb on Plaza Street and Lincoln Place; bluestone and granite curb on Berkeley Place

### **References**

New York City Department of Buildings, Building Information System (BIS)

## **39 PLAZA ST WEST ( Berkeley Plaza )**

Borough of Brooklyn Tax Map Block 1064, Lot 18

**Date(s):** 1926-27 (NB 10687-1926)

**Architect(s) / Builder(s):** Rosario Candela

**Owner(s) / Developer(s):** Marvin Scheiblen

**Type:** Apartment building

**Style(s):** Medieval Revival

**Stories:** 13

**Material(s):** Brick, limestone, terra cotta, iron

**Status:** Contributing

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

This Medieval Revival style apartment house was designed by architect Rosario Candela and built in 1926-27 for Marvin Sheiblen at a time when earlier row houses and surviving freestanding houses were being replaced by much taller apartment houses. The building's inventive combination of

Gothic and Classical details, such as scrolled, foliated and heraldic elements, executed in brick, limestone and terra cotta, as well as its richly-decorated, asymmetrically-placed main entryway, elaborate window surrounds, and terra-cotta cornice, is characteristic of the style. The building remains largely intact.

### **Alterations**

Main Facade (East): Replacement sash; mismatched repointing; window grilles at the first story

North Facade: Window converted to a door with granite steps with metal railings, side sash, and transom, metal gate and overhead lamp at the freight entrance; window grilles at the first story; replacement sash; vent pipes, standpipe and signage

Rear Elevation (West): Mismatched repointing; window grilles at the first story; replacement sash

West Elevation: Mismatched repointing; window grilles at the first story; replacement sash

Roof: Metal fence above the parapet

### **Site**

Historic planting beds

### **Sidewalk / Curb Materials**

Non-historic concrete and metal curb; concrete sidewalk

### **References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file.

## **45 PLAZA ST WEST**

Borough of Brooklyn Tax Map Block 1064, Lot 21

**Date(s):** 1941 (NB 135-1941)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Apartment building

**Style(s):** No style

**Stories:** 6 and basement

**Material(s):** Brick

**Status:** Non-Contributing

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

This Moderne style apartment house with Neo-Classical style alterations was built in 1941 at a time when earlier row houses and surviving freestanding houses were being replaced by much larger apartment houses. The building's complex footprint, consisting of a series of bay projections, along with its wraparound windows and spare ornamentation are characteristic of the Moderne style, while its splayed lintels, brick quoins, and coursed brick are characteristic of the Neo-Colonial style. The building's Plaza Street facade and parapet have been simplified.

### **Alterations**

Main Facade (Direction): Heavy repointing; replacement main entryway door; canvas marquee; replacement sash; simplified parapet; window grilles at the basement and first story

South Facade: Heavy repointing; replacement sash and doors; electrical conduits and lamps;

window grilles at the basement

North and courtyard Elevations: Replacement sash; wrought-iron fire escape; window grilles at the first story

### **Site**

Gardens facing Plaza Street, enclosed by replacement fences; non-historic brick and bluestone walkway on Plaza Street; planting beds facing Union Street (including one located below grade in the building's shallow setback), enclosed by replacement fences

### **Sidewalk / Curb Materials**

Concrete curb and sidewalks

### **References**

New York City Department of Buildings, Buildings Information System (BIS)

## **47 PLAZA ST WEST**

Borough of Brooklyn Tax Map Block 1064, Lot 24

**Date(s):** 1927-28 (NB 13486-1927)

**Architect(s) / Builder(s):** Rosario Candela

**Owner(s) / Developer(s):** 47 Plaza Street Corp.

**Type:** Apartment building

**Style(s):** Medieval Revival

**Stories:** 15 and penthouse

**Material(s):** Brick, limestone, terra cotta, leaded glass

**Status:** Contributing

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

This Medieval Revival style apartment house was designed by architect Rosario Candela and built in 1927-28 for the 47 Plaza St. Corp. at a time when earlier row houses and surviving freestanding houses were being replaced by much taller apartment houses. The building's inventive combination of Gothic and Tudor detailing and projecting sculptural elements executed in brick, limestone and terra cotta, such as its array of pointed arches, cusps, masks, heraldic elements, as well as its projecting entryways, first-story bays and upper-story balconies, is characteristic of the style. The building remains largely intact.

### **Alterations**

Main Facade (East): Replacement sash; mismatched repointing; window grilles at the first story

South Facade: Replacement sash and doors; metal stairs; first-story window converted to a door; window and door grilles security lamps; signs, electrical conduits

Rear Elevation (West) and North Elevation: Brick covered with cement stucco; replacement sash

Roof: The setback penthouse appears to have been resurfaced; elevator bulkhead; metal fence

### **Site**

Historic planting beds, enclosed by historic cast-iron fences with decorative posts, as well as by segments of replacement fences; replacement retaining wall at the Union Street areaway

### **Sidewalk / Curb Materials**

Concrete curb on Plaza Street; historic bluestone curb on Union Street; concrete sidewalks

## References

New York City Department of Buildings, Borough of Brooklyn, New Building application file.

## 9 PROSPECT PLACE

Borough of Brooklyn Tax Map Block 935, Lot 74

**Date(s):** 2000

**Architect(s) / Builder(s):** James Harwood

**Owner(s) / Developer(s):** James Harwood

**Type:** Row house

**Style(s):** Not determined

**Stories:** 4

**Material(s):** Concrete

**Status:** Non-Contributing

## History, Significance and Notable Characteristics

N/A

## Alterations

N/A

## Site

Metal fencing and gate encloses concrete areaway paving with small raised planting bed

## Sidewalk / Curb Materials

Concrete sidewalk and stone curb

## References

New York City Department of Buildings, Building Information System (BIS)

## 11A PROSPECT PLACE

Borough of Brooklyn Tax Map Block 935, Lot 72

**Date(s):** 1850-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

## History, Significance and Notable Characteristics

Built as one in a row of six (11, 11A 13, 15, 17, 19 Prospect Place) buildings, these pre-Civil War Anglo-Italianate style row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brick facing round-arch main entryway, round-arched door surrounds, segmental-arched windows with brick lintels and stone sills, and bracketed cornice with an arched fascia are typical of the Anglo-Italianate style. The building remains largely intact.



### **Alterations**

Main Facade (South): Facade painted; fencing and gate replaced; windows replaced; metal security grilles at first-floor windows light fixtures at main entry

### **Site**

Metal fencing encloses brick paved areaway with small raised planting bed and metal access hatch

### **Sidewalk / Curb Materials**

Bluestone and concrete sidewalk with stone curb

### **References**

1869 Dripps maps

## **11 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 73

**Date(s):** 1850-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

Built as one in a row of six (11, 11A 13, 15, 17, 19 Prospect Place) buildings, these pre-Civil War Anglo-Italianate style row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brick facing, round-arch main entryway, round-arched door surrounds, segmental-arched windows with brick lintels and stone sills, and bracketed cornice with an arched fascia are typical of the Anglo-Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (South): Facade repointed; windows replaced; stoop resurfaced; metal security grilles at first-floor windows

### **Site**

Metal fencing encloses concrete paved areaway with small raised planting bed and metal access hatch

### **Sidewalk / Curb Materials**

Bluestone sidewalk and stone curb

### **References**

1869 Dripps maps

## **15 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 71

**Date(s):** 1850-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Altered Anglo-Italianate

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

Built as one in a row of six (11, 11A 13, 15, 17, 19 Prospect Place) buildings, these pre-Civil War Anglo-Italianate style row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brick facing round-arch main entryway, round-arched door surrounds, segmental-arched windows with brick lintels and stone sills, and bracketed cornice with an arched fascia are typical of the Anglo-Italianate style.

### **Alterations**

Main Facade (South): Facade repointed; portion of facade resurfaced/painted, stoop replaced; metal mailbox at understood entrance; windows replaced; metal security grilles at first-floor windows; lintels and sills replaced; fascia replaced

### **Site**

Metal fencing encloses concrete areaway paving with small raised planting bed and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

1869 Dripps maps

## **17 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 70

**Date(s):** 1850-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

Built as one in a row of six (11, 11A 13, 15, 17, 19 Prospect Place) buildings, these pre-Civil War Anglo-Italianate style row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brick facing round-arch main entryway, round-arched door surrounds, segmental-arched windows with brick lintels and stone sills, and bracketed cornice with an arched fascia are typical of the Anglo-Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (South): Facade painted; windows replaced; light fixture at main entry; metal security grilles at first-floor and basement windows; stoop resurfaced

**Site**

Metal fencing encloses brick paved areaway with small raised planting bed and metal access hatch

**Sidewalk / Curb Materials**

Bluestone and concrete sidewalk and stone curb

**References**

1869 Dripps maps

**19 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 69

**Date(s):** 1850-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with alterations

**Stories:** 4 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as one in a row of six (11, 11A 13, 15, 17, 19 Prospect Place) buildings, these pre-Civil War Anglo-Italianate style row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brick facing round-arch main entryway, round-arched door surrounds, segmental-arched windows with brick lintels and stone sills, and bracketed cornice with an arched fascia are typical of the Anglo-Italianate style. The building remains largely intact.

**Alterations**

Main facade (South): Facade resurfaced; main entry door replaced; windows replaced; metal security grilles at first-floor and basement windows; railings replaced; light fixtures at main and under stoop entries; metal mailbox at main entry; one-story recessed concrete roof top addition with metal fencing enclosing three sides and two slim chimneys

East Facade: Parged brick facade visible from second to fourth floors

**Site**

Metal fencing encloses brick paved areaway with small raised planting bed and metal access hatch; lamp post in areaway

**Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

**References**

1869 Dripps maps

**21 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 68

**Date(s):** 2001

**Architect(s) / Builder(s):** Brendan C. Coburn

**Owner(s) / Developer(s):** Paul Mourning

**Type:** Garage

**Style(s):**

**Stories:** 2

**Material(s):** Brick, stone

**Status:** Contributing

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

N/A

### **Alterations**

New Building

### **Site**

Brownstone hip wall with cast-iron railings encloses paved areaway with raised planting bed

### **Sidewalk / Curb Materials**

N/A

### **References**

New York City Department of Buildings, Building Information System (BIS)

## **23 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 67

**Date(s):** 1860-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire details

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

Built as one in a row of five buildings (23, 25, 27, 29, 31 Prospect Place) these Civil War era houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house features an arched main entry, segmental-arched windows with keystone and stone sills, bracketed cornice and arched fascia all characteristics of the Anglo-Italianate style, the mansard roof and segmental-arched pedimented dormer windows, are characteristics of the Second Empire style.

### **Alterations**

Main Facade (South): Facade repointed; stoop resurfaced; windows replaced; light fixtures at main entry; asphalt shingles at roof; metal piping runs the length of the western facade from roofline to basement

### **Site**

Low brownstone hip wall with cast-iron railings and gate encloses concrete areaway paving with raised planting bed and metal access hatch

**Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

**References**

1869 Dripps maps

**25 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 66

**Date(s):** 1860-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire details

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as one in a row of five buildings (23, 25, 27, 29, 31 Prospect Place) these Civil War era houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house features an arched main entry, segmental-arched windows with keystone and stone sills, bracketed cornice and arched fascia all characteristics of the Anglo-Italianate style, the mansard slate roof and segmental-arched pedimented dormer windows, are characteristics of the Second Empire style.

**Alterations**

Main Facade (South): Facade and stoop resurfaced; windows replaced; keystones removed from above windows and main entry; main entry door replaced; metal piping runs the length of the eastern part of the facade from roofline to basement; fascia removed; asphalt shingles at roof; satellite dish at roofline

**Site**

Brownstone hip wall with metal railings encloses concrete areaway paving with small planting bed and metal access hatch

**Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

**References**

1869 Dripps maps

**27 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 65

**Date(s):** 1860-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire details

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

Built as one in a row of five buildings (23, 25, 27, 29, 31 Prospect Place) these Civil War era houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house features an arched main entry, segmental-arched windows with keystone and stone sills, bracketed cornice and arched fascia all characteristics of the Anglo-Italianate style, the mansard roof and segmental-arched pedimented dormer windows, are characteristics of the Second Empire style.

### **Alterations**

Main Facade (South): Facade repointed; stoop resurfaced and railings replaced; windows replaced; metal security grilles at first-floor windows; keystones removed from above windows and main entry; light fixtures at main entry and door replaced, asphalt shingles at roof, hip wall removed

### **Site**

Metal fencing encloses bluestone areaway paving with small planting bed and metal access hatch; hip wall removed

### **Sidewalk / Curb Materials**

Bluestone sidewalk and stone curb

### **References**

1869 Dripps maps

## **29 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 64

**Date(s):** 1860-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire details

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

Built as one in a row of five buildings (23, 25, 27, 29, 31 Prospect Place) these Civil War era houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house features an arched main entry, segmental-arched windows with keystone and stone sills, bracketed cornice and arched fascia all characteristics of the Anglo-Italianate style, the mansard roof and segmental-arched pedimented dormer windows, are characteristics of the Second Empire style.

### **Alterations**

Main Facade (South): Facade bricks replaced and repointed; windows replaced; light fixture at main

and secondary entries; asphalt shingles at roof; metal piping runs the length of the eastern part of the facade from roofline to basement

**Site**

Brownstone hip wall with cast-iron railings encloses bluestone areaway with small planting bed and metal access hatch

**Sidewalk / Curb Materials**

Bluestone sidewalk and stone curb

**References**

1869 Dripps maps

**31 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 63

**Date(s):** 1860-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire details

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as one in a row of five buildings (23, 25, 27, 29, 31 Prospect Place) these Civil War era houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house features an arched main entry, segmental-arched windows with keystone and stone sills, bracketed cornice and arched fascia all characteristics of the Anglo-Italianate style, the mansard roof and segmental-arched pedimented dormer windows, are characteristics of the Second Empire style.

**Alterations**

Main Facade (South): Facade repointed; Windows replaced; stoop resurfaced and secondary entrance metal security door replaced; metal mailbox added; metal security grilles at first-floor windows; light fixture at main entry and lamp post in areaway

**Site**

Brownstone hip wall with metal railings and gate encloses brick paved areaway with small planting bed and metal access hatch

**Sidewalk / Curb Materials**

Bluestone sidewalk and stone curb

**References**

1869 Dripps maps

**33 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 76

**Date(s):** 1879 (NB 880-1879)

**Architect(s) / Builder(s):** George L. Morse  
**Owner(s) / Developer(s):** Edward & James Rorke  
**Type:** Row house  
**Style(s):** Neo-Grec  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

This Neo-Grec style house was built as part of row of six similar buildings (33, 35, 35A, 37, 39, 41 Prospect Place). It was built in 1879 for owners Edward & James Rorke, and designed by architect George L. Morse, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, one-and-1/2-story angled bays with molded cornice, molded window and door surrounds with angled pediments and incised decoration, projecting stone hood above the entryway lintel, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Neo-Grec style. The building remains largely intact

### **Alterations**

Main Facade (South): Facade resurfaced/painted; stoop resurfaced; windows replaced

### **Site**

Metal fencing surrounds recessed areaway

### **Sidewalk / Curb Materials**

Bluestone sidewalk and stone curb

### **References**

RERBG (Nov. 1, 1879)

## **35 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 75

**Date(s):** 1879 (NB 880-1879)  
**Architect(s) / Builder(s):** George L. Morse  
**Owner(s) / Developer(s):** Edward & James Rorke  
**Type:** Row house  
**Style(s):** Neo-Grec  
**Stories:** 3 and basement  
**Material(s):** Brick, stone

**Status:** Contributing

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

This Neo-Grec style house was built as part of row of six similar buildings (33, 35, 35A, 37, 39, 41 Prospect Place). It was built in 1879 for owners Edward & James Rorke, and designed by architect George L. Morse, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, one-and-1/2-story angled bays with molded cornice, molded window and door surrounds with angled pediments and incised decoration, projecting stone hood above the entryway lintel, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Neo-Grec style. The building remains largely intact



### **Alterations**

Main Facade (South): Facade resurfaced/painted; metal security door at main entry and grilles at first-floor windows; windows replaced; cast-iron railings and newel posts replaced

### **Site**

Stone hip wall encloses recessed areaway accessed by stairs

### **Sidewalk / Curb Materials**

Bluestone and concrete sidewalk and stone curb

### **References**

RERBG (Nov. 1, 1879)

### **35A PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 62

**Date(s):** 1879 (1879 (NB 880-1879))

**Architect(s) / Builder(s):** George L. Morse

**Owner(s) / Developer(s):** Edward & James Rorke

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Neo-Grec style house was built as part of row of six similar buildings (33, 35, 35A, 37, 39, 41 Prospect Place). It was built in 1879 for owners Edward & James Rorke, and designed by architect George L. Morse, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, one-and-1/2-story angled bays with molded cornice, molded window and door surrounds with angled pediments and incised decoration, projecting stone hood above the entryway lintel, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Neo-Grec style. The building remains largely intact

### **Alterations**

Main Facade (South): Facade resurfaced/painted; some windows replaced; cast-iron railings, newel posts, and fencing replaced

### **Site**

Brownstone hip wall encloses recessed areaway

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

RERBG (Nov. 1, 1879)

### **37 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 61

**Date(s):** 1879 (NB 880-1879)

**Architect(s) / Builder(s):** George L. Morse  
**Owner(s) / Developer(s):** Edward & James Rorke  
**Type:** Row house  
**Style(s):** Neo-Grec  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

This Neo-Grec style house was built as part of row of six similar buildings (33, 35, 35A, 37, 39, 41 Prospect Place). It was built in 1879 for owners Edward & James Rorke, and designed by architect George L. Morse, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, one-and-1/2-story angled bays with molded cornice, molded window and door surrounds with angled pediments and incised decoration, projecting stone hood above the entryway lintel, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Neo-Grec style. The building remains largely intact

### **Alterations**

Main Facade (South): Facade painted; windows replaced; metal security door at main entry and grilles at first and second floor windows,

### **Site**

Cast-iron fencing encloses recessed areaway

### **Sidewalk / Curb Materials**

Bluestone and concrete sidewalk and stone curb

### **References**

RERBG (Nov. 1, 1879)

## **39 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 60

**Date(s):** 1879 (NB 880-1879)

**Architect(s) / Builder(s):** George L. Morse  
**Owner(s) / Developer(s):** Edward & James Rorke  
**Type:** Row house  
**Style(s):** Neo-Grec  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

This Neo-Grec style house was built as part of row of six similar buildings (33, 35, 35A, 37, 39, 41 Prospect Place). It was built in 1879 for owners Edward & James Rorke, and designed by architect George L. Morse, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, one-and-1/2-story angled bays with molded cornice, molded window and door surrounds with angled pediments and incised decoration, projecting stone hood above the entryway lintel, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical

of the Neo-Grec style. The building remains largely intact

### **Alterations**

Main Facade (South): Facade resurfaced/painted; stoop resurfaced; cast-iron railings and fencing removed; windows replaced

### **Site**

Metal fencing and gate encloses recessed areaway

### **Sidewalk / Curb Materials**

Bluestone and concrete sidewalk and stone curb

### **References**

RERBG (Nov. 1, 1879)

## **41 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 59

**Date(s):** 1879 (NB 880-1879)

**Architect(s) / Builder(s):** George L. Morse

**Owner(s) / Developer(s):** Edward & James Rorke

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Neo-Grec style house was built as part of row of six similar buildings (33, 35, 35A, 37, 39, 41 Prospect Place). It was built in 1879 for owners Edward & James Rorke, and designed by architect George L. Morse, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, one-and-1/2-story angled bays with molded cornice, molded window and door surrounds with angled pediments and incised decoration, projecting stone hood above the entryway lintel, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Neo-Grec style. The building remains largely intact

### **Alterations**

Main Facade (South): Facade painted; windows replaced; stoop resurfaced and cast-iron railings removed; metal security door at main entry and grilles at first-floor windows

### **Site**

Stone hip wall encloses recessed areaway

### **Sidewalk / Curb Materials**

Bluestone and concrete side walk and stone curb.

### **References**

RERBG (Nov. 1, 1879)

## **43 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 58

**Date(s):** 1868-70

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** John Betts

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one in a row of five Italianate style row houses (43, 45, 47, 49, 51 Prospect Place), this building was built between 1868 and 1870 for owner/developer John Betts at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing; round-arched and gabled main entryway lintel decorated with foliated brackets and a paneled keystone, molded window surrounds, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice with dentils are characteristics of the Italianate style. The house remains largely intact

### **Alterations**

Main Facade (South): Facade resurfaced, main entry enframements simplified, stoop resurfaced and railings replaced, windows replaced, and window enframements simplified,

### **Site**

Replaced metal fencing and stone curb enclose concrete areaway paving and metal access hatch; metal lamppost in areaway

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

1869 Dripps maps

## **45 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 57

**Date(s):** 1868-70

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** John Betts

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one in a row of five Italianate style row houses (43, 45, 47, 49, 51 Prospect Place), this building was built between 1868 and 1870 for owner/developer John Betts at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, round-arched and gabled main entryway lintel decorated with foliated brackets and a paneled keystone, molded window surrounds, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice with dentils

are characteristics of the Italianate style. The house remains largely intact.

### **Alterations**

Main Facade (South): Facade painted; metal security door at main entry and grilles at first-floor windows; light fixture at main entry; windows replaced; stoop resurfaced and railings replaced;

### **Site**

Replaced metal fencing and gate with stone curb enclose concrete areaway paving and metal access hatch

### **Sidewalk / Curb Materials**

Bluestone and concrete sidewalk and stone curb

### **References**

1869 Dripps maps

## **47 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 56

**Date(s):** 1868-70

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** John Betts

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one in a row of five Italianate style row houses (43, 45, 47, 49, 51 Prospect Place), this building was built between 1868 and 1870 for owner/developer John Betts at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing; round-arched and gabled main entryway lintel decorated with foliated brackets and a paneled keystone, molded window surrounds, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice with dentils are characteristics of the Italianate style. The house remains largely intact.

### **Alterations**

Main Facade (South): Stoop resurfaced/painted; windows replaced; light fixtures at main entry

### **Site**

Hip wall encloses concrete areaway paving and metal access hatch

### **Sidewalk / Curb Materials**

Bluestone sidewalk and stone curb

### **References**

1869 Dripps maps

## **49 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 55

**Date(s):** 1868-70  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** John Betts  
**Type:** Row house  
**Style(s):** Italianate with alterations  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

Built as one in a row of five Italianate style row houses (43, 45, 47, 49, 51 Prospect Place), this building was built between 1868 and 1870 for owner/developer John Betts at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, round-arched and gabled main entryway lintel decorated with foliated brackets and a paneled keystone, molded window surrounds, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice with dentils are characteristics of the Italianate style. The house remains largely intact.

### **Alterations**

Main Facade (South): Facade resurfaced/painted; cornice removed; light fixtures at main entry; lintels removed; windows replaced; metal security grilles at first-floor windows

### **Site**

Hip wall encloses concrete areaway and metal access hatch

### **Sidewalk / Curb Materials**

Bluestone sidewalk and stone curb

### **References**

1869 Dripps maps

## **51 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 7503

**Date(s):** 1868-70  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** John Betts  
**Type:** Row house  
**Style(s):** Italianate with alterations  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

Built as one in a row of five Italianate style row houses (43, 45, 47, 49, 51 Prospect Place), this building was built between 1868 and 1870 for owner/developer John Betts at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, round-arched and gabled main entryway lintel decorated with foliated brackets and a paneled keystone, molded window surrounds, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice with dentils are characteristics of the Italianate style. The house remains largely intact

### **Alterations**

Main Facade (South): Facade painted; cornice removed; one-story roof-top addition; light fixture at main entry; metal railings replaced; under stoop door replaced; light fixture and address plaque at basement facade

### **Site**

Metal fencing and gate encloses concrete areaway paving and metal access hatch

### **Sidewalk / Curb Materials**

Bluestone sidewalk and stone curb

### **References**

1869 Dripps maps

## **53 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 53

**Date(s):** 1850-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

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

Built as one in a row of five buildings(53, 55, 57, 59, 61 Prospect Place), these pre-Civil War Italianate style row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brick facing and deeply recessed main entryway with bracketed projecting stone hood, two-over-one, and two-over-two windows with stone lintels and bracketed stone sills, bracketed cornice with an denticulated fascia are typical of the Italianate style. The building remains largely intact

### **Alterations**

Main Facade (South): Facade repointed and basement facade resurfaced; windows replaced; lintels and sills painted; light fixture and metal security door at main entry; security grilles at first-floor windows; railings replaced

### **Site**

Cast-iron fencing, newel posts, and gate encloses bluestone areaway paving with small planting bed and metal access hatch

### **Sidewalk / Curb Materials**

Bluestone and concrete sidewalk with stone curb

### **References**

1869 Dripps maps

## **55 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 52

**Date(s):** 1850-69  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** Not determined  
**Type:** Row house  
**Style(s):** Italianate  
**Stories:** 3 and basement  
**Material(s):** Brick, brownstone

**Status:** Contributing

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

Built as one in a row of five buildings (53, 55, 57, 59, 61 Prospect Place), these pre-Civil War Italianate style row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brick facing and deeply recessed main entryway with bracketed projecting stone hood, two-over-one, and two-over-two windows with stone lintels and bracketed stone sills, bracketed cornice with an denticulated fascia are typical of the Italianate style. The building remains largely intact

### **Alterations**

Main Facade (South): Facade repointed in places; some windows replaced

### **Site**

Cast-iron fencing, gate, and newel posts enclose bluestone areaway with metal access hatch

### **Sidewalk / Curb Materials**

Bluestone and concrete sidewalk and stone curb

### **References**

1869 Dripps maps

## **57 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 51

**Date(s):** 1860-69  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** Not determined  
**Type:** Row house  
**Style(s):** Italianate  
**Stories:** 3 and basement  
**Material(s):** Brick, brownstone

**Status:** Contributing

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

Built as one in a row of five buildings (53, 55, 57, 59, 61 Prospect Place), these pre-Civil War Italianate style row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brick facing and deeply recessed main entryway with bracketed projecting stone hood, two-over-one, and two-over-two windows with stone lintels and bracketed stone sills, bracketed cornice with an denticulated fascia are typical of the Italianate style. The building remains largely intact

### **Alterations**

Main Facade (South): Facade repointed; metal security door at main entry; metal, fencing; gate and



railings replaced; lamp post in areaway

### **Site**

Metal fencing and gate encloses concrete areaway paving with metal access hatch and lamp post

### **Sidewalk / Curb Materials**

Bluestone and concrete sidewalk and stone curb

### **References**

1869 Dripps maps

## **59 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 50

**Date(s):** 1860-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

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

Built as one in a row of five buildings (53, 55, 57, 59, 61 Prospect Place), these pre-Civil War Italianate style row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brick facing and deeply recessed main entryway with bracketed projecting stone hood, two-over-one, and two-over-two windows with stone lintels and bracketed stone sills, bracketed cornice with an denticulated fascia are typical of the Italianate style. The building remains largely intact

### **Alterations**

Main Facade (South): Facade repointed and basement facade resurfaced; some windows replaced; first-floor window lintels replaced and painted; metal security grilles at first-floor windows; stone hood over main entry painted; address plaque at main entry; metal railings, fencing and gate replaced

### **Site**

Metal fencing and gate encloses concrete areaway paving and metal access hatch

### **Sidewalk / Curb Materials**

Bluestone and concrete sidewalk and stone curb

### **References**

1869 Dripps maps

## **61 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 935, Lot 49

**Date(s):** 1860-69

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house  
**Style(s):** Italianate  
**Stories:** 3 and basement  
**Material(s):** Brick, brownstone

**Status:** Contributing

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

Built as one in a row of five buildings (53, 55, 57, 59, 61 Prospect Place), these pre-Civil War Italianate style row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brick facing and deeply recessed main entryway with bracketed projecting stone hood, two-over-one, and two-over-two windows with stone lintels and bracketed stone sills, bracketed cornice with an denticulated fascia are typical of the Italianate style. The building remains largely intact

### **Alterations**

Main Facade (South): Facade repointed; stoop and basement facade resurfaced; metal security door at main entry and metal security grilles at first-floor windows

East Facade: Parged brick facade visible from second floor to roofline

### **Site**

Brownstone hip wall with metal fencing and gate encloses concrete areaway and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

1869 Dripps maps

## **10 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 12

**Date(s):** c. 1880 (NB not determined)  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** Not determined  
**Type:** Row house  
**Style(s):** Italianate  
**Stories:** 4 with basement  
**Material(s):** Brick, brownstone

**Status:** Contributing

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

This Italianate row house was built around 1880 and as early as 1888 was used by the nearby St. Augustine's Roman Catholic Church, first for the Society of the Holy Cross and then the Catholic Women's Association. The brownstone stoop, molded, slightly arched window lintels and entryway are all typical of the Italianate style.

### **Alterations**

Main Facade (North): Replacement of historic stoop railing; understoop entryway modified

East Elevation: Stucco covered; no visible windows from street

**Site**

Concrete areaway paving with historic iron fence and gate

**Sidewalk / Curb Materials**

Concrete sidewalk with granite curb

**References**

New York City Department of Buildings, Borough of Brooklyn; Brooklyn Daily Eagle, April 26, 1888.

**12 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 13

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as one of five buildings (12-20 Prospect Place) this simple Italianate row house features a double wood-and-glass entry door with transom and carved wood frame as well as decorative cornice with a denticulated band. These row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

**Alterations**

Main Facade (North): New windows installed, new stair railing

**Site**

Stone areaway paving with planting bed and historic lamppost; new fence and gate installed

**Sidewalk / Curb Materials**

Concrete with granite curb

**References**

New York City Department of Buildings, Borough of Brooklyn;

**14 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 14

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as one of five buildings (12-20 Prospect Place) this simple Italianate row house features a double wood-and-glass entry door with transom and carved wood frame as well as decorative cornice with a denticulated band. The first-floor elongated windows are also typical of this style. These row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

**Alterations**

Main Facade (North): Electric sconces installed on either side of window; new railing along stairs

**Site**

Concrete areaway paving with planting bed and historic lamppost; new iron fence and railing

**Sidewalk / Curb Materials**

Concrete and granite curb

**References**

New York City Department of Buildings, Borough of Brooklyn

**16 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 15

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as one of five buildings (12-20 Prospect Place) this simple Italianate row house features a double wood-and-glass entry door with transom as well as decorative cornice with a denticulated band. The first-floor elongated windows are also typical of this style. These row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

**Alterations**

Main Facade (North): New stair railing

**Site**

Concrete areaway paving with planting bed and historic lamppost

**Sidewalk / Curb Materials**

Concrete with granite curb

**References**

NYC Department of Buildings, Borough of Brooklyn

## 18 PROSPECT PLACE

Borough of Brooklyn Tax Map Block 938, Lot 16

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

Built as one of five buildings (12-20 Prospect Place) this simple Italianate row house features a double wood-and-glass entry door with transom and carved wood frame as well as a decorative cornice with a denticulated band. The first-floor elongated windows are also typical of this style. These row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

### Alterations

Main Facade (North): Entire facade painted; new iron work on second-story windows; new iron railing on entry stair

### Site

Concrete areaway paving with lamppost

### Sidewalk / Curb Materials

Concrete with granite curb

### References

NYC Department of Buildings, Borough of Brooklyn

## 20 PROSPECT PLACE

Borough of Brooklyn Tax Map Block 938, Lot 17

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

Built as one of five buildings (12-20 Prospect Place) this simple Italianate row house features a historic entry opening with glass transom and carved wood frame as well as a decorative cornice with a denticulated band. The first-floor elongated windows are also typical of this style. These row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

**Alterations**

Main Facade (North): Entry door replaced with door and sidelight; electric sconces added; stair railing replaced

**Site**

Concrete areaway paving with planting bed; historic iron fence and gate

**Sidewalk / Curb Materials**

Concrete with granite curb

**References**

NYC Department of Buildings, Borough of Brooklyn

**22 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 18

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not Determined

**Type:** Row house

**Style(s):** Second Empire with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as one of six (22-32 Prospect Place), Second Empire style row houses, this house has typical features of that style including a mansard roof with dormers and slightly arched window openings. These row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

**Alterations**

Main Facade (North): Historic door replaced; asphalt shingles installed on mansard roof; pediment at entry hood removed; cornice removed

**Site**

Concrete areaway paving with planting bed and historic lamp post, iron fence and gate replaced

**Sidewalk / Curb Materials**

Concrete with granite curb

**References**

NYC Department of Buildings, Borough of Brooklyn

**24 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 19

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Second Empire with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of six (22-32 Prospect Place), Second Empire style row houses, this house has typical features of that style including a mansard roof with dormers, slightly arched window openings and historic double wood door with round-arched transom. These row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

### **Alterations**

Main Facade (North): Electric light installed at entry; asphalt shingles on mansard roof; cornice removed

### **Site**

Bluestone and concrete areaway paving with planting bed; historic iron fence and gate

### **Sidewalk / Curb Materials**

Concrete with granite curb

### **References**

NYC Department of Buildings, Borough of Brooklyn

## **26 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 20

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Second Empire with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of six (22-32 Prospect Place), Second Empire style row houses, this house has typical features of that style including a mansard roof with dormers, slightly arched window openings, round-arched entry and decorative cornice. These row house were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

### **Alterations**

Main Facade (North): Electric light installed in entryway; stair railing modified; pedimented entry hood removed

### **Site**

Concrete areaway paving with planting bed and lamp post; replacement iron fence and gate

### **Sidewalk / Curb Materials**

Concrete with granite curb

## References

NYC Department of Buildings, Borough of Brooklyn

### 28 PROSPECT PLACE

Borough of Brooklyn Tax Map Block 938, Lot 21

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Second Empire with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

Built as one of six (22-32 Prospect Place), Second Empire style row houses, this house has typical features of that style including a mansard roof with dormers, slightly arched window openings. These row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

### Alterations

Main Facade (North): Door has been replaced; window sills removed; asphalt shingles on mansard roof replace slate; new stair railing on entry stair

### Site

Concrete areaway paving with planting bed; iron fence and gate replaced

### Sidewalk / Curb Materials

Concrete with granite curb

## References

NYC Department of Buildings, Borough of Brooklyn

### 30 PROSPECT PLACE

Borough of Brooklyn Tax Map Block 938, Lot 22

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Second Empire

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

Built as one of six (22-32 Prospect Place), Second Empire style row houses, this house has typical features of that style including a mansard roof with dormers, slightly arched window openings,



decorative cornice and pedimented entry hood. These row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

**Alterations**

Main Facade (North): Electric light installed at entry; stair railing replaced

**Site**

Concrete areaway paving with planting bed and lamppost; historic fence and gate

**Sidewalk / Curb Materials**

Concrete with granite curb

**References**

NYC Department of Buildings, Borough of Brooklyn

**32 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 23

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Second Empire

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as one of six (22-32 Prospect Place), Second Empire style row houses, this house has typical features of that style including a mansard roof with dormers, slightly arched window openings decorative cornice and pedimented entry hood. These row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

**Alterations**

Main facade (North): Electric light installed at entry; stair railing replaced

**Site**

Concrete areaway paving with planting bed and lamp post; historic iron fence and gate

**Sidewalk / Curb Materials**

Concrete with granite curb

**References**

NYC Department of Buildings, Borough of Brooklyn

**34 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 24

**Date(s):** 1882-83 (NB 1208-1882)

**Architect(s) / Builder(s):** George W. Brown

**Owner(s) / Developer(s):** G. M. Brown

**Type:** Apartment building

**Style(s):** Neo-Grec

**Stories:** 4 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

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

Built as one of two (34-36 Prospect Place) Neo-Grec apartment houses (34-36 Prospect Place), this apartment building was constructed and designed by architect G.M. Brown at a time when larger multiple family apartment houses were becoming popular as the western section of Park Slope was rapidly-developing to accommodate Brooklyn's growing middle class. The building's geometric window surrounds, pedimented entryway surround and decorative cornice are all typical of the style.

### **Alterations**

Main Facade (North): Electric lights installed at entryway; entry railing removed; utility meters installed at second-floor

### **Site**

Bluestone areaway paving

### **Sidewalk / Curb Materials**

Concrete with granite curb

### **References**

NYC Department of Buildings, Borough of Brooklyn

## **36 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 25

**Date(s):** 1882-83 (NB 1208-1882)

**Architect(s) / Builder(s):** George W. Brown

**Owner(s) / Developer(s):** G. M. Brown

**Type:** Apartment building

**Style(s):** Neo-Grec with alterations

**Stories:** 4 and basement

**Material(s):** Brick, Brownstone

**Status:** Contributing

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

Built as one of two (34-36 Prospect Place) Neo-Grec apartment houses (34-36 Prospect Place), this apartment building was constructed and designed by architect G.M. Brown at a time when larger multiple family apartment houses were becoming popular as the western section of Park Slope was rapidly-developing to accommodate Brooklyn's growing middle class. The building's pedimented entryway surround and decorative cornice are all typical of the style.

### **Alterations**

Main Facade (North): Window surrounds have been removed and replaced with smaller molded window lintels and sills; brownstone facade removed and replaced with brick; cornice painted white; entry hood and surround simplified; entry stair railing modified

**Site**

Bluestone areaway paving

**Sidewalk / Curb Materials**

Concrete with granite curb

**References**

NYC Department of Buildings, Borough of Brooklyn

**38 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 26

**Date(s):** 1905 (NB 2622-1905)

**Architect(s) / Builder(s):** Charles C. Wagner

**Owner(s) / Developer(s):** Church of God

**Type:** Religious

**Style(s):** Gothic Revival

**Stories:** 2 and basement

**Material(s):** Brick and terra cotta

**Status:** Contributing

**History, Significance and Notable Characteristics**

Formerly the Church of God, this Gothic Revival building is now home to a Spanish language Seventh Day Adventist Church. Built in 1905 to accommodate the growing Protestant population of western Park Slope the church features simple Gothic details including an asymmetrical steeple, colonettes, stained glass windows and modified pointed arches typical of the Gothic Revival style.

**Alterations**

Main Facade (North): Electric light and signage installed on first-floor; security lights and cameras installed

**Site**

Concrete areaway paving, iron fence modified

**Sidewalk / Curb Materials**

Concrete with granite curb

**References**

NYC Department of Buildings, Borough of Brooklyn

**44 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 28

**Date(s):** 1879 (NB not determined)

**Architect(s) / Builder(s):** Robert Dixon

**Owner(s) / Developer(s):** J. Gordon

**Type:** Row house

**Style(s):** Altered Neo-Grec

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

One of two row houses (44-46 Prospect Place) built by J. Gordon and designed by R. Dixon in the Italianate style. Both row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

### **Alterations**

Main Facade (North): Stepped parapet added pre-1940; decorative cornice removed and replaced with smaller cornice; stoop removed; entry relocated to basement level; window surrounds simplified

### **Site**

Concrete areaway paving with planting bed; historic fence and gate.

### **Sidewalk / Curb Materials**

Concrete with granite curb

### **References**

NYC Department of Buildings, Borough of Brooklyn

### **46 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 29

**Date(s):** 1879 (NB not determined)

**Architect(s) / Builder(s):** Robert Dixon

**Owner(s) / Developer(s):** J. Gordon

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

One of two row houses (44-46 Prospect Place) built by J. Gordon and designed by R. Dixon in the Neo-Grec style. Both row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class, 46 Prospect contains much of the original features including the stoop with entryway consisting of a large door hood with angular decorative elements resting on stylized brackets and heavy molded window surrounds.

### **Alterations**

Main Facade (North): Electric light installed at entryway, electric light installed at understoop entry

### **Site**

Concrete areaway paving with planting bed and lamp post; historic iron fence and gate

### **Sidewalk / Curb Materials**

Concrete with granite curb

### **References**

NYC Department of Buildings, Borough of Brooklyn

## 48 PROSPECT PLACE

Borough of Brooklyn Tax Map Block 938, Lot 30

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with Neo-Grec elements

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

One of three (48-52 Prospect Place) Italianate row houses featuring Neo-Grec elements. The heavy molded window surrounds and rusticated base are typical Neo-Grec features while the recessed doorway with acanthus scroll brackets supporting the hood are typical of the Italianate style. These houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

### Alterations

Main Facade (North): Cast-iron end posts replaced on entry stair; electric sconce installed on door enframingent

### Site

Slate areaway paving with planting bed; historic iron fence and gate

### Sidewalk / Curb Materials

Slate with granite curb

### References

NYC Department of Buildings, Borough of Brooklyn

## 50 PROSPECT PLACE

Borough of Brooklyn Tax Map Block 938, Lot 31

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with Neo-Grec elements

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

One of three (48-52 Prospect Place) Italianate row houses featuring Neo-Grec elements. The heavy molded window surrounds and rusticated base are typical Neo-Grec features while the recessed doorway with acanthus scroll brackets supporting the hood are typical of the Italianate style. These houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

**Alterations**

Main Facade (North): Cast-iron stair railing modified; door enframingent fluting modified

**Site**

Slate areaway paving with planting bed and lamp post; historic fence and gate

**Sidewalk / Curb Materials**

Slate with granite curb

**References**

NYC Department of Buildings, Borough of Brooklyn

**52 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 32

**Date(s):** 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with Neo-Grec elements

**Stories:** 3 with basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of three (48-52 Prospect Place) Italianate row houses featuring Neo-Grec elements. The heavy molded window surrounds and rusticated base are typical Neo-Grec features while the recessed doorway with rounded-arch transom is typical of the Italianate style. These houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class.

**Alterations**

Main Facade (North): Entire facade covered with cement coating; entryway railing modified; entry door enframingent simplified

**Site**

Slate areaway paving with planting bed; historic fence and gate

**Sidewalk / Curb Materials**

Slate with granite curb

**References**

NYC Department of Building, Borough of Brooklyn

**54 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 33

**Date(s):** 1887 (NB 1009-1887)

**Architect(s) / Builder(s):** C. P. H. Gilbert

**Owner(s) / Developer(s):** Theresa B. Collins

**Type:** Row house

**Style(s):** Queen Anne

**Stories:** 3 and basement

**Material(s):** Brick, brownstone, metal

**Status:** Contributing

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

One of six (54-64 Prospect Place) Queen Anne Style row houses built by Theresa Collins, and designed by C. P. H. Gilbert. This row of houses was built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. Each house in the row varies adding to the rich eclectic Queen Anne style. 54 Prospect features a curved, rusticated L shaped stoop, small stained-glass upper pane windows, and metal oriel with denticulated arched balcony above.

### **Alterations**

Main Facade (North): Historic door replaced; brownstone facade painted

### **Site**

Concrete areaway paving with planting bed

### **Sidewalk / Curb Materials**

Concrete with granite curb

### **References**

NYC Department of Buildings, Borough of Brooklyn

## **56 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 34

**Date(s):** 1887 (NB 1009-1887)

**Architect(s) / Builder(s):** C. P. H. Gilbert

**Owner(s) / Developer(s):** Theresa Collins

**Type:** Row house

**Style(s):** Queen Anne

**Stories:** 3 and basement

**Material(s):** Brick, brownstone, metal

**Status:** Contributing

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

One of six (54-64 Prospect Place) Queen Anne Style row houses built by Theresa Collins, and designed by C. P. H. Gilbert. This row of houses was built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. Each house in the row varies adding to the rich eclectic Queen Anne style. 56 Prospect features a curved, rusticated L shaped stoop, a recessed round-arched entryway and Romanesque third-floor round-arched windows.

### **Alterations**

Main Facade (North): Electric light installed in entry; electric light installed at understoop entry

### **Site**

Concrete areaway paving

### **Sidewalk / Curb Materials**

Concrete with granite curb

### References

NYC Department of Buildings, Borough of Brooklyn

### 58 PROSPECT PLACE

Borough of Brooklyn Tax Map Block 938, Lot 35

**Date(s):** 1887 (NB 1009-1887)

**Architect(s) / Builder(s):** C. P. H. Gilbert

**Owner(s) / Developer(s):** Theresa Collins

**Type:** Row house

**Style(s):** Queen Anne

**Stories:** 3 and basement

**Material(s):** Brick, brownstone and metal

**Status:** Contributing

### History, Significance and Notable Characteristics

One of six (54-64 Prospect Place) Queen Anne Style row houses built by Theresa Collins, and designed by C. P. H. Gilbert. This row of houses was built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. Each house in the row varies adding to the rich eclectic Queen Anne style. 58 Prospect features a curved, rusticated L shaped stoop, an angled recessed round-arch entryway, and series of arched windows with corbel details.

### Alterations

Main Facade (North): Electric light installed at entry; electric light installed at understoop entry

### Site

Concrete areaway paving with planting bed and historic lamp post

### Sidewalk / Curb Materials

Concrete with granite curb

### References

NYC Department of Buildings, Borough of Brooklyn

### 60 PROSPECT PLACE

Borough of Brooklyn Tax Map Block 938, Lot 36

**Date(s):** 1887 (NB 1009-1887)

**Architect(s) / Builder(s):** C. P. H. Gilbert

**Owner(s) / Developer(s):** Theresa Collins

**Type:** Row house

**Style(s):** Queen Anne

**Stories:** 3 and basement

**Material(s):** Brick, brownstone, metal

**Status:** Contributing

### History, Significance and Notable Characteristics

One of six (54-64 Prospect Place) Queen Anne Style row houses built by Theresa Collins, and



designed by C. P. H. Gilbert. This row of houses was built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. Each house in the row varies adding to the rich eclectic Queen Anne style. 60 Prospect Place features a curved, rusticated L shaped stoop, a metal oriel that creates a balcony topped with a Richardsonian arch.

#### **Alterations**

Main Facade (North): Railing added to stair; electric light installed at entry; electric light installed at understoop entry

#### **Site**

Concrete areaway paving

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

Concrete with granite curb

#### **References**

NYC Department of Buildings, Borough of Brooklyn

### **62 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 37

**Date(s):** 1887 (NB 1009-1887)

**Architect(s) / Builder(s):** C. P. H. Gilbert

**Owner(s) / Developer(s):** Theresa Collins

**Type:** Row house

**Style(s):** Queen Anne

**Stories:** 3 and basement

**Material(s):** Brick, Brownstone and Metal

**Status:** Contributing

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

One of six (54-64 Prospect Place) Queen Anne Style row houses built by Theresa Collins, and designed by C. P. H. Gilbert. This row of houses was built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. Each house in the row varies adding to the rich eclectic Queen Anne style. 62 Prospect Place features a curved, rusticated L shaped stoop, a projecting bay, and series of arched windows with corbel details.

#### **Alterations**

Main Facade (North): Cornice and pediment removed; electric light installed at entry

#### **Site**

Concrete areaway paving with lamp post

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

Concrete with granite curb

#### **References**

NYC Department of Buildings, Borough of Brooklyn

### **64 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 938, Lot 38

**Date(s):** 1887 (NB 1009-1887)

**Architect(s) / Builder(s):** C. P. H. Gilbert

**Owner(s) / Developer(s):** Theresa Collins

**Type:** Row house

**Style(s):** Queen Anne

**Stories:** 3 and basement

**Material(s):** Brick, brownstone, metal

**Status:** Contributing

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

One of six (54-64 Prospect Place) Queen Anne Style row houses built by Theresa Collins, and designed by C. P. H. Gilbert. This row of houses was built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. Each house in the row varies adding to the rich eclectic Queen Anne style. 64 Prospect Place features a curved, rusticated L shaped stoop and a metal oriel that creates a balcony topped with a Richardsonian arch.

### **Alterations**

Main Facade (North): Electric light at door; intercom box added; electric light installed at understoop entry

### **Site**

Concrete areaway paving with lamp post

### **Sidewalk / Curb Materials**

Concrete with granite curb

### **References**

NYC Department of Buildings, Borough of Brooklyn

## **82 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 939, Lot 12

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Cevedra B. Sheldon

**Owner(s) / Developer(s):** George W. Brown

**Type:** Apartment building

**Style(s):** Neo-Grec

**Stories:** 4 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

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

One of two (82-84 Prospect Place) Neo-Grec apartment buildings built by George W. Brown and designed by C.B. Sheldon at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The simple stylized window surrounds and entry are typical of the style.

### **Alterations**

Main Facade (North): Fire escape installed; stoop railing modified; electric light installed at doorway

West Facade: N/A

**Site**

Concrete areaway paving; iron fence replaced with stone

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

Real Estate Record and Builder's Guide (Apr. 24, 1880), 402

**84 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 939, Lot 13

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Cevedra B. Sheldon

**Owner(s) / Developer(s):** George W. Brown

**Type:** Apartment building

**Style(s):** Neo-Grec

**Stories:** 4 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of two (82-84 Prospect Place) Neo-Grec apartment buildings built by George W. Brown and designed by C.B. Sheldon at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The simple stylized window surrounds and entry are typical of the style.

**Alterations**

Main Facade (North): Electric light installed at entry

**Site**

Concrete areaway paving; iron fence and gate replaced

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

Real Estate Record and Builder's Guide (Apr. 24, 1880), 402

**86 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 939, Lot 14

**Date(s):** not determined (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

This row house was built at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The round-arch, recessed entry and curved pediment door enframement are typical of the style.

**Alterations**

Main Facade (North): Security door added at entry; electric light added at entry; stoop railing replaced

**Site**

Stone areaway paving; planting bed; iron fence and gate replaced

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**88 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 939, Lot 15

**Date(s):** not determined (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Italianate row house was built at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The curved window lintels and door enframement are all typical of the style.

**Alterations**

Main Facade (North): New door, transom and sidelight; new stoop railing; electric light installed at entry; new windows installed on first floor

**Site**

Concrete areaway paving; planting bed; iron fence and gate replaced

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**90 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 939, Lot 16

**Date(s):** c. 1880 (NB not determined)  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** Not determined  
**Type:** Row house  
**Style(s):** Italianate  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

One of two (90-92 Prospect Place) Italianate row houses built at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. This row house features curved, molded window sills and console bracketed window lintels.

### **Alterations**

Main Facade (North): Security door added at entry; intercom added at entry; stoop railing replaced

### **Site**

Concrete areaway paving with planting bed and historic lamp post

### **Sidewalk / Curb Materials**

Slate with stone curb

### **References**

N/A

## **92 PROSPECT PLACE**

Borough of Brooklyn Tax Map Block 939, Lot 7503

**Date(s):** not determined (NB not determined)  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** Not determined  
**Type:** Row house  
**Style(s):** Italianate  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

One of two (90-92 Prospect Place) Italianate row houses built at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. This row house features curved, molded window sills and console bracketed window lintels.

### **Alterations**

Main Facade (North): Electric Light installed at entry; through-wall air-conditioner on first floor; stoop railing replaced; door enframing simplified

### **Site**

Stone areaway paving with planting bed and historic lamp post; iron fence and gate replaced

## **Sidewalk / Curb Materials**

Slate with stone curb

## **References**

N/A

## **7 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 75

**Date(s):** 1869-80

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Gothic Revival

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

This was the rectory of the original St. Augustine's R.C. Church, which was located on 5th Avenue. Projecting hood at main entrance with double-leaf wood-and-glass door set into a pointed arch with recessed stone tympanum with incised quatrefoil and foliated decorative elements, supported by paired Composite columns. Lancet-arched windows and stone sills ogee arched windows, and stone label molding with label stops, decorative brickwork and bracketed wood cornice. The building remains largely intact.

## **Alterations**

Main Facade (South): Windows replaced and metal grilles at first floor; light fixtures at main entrance, stoop resurfaced

## **Site**

Historic cast-iron fencing surrounds concrete and brick areaway paving with raised planting beds

## **Sidewalk / Curb Materials**

Bluestone sidewalk and stone curb

## **References**

"In a Clergyman's Study," Brooklyn Daily Eagle (Aug. 5, 1888), 4; 1869 Dripps map; 1880 Bromley map

## **9 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 73

**Date(s):** 1889 (NB 2410-1889)

**Architect(s) / Builder(s):** Edward B. Sturges

**Owner(s) / Developer(s):** Edward B. Sturges

**Type:** Flats building

**Style(s):** Romanesque Revival with Renaissance Revival style elements

**Stories:** 4 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

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

Built as one of three similar Romanesque Revival style dwellings (9, 11, 15 St. Marks Avenue), this flats building was designed and constructed by architect and developer Edward B. Sturges. Built in 1889 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The rough-cut stone and decorative brickwork are characteristics of the Romanesque Revival style while the symmetrical facade and belt courses at each floor reflect the Renaissance Revival style elements. The buildings remain largely intact.

### **Alterations**

Main Facade (South): Brownstone painted; stoop resurfaced; brick facade repointed; windows replaced; non-historic light fixtures; canvas awning at main entry; metal security grilles at first-floor windows; basement windows altered

### **Site**

Tall replaced metal fencing and gate surrounds flanking concrete areaway with recessed stairs to under stoop entrance and raised planting bed

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: Brooklyn Daily Eagle (Nov. 23, 1889), 1; RERBG (Nov. 23, 1889), 1591

## **11 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 72

**Date(s):** 1889 (NB 2410-1889)

**Architect(s) / Builder(s):** Edward B. Sturges

**Owner(s) / Developer(s):** Edward B. Sturges

**Type:** Flats building

**Style(s):** Romanesque Revival with Renaissance Revival style elements

**Stories:** 4 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

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

Built as one of three similar Romanesque Revival style dwellings (9, 11, 15 St. Marks Avenue), this flats building was designed and constructed by architect and developer Edward B. Sturges. Built in 1889 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The rough-cut stone and decorative brickwork are characteristics of the Romanesque Revival style while the symmetrical facade and belt courses at each floor reflect the Renaissance Revival style elements. The buildings remain largely intact.

### **Alterations**

Main Facade (South): Stone enframements painted; stoop resurfaced; brick facade repointed; windows replaced; non-historic light fixtures; main entry door replaced

### **Site**

Tall metal fencing and gate surrounds flanking brick and concrete areaways with recessed stairs to under stoop entrance and brick enclosed raised planting bed.

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: Brooklyn Daily Eagle (Nov. 23, 1889), 1; RERBG (Nov. 23, 1889), 1591

### **15 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 70

**Date(s):** 1889 (NB 2410-1889)

**Architect(s) / Builder(s):** Edward B. Sturges

**Owner(s) / Developer(s):** Edward B. Sturges

**Type:** Flats building

**Style(s):** Romanesque Revival with Renaissance Revival style elements

**Stories:** 4 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

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

Built as one of three similar Romanesque Revival style dwellings (9, 11, 15 St. Marks Avenue), this flats building was designed and constructed by architect and developer Edward B. Sturges. Built in 1889 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The rough-cut stone and decorative brickwork are characteristics of the Romanesque Revival style while the symmetrical facade and belt courses at each floor reflect the Renaissance Revival style elements. The buildings remain largely intact.

### **Alterations**

Main Facade (South): Stone elements painted; brick repointed; stoop resurfaced

### **Site**

Tall metal fencing and gate surrounds flanking concrete areaways with recessed stairs to under stoop entrance

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: Brooklyn Daily Eagle (Nov. 23, 1889), 1; RERBG (Nov. 23, 1889), 1591

### **19 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 69

**Date(s):** 1889 (NB 1779-1889)

**Architect(s) / Builder(s):** John Graham Glover

**Owner(s) / Developer(s):** F.E. Lewis

**Type:** Row house

**Style(s):** Romanesque Revival with Renaissance Revival style elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing



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

The first of eight similar row houses (19, 21, 23, 25, 27, 27A, 29, 31 St. Mark's Avenue), designed by architect John Graham Glover and built for developer F.E. Lewis, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The rough-cut stone flat-arched lintels above the door and windows are characteristics of the Romanesque Revival style while the angled projecting bay and belt courses acting as sills at each floor reflect Renaissance Revival style elements. The buildings remain largely intact.

### **Alterations**

Main Facade (South): Brick facade repointed; stone elements painted; windows replaced; metal security door at main entry and grilles at first-floor windows

### **Site**

Cast-iron fencing gate and newel posts surrounds concrete areaway paving with recessed stairs to under stoop entrance

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: Brooklyn Daily Eagle (Aug. 17, 1889), 1; RERBG(Aug. 17, 1889), 1148

### **21 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 68

**Date(s):** 1899 (NB 1779-1889)

**Architect(s) / Builder(s):** John Graham Glover

**Owner(s) / Developer(s):** F.E. Lewis

**Type:** Row house

**Style(s):** with Renaissance Revival style elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

The second of eight similar row houses (19, 21, 23, 25, 27, 27A, 29, 31 St. Mark's Avenue), designed by architect John Graham Glover and built for developer F.E. Lewis, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The rough-cut stone flat-arched lintels above the door and windows are characteristics of the Romanesque Revival style while the angled projecting bay and belt courses acting as sills at each floor reflect Renaissance Revival style elements. The buildings remain largely intact.

### **Alterations**

Main Facade (South): Facade painted; aluminum awning at main entry; main entry door replaced; metal security grilles at first floor windows

### **Site**

Cast-iron fencing gate and newel posts surrounds concrete areaway paving with recessed stairs to under stoop entrance

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: Brooklyn Daily Eagle (Aug. 17, 1889), 1; RERBG(Aug. 17, 1889), 1148

### **23 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 67

**Date(s):** 1889 (NB 1779-1889)

**Architect(s) / Builder(s):** John Graham Glover

**Owner(s) / Developer(s):** F.E. Lewis

**Type:** Row house

**Style(s):** with Renaissance Revival style elements

**Stories:** 3 and basement

**Material(s):** Brick, Stone

**Status:** Contributing

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

The third of eight similar row houses (19, 21, 23, 25, 27, 27A, 29, 31 St. Mark's Avenue), designed by architect John Graham Glover and built for developer F.E. Lewis, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The rough-cut stone flat-arched lintels above the door and windows are characteristics of the Romanesque Revival style while the angled projecting bay and belt courses acting as sills at each floor reflect Renaissance Revival style elements. The buildings remain largely intact.

### **Alterations**

Main Facade (South): Facade painted; aluminum awning at main entry; main entry door replaced; metal security grilles at first floor windows

### **Site**

Cast-iron fencing gate and newel posts surrounds concrete areaway paving with recessed stairs to under stoop entrance

### **Sidewalk / Curb Materials**

Bluestone and concrete sidewalk, stone curb

### **References**

References: Brooklyn Daily Eagle (Aug. 17, 1889), 1; RERBG(Aug. 17, 1889), 1148

### **25 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 66

**Date(s):** 1889 (NB 1779-1889)

**Architect(s) / Builder(s):** John Graham Glover

**Owner(s) / Developer(s):** F.E. Lewis

**Type:** Row house

**Style(s):** with Renaissance Revival style elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

The fourth of eight similar row houses (19, 21, 23, 25, 27, 27A, 29, 31 St. Mark's Avenue), designed by architect John Graham Glover and built for developer F.E. Lewis, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The rough-cut stone flat-arched lintels above the door and windows are characteristics of the Romanesque Revival style while the angled projecting bay and belt courses acting as sills at each floor reflect Renaissance Revival style elements. The buildings remain largely intact.

### **Alterations**

Main Facade (South): Cast-iron newel posts; railings at stoop; cast-iron fencing and gate enclose concrete areaway.

### **Site**

Cast-iron newel posts, railings at stoop, cast-iron fencing and gate enclose concrete areaway paving with recessed stairs to under stoop entrance

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: Brooklyn Daily Eagle (Aug. 17, 1889), 1; RERBG(Aug. 17, 1889), 1148

## **27 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 65

**Date(s):** 1889 (NB 1779-1889)

**Architect(s) / Builder(s):** John Graham Glover

**Owner(s) / Developer(s):** F.E. Lewis

**Type:** Row house

**Style(s):** with Renaissance Revival style elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

The fifth of eight similar row houses (19, 21, 23, 25, 27, 27A, 29, 31 St. Mark's Avenue), designed by architect John Graham Glover and built for developer F.E. Lewis, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The rough-cut stone flat-arched lintels above the door and windows are characteristics of the Romanesque Revival style while the angled projecting bay and belt courses acting as sills at each floor reflect Renaissance Revival style elements. The buildings remain largely intact.

### **Alterations**

Main Facade (South): Facade repointed; stone elements painted

### **Site**

Cast-iron newel posts, railings at stoop, cast-iron fencing and gate enclose concrete areaway paving with recessed stairs to under stoop entrance

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: Brooklyn Daily Eagle (Aug. 17, 1889), 1; RERBG(Aug. 17, 1889), 1148

### **27A ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 64

**Date(s):** 1889 (NB 1779-1889)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** F.E. Lewis

**Type:** Row house

**Style(s):** with Renaissance Revival style elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

The sixth of eight similar row houses (19, 21, 23, 25, 27, 27A, 29, 31 St. Mark's Avenue), designed by architect John Graham Glover and built for developer F.E. Lewis, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The rough-cut stone flat-arched lintels above the door and windows are characteristics of the Romanesque Revival style while the angled projecting bay and belt courses acting as sills at each floor reflect Renaissance Revival style elements. The buildings remain largely intact.

### **Alterations**

Main Facade (South): Facade painted; metal fire escape at second and third floors; metal security grilles at first-floor windows

### **Site**

Cast-iron newel posts, railings at stoop, cast-iron fencing and gate enclose concrete areaway paving with recessed stairs to under stoop entrance

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: Brooklyn Daily Eagle (Aug. 17, 1889), 1; RERBG(Aug. 17, 1889), 1148

### **29 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 63

**Date(s):** 1889 (NB 1779-1889)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** F.E. Lewis

**Type:** Row house

**Style(s):** with Renaissance Revival style elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

The seventh of eight similar row houses (19, 21, 23, 25, 27, 27A, 29, 31 St. Mark's Avenue), designed by architect John Graham Glover and built for developer F.E. Lewis, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The rough-cut stone flat-arched lintels above the door and windows are characteristics of the Romanesque Revival style while the angled projecting bay and belt courses acting as sills at each floor reflect Renaissance Revival style elements. The buildings remain largely intact.

### **Alterations**

Main Facade (South): Facade repointed; stone elements painted; windows replaced; light fixture at main entry; metal security grilles at first-floor windows; metal grilles at basement windows

### **Site**

Cast-iron newel posts, railings at stoop, cast-iron fencing and gate enclose concrete areaway paving with recessed stairs to under stoop entrance

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: Brooklyn Daily Eagle (Aug. 17, 1889), 1; RERBG(Aug. 17, 1889), 1148

## **31 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 62

**Date(s):** 1889 (NB 1779-1889)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** F.E. Lewis

**Type:** Row house

**Style(s):** Romanesque Revival with Renaissance Revival style elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

The last of eight similar row houses (19, 21, 23, 25, 27, 27A, 29, 31 St. Mark's Avenue), designed by architect John Graham Glover and built for developer F.E. Lewis, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The rough-cut stone flat-arched lintels above the door and windows are characteristics of the Romanesque Revival style while the angled projecting bay and belt courses acting as sills at each floor reflect Renaissance Revival style elements. The buildings remain largely intact.

### **Alterations**

Main Facade (South): Facade repointed; stone elements painted; windows replaced; light fixture at main entry; metal security grilles at first floor windows

### **Site**

Cast-iron newel posts, railings at stoop, cast-iron fencing and gate enclose concrete areaway paving

with recessed stairs to under stoop entrance

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: Brooklyn Daily Eagle (Aug. 17, 1889), 1; RERBG(Aug. 17, 1889), 1148

### **33 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 7502

**Date(s):** 616-1893 (616-1893)

**Architect(s) / Builder(s):** F. E. Lewis

**Owner(s) / Developer(s):** F. E. Lewis

**Type:** Apartment building

**Style(s):** Romanesque Revival with Renaissance Revival style elements

**Stories:** 4 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

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

The last of three similar apartment buildings designed and built by architect/developer F.E. Lewis, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The rough-cut stone flat-arched lintels above the door and windows are characteristics of the Romanesque Revival style while the angled projecting bay and belt courses acting as sills at each floor reflect the Renaissance Revival style elements. The buildings remain largely intact.

### **Alterations**

Main Facade (South): Facade repointed; windows replaced; light fixtures at main entry

### **Site**

Cast-iron newel posts, railings at stoop, cast-iron fencing and gate enclose concrete areaway and recessed secondary entrance

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: American Architect & Building News, vol. 40, no. 905 (Apr. 29, 1893), xvii; RERBG (Apr. 15, 1893), 608.

### **35 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 7503

**Date(s):** 1893 (616-1893)

**Architect(s) / Builder(s):** F. E. Lewis

**Owner(s) / Developer(s):** F. E. Lewis

**Type:** Apartment building

**Style(s):** Romanesque Revival with Renaissance Revival style elements

**Stories:** 4 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

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

The last of three similar apartment buildings designed and built by architect/developer F.E. Lewis, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The rough-cut stone flat-arched lintels above the door and windows are characteristics of the Romanesque Revival style while the angled projecting bay and belt courses acting as sills at each floor reflect the Renaissance Revival style elements. The buildings remain largely intact.

### **Alterations**

Main Facade (South): Facade repointed; windows replaced; main entry door replaced; light fixtures at main entry; metal security grilles at first-floor windows

### **Site**

Cast-iron newel posts, railings at stoop, cast-iron fencing and gate enclose concrete areaway and recessed secondary entrance

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: American Architect & Building News, vol. 40, no. 905 (Apr. 29, 1893), xvii; RERBG (Apr. 15, 1893), 608

## **37 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 59

**Date(s):** 1893 (NB 616-1893)

**Architect(s) / Builder(s):** F.E. Lewis

**Owner(s) / Developer(s):** F.E. Lewis

**Type:** Apartment building

**Style(s):** Romanesque Revival with Renaissance Revival style elements

**Stories:** 4 and basement

**Material(s):** Brick, brownstone

**Status:** Contributing

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

The last of three similar apartment buildings designed and built by architect/developer F.E. Lewis, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The rough-cut stone flat-arched lintels above the door and windows are characteristics of the Romanesque Revival style while the angled projecting bay and belt courses acting as sills at each floor reflect the Renaissance Revival style elements. The buildings remain largely intact.

### **Alterations**

Main Facade (South): Facade repointed windows replaced; light fixtures at main entry; metal security grilles at first-floor windows

### **Site**

Cast-iron newel posts, railings at stoop, cast-iron fencing and gate enclose concrete areaway

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: American Architect & Building News, vol. 40, no. 905 (Apr. 29, 1893), xvii; RERBG (Apr. 15, 1893), 608

### **39 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 58

**Date(s):** 1886 (NB 1376-1886)

**Architect(s) / Builder(s):** John Graham Glover

**Owner(s) / Developer(s):** Charles H. Collins

**Type:** Row house

**Style(s):** Queen Anne

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

These two (39 and 41 St. Mark's Avenue) Queen Anne style row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, eccentric details, often with Classical precedents seen in the fluted pilasters and bracketed hood at the main entry, and bracketed sills, are often mixed with Romanesque Revival style forms such as the rough-cut brownstone base, wrought iron used at doorways and railings, multi-paneled wood doors, and gable roofs covered with clay tiles or slate and featuring dormers and chimneys are all characteristics of the Queen Anne Style. The house remains largely intact.

### **Alterations**

Main Facade (South): Windows replaced; stained-glass transom removed at main entry and infilled with metal louvers; light fixtures at main entry

### **Site**

Metal fencing and gate encloses concrete areaway

### **Sidewalk / Curb Materials**

Concrete sidewalk stone curb

### **References**

American Architect & Building News, vol.20, no. 561 (Sept. 25, 1886), xi; RERBG (Sept. 18, 1886), 1166

### **41 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 57

**Date(s):** 1886 (NB 1376-1886)

**Architect(s) / Builder(s):** John Graham Glover

**Owner(s) / Developer(s):** Charles H. Collins

**Type:** Row house

**Style(s):** Queen Anne



**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

These two (39 and 41 St. Mark's Avenue) Queen Anne style row houses were built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, eccentric details, often with Classical precedents seen in the fluted pilasters and bracketed hood at the main entry, and bracketed sills, are often mixed with Romanesque Revival style forms such as the rough-cut brownstone base, wrought iron used at doorways and railings, multi-paneled wood doors, and gable roofs covered with clay tiles or slate and featuring dormers and chimneys are all characteristics of the Queen Anne Style. The house remains largely intact.

### **Alterations**

Main Facade (South): Windows replaced; metal security grilles at basement and first-floor windows; metal security door at understood entrance replaced

### **Site**

Metal fencing and gate encloses concrete areaway

### **Sidewalk / Curb Materials**

Blue stone sidewalk stone curb

### **References**

American Architect & Building News, vol.20, no. 561 (Sept. 25, 1886), xi; RERBG (Sept. 18, 1886), 1166.

## **43 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 56

**Date(s):** 1869-80

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

These two (43 and 45 St. Mark's Avenue) Italianate style houses were built between 1869 and 1880, as a pair for an undetermined owner, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, round-arch main entryway topped by a gabled lintel on scrolled brackets, brownstone stoop, arched double-leaf main door, bracketed lintels, sills, and cornice are characteristic of the Italianate style. The house remains largely intact.

### **Alterations**

Main Facade (South): Facade resurfaced; enframements at main entrance and at windows simplified; windows replaced, stoop resurfaced

**Site**

Metal fencing and gate and low stone hip wall encloses concrete areaway paving

**Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

**References**

1869 Dripps map; 1880 Bromley map

**45 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 55

**Date(s):** 1869-80

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

These two(43 and 45 St. Mark's Avenue) Italianate style houses were built between 1869 and 1880, as a pair for an undetermined owner, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, round-arch main entryway topped by a gabled lintel on scrolled brackets, brownstone stoop, arched double-leaf main door, bracketed lintels, sills, and cornice are characteristic of the Italianate style. The house remains largely intact.

**Alterations**

Main Facade (South): Facade painted; HVAC unit at basement facade; metal security door at main entrance and grilles at first-floor windows

**Site**

Metal fencing and gate and low stone hip wall encloses concrete areaway paving

**Sidewalk / Curb Materials**

Bluestone and concrete sidewalk and stone curb

**References**

1869 Dripps map; 1880 Bromley map

**47 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 54

**Date(s):** 1874-75

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Thomas F. Stevenson

**Type:** Row house

**Style(s):** Second Empire

**Stories:** 3 and basement

**Material(s):** Brick; stone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as one of three houses (47, 49, and 51 St. Mark's Avenue) not long after the Civil War, for Thomas F. Stevenson, when the western section of Park Slope was beginning its development, building houses for Brooklyn's growing middle class. The house features a mansard roof with slate shingles, iron cresting and angled pedimented dormer windows, projecting bracketed stone hoods at main entry, and stone lintels and sills, that are all characteristics of the Second Empire style. The building remains largely intact.

**Alterations**

Main Facade (South): Metal security grilles at first-floor windows; windows replaced; stone lintel and sills painted; metal railings replaced; light fixtures at main entry; security door at under stoop entry

**Site**

Concrete areaway paving with small raised planting bed

**Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

**References**

Kings County land conveyance records

**49 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 53

**Date(s):** 1874-75

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Thomas F. Stevenson

**Type:** Row house

**Style(s):** Second Empire

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as one of three houses (47, 49, and 51 St. Mark's Avenue) not long after the Civil War, for Thomas F. Stevenson, when the western section of Park Slope was beginning its development, building houses for Brooklyn's growing middle class. The house features a mansard roof with slate shingles, iron cresting and angled pedimented dormer windows, projecting bracketed stone hoods at main entry, and stone lintels and sills, that are all characteristics of the Second Empire style. The building remains largely intact.

**Alterations**

Main Facade (South): Brick facade repointed; lower portion of facade painted; lintels and sills painted; windows replaced cornice dormers and mansard roof painted

**Site**

Stone hip wall encloses concrete areaway paving

**Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### References

Kings County land conveyance records

### 51 ST MARKS AVENUE

Borough of Brooklyn Tax Map Block 933, Lot 52

**Date(s):** 1874-75

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Thomas F. Stevenson

**Type:** Row house

**Style(s):** Second Empire

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

### History, Significance and Notable Characteristics

Built as one of three houses (47, 49, and 51 St. Mark's Avenue) not long after the Civil War, for Thomas F. Stevenson, when the western section of Park Slope was beginning its development, building houses for Brooklyn's growing middle class. The house features a mansard roof with slate shingles, iron cresting and angled pedimented dormer windows, projecting bracketed stone hoods at main entry, and stone lintels and sills, that are all characteristics of the Second Empire style. The building remains largely intact.

### Alterations

Main Facade (South): Metal security doors at main entrance and grilles at first-floor windows; windows replaced; metal railings replaced; light fixtures at main entry; metal mailboxes at stoop; security door at under stoop entry; mansard roof painted; metal railings replaced

### Site

Metal fencing and gate enclose concrete areaway paving

### Sidewalk / Curb Materials

Concrete sidewalk and stone curb

### References

Kings County land conveyance records

### 53 ST MARKS AVENUE

Borough of Brooklyn Tax Map Block 933, Lot 51

**Date(s):** c. 1869-80

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

The house's segmental-arched pediment hood with brackets above the entryway and molded keystone, with arched double-leaf wood-and-glass doors, heavy projecting hooded stone window lintel and wide bracketed sills, are characteristic of the Italianate style, bracketed cornice with arched fascia and Neo-Grec incised details

### **Alterations**

Main Facade (South): Facade resurfaced; window lintels have been simplified; metal grilles at first floor windows

### **Site**

Metal fencing and gate encloses concrete areaway paving

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

1869 Dripps map; 1880 Bromley map

### **55 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 50

**Date(s):** c. 1869-80

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

The house's segmental-arched pediment hood with brackets above the entryway and molded keystone, with arched double-leaf wood-and-glass doors, heavy projecting hooded stone window lintel and wide bracketed sills are characteristic of the Italianate style, bracketed cornice with arched fascia and Neo-Grec incised details.

### **Alterations**

Main Facade (South): Facade painted; windows replaced; light-fixtures at main entrance; metal railings replaced

### **Site**

Replacement metal fencing and gate encloses concrete areaway paving

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: RERBG (Jul. 6, 1889), 969

### **57 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 49

**Date(s):** c. 1889 (NB 1490-1889)

**Architect(s) / Builder(s):** Walter M. Coots

**Owner(s) / Developer(s):** H.B. Lyons

**Type:** Row house

**Style(s):** Romanesque Revival with Neo-Grec style elements

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

The first of two identical row houses with Romanesque Revival style and Neo-Grec style elements were designed by Walter M. Coots and built together in 1889 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. Both buildings combine Romanesque and Neo-Grec details throughout the two-story row house with angled projecting bay, L-shaped brownstone stoop with historic cast-iron railings and grilles at basement windows and stoop, rusticated base, window enframements are characteristic of Romanesque Revival style. The bracketed stone hood with incised details are characteristic of the Neo-Grec style. The buildings remain largely intact.

### **Alterations**

Main Facade (South): Windows replaced; light fixtures at main entrance

### **Site**

Cast-iron fencing surrounds concrete areaway

### **Sidewalk / Curb Materials**

Concrete sidewalk with stone curb

### **References**

RERBG (Jul. 6, 1889), 969

## **59 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 933, Lot 48

**Date(s):** c. 1889 (NB 1490-1889)

**Architect(s) / Builder(s):** Walter M. Coots

**Owner(s) / Developer(s):** H.B. Lyons

**Type:** Row house

**Style(s):** Romanesque Revival with Neo-Grec style elements

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

The second of two identical row houses with Romanesque Revival style and Neo-Grec style elements were designed by Walter M. Coots and built together in 1889 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. Both buildings combine Romanesque and Neo-Grec details throughout the two-story row house with angled projecting bay, L-shaped brownstone stoop with historic cast-iron railings and grilles at basement windows and stoop, rusticated base, window enframements are characteristic of Romanesque Revival style. The bracketed stone hood with incised details are

characteristic of the Neo-Grec style. The buildings remain largely intact.

### **Alterations**

Main facade (South): Doors replaced; windows replaced; window grilles at first story; light fixtures at main entrance

East facade: Brick facade visible from the first floor to roofline; two brick, stucco covered chimneys at roofline

### **Site**

Metal fencing and gate surround concrete areaway

### **Sidewalk / Curb Materials**

Concrete sidewalk with stone curb

### **References**

RERBG (Jul. 6, 1889), 969

## **10 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 11

**Date(s):** 1869-1880

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

The first of twelve row houses built not long after the Civil War,(10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 St. Mark's Avenue),built not long after the Civil War, when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class.

This house features a mansard slate roof with arched fascia and segmental-arched gable dormer windows that are all characteristics of the Second Empire style. The arched main entry with keystone, segmental-arched windows with keystones, and stone sills, are all characteristics of the Anglo-Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (North): Facade repointed; stoop resurfaced; windows replaced; television antenna at roofline

West facade: Parged brick facade with two brick chimneys

South facade: One-story brick and concrete addition

### **Site**

Low stone hip wall with metal fencing and gate encloses concrete areaway and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

## References

169 Dripps Map; 1880 Bromley map

## 12 ST MARKS AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 12

**Date(s):** not determined

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

## History, Significance and Notable Characteristics

The second of twelve row houses (10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 St. Mark's Avenue), built not long after the Civil War, when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class.

This house features a mansard slate roof with arched fascia and segmental-arched gable dormer windows that are all characteristics of the Second Empire style. The arched main entry with keystone, segmental-arched windows with keystones, and stone sills, are all characteristics of the Anglo-Italianate style. The building remains largely intact.

## Alterations

Main Facade (North): Metal security door at main entry; metal security grilles at first-floor windows; windows replaced

## Site

Low stone hip wall with metal fencing and gate encloses concrete areaway with raised planting bed and metal access hatch

## Sidewalk / Curb Materials

Concrete sidewalk and stone curb

## References

169 Dripps Map; 1880 Bromley map

## 14 ST MARKS AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 13

**Date(s):** 1869-1880

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

## History, Significance and Notable Characteristics



The third of twelve row houses (10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 St. Mark's Avenue), built not long after the Civil War, when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class.

This house features a mansard slate roof with arched fascia and segmental-arched gable dormer windows that are all characteristics of the Second Empire style. The arched main entry with keystone, segmental-arched windows with keystones, and stone sills, are all characteristics of the Anglo-Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (North): Main entry door replaced; stoop resurfaced; metal security grilles at first-floor windows; windows replaced; fascia removed; metal fencing and gate replaced

### **Site**

Low stone hip wall with metal fencing and gate encloses concrete areaway paving with raised planting bed and metal access hatch

### **Sidewalk / Curb Materials**

Concrete side walk and stone curb

### **References**

169 Dripps Map; 1880 Bromley map

## **16 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 14

**Date(s):** 1869-1880

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire elements

**Stories:** 3 and basement

**Material(s):** Brick Stone

**Status:** Contributing

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

The fourth of twelve row houses (10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 St. Mark's Avenue), built not long after the Civil War, when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class.

This house features a mansard slate roof with arched fascia and segmental-arched gable dormer windows that are all characteristics of the Second Empire style. The arched main entry with keystone, segmental-arched windows with keystones, and stone sills, are all characteristics of the Anglo-Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (North): Facade repointed; stoop resurfaced; light fixtures at first-floor windows; metal security grilles at first-floor windows; windows replaced; fascia removed; metal fencing and gate replaced

### **Site**

Metal fencing and gate encloses concrete areaway paving and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk with stone curb

### References

169 Dripps Map; 1880 Bromley map

### 18 ST MARKS AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 15

**Date(s):** 1869-1880

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

### History, Significance and Notable Characteristics

The fifth of twelve row houses (10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 St. Mark's Avenue), built not long after the Civil War, when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class.

This house features a mansard slate roof with arched fascia and segmental-arched gable dormer windows that are all characteristics of the Second Empire style. The arched main entry with keystone, segmental-arched windows with keystones, and stone sills, are all characteristics of the Anglo-Italianate style. The building remains largely intact.

### Alterations

Main Facade (North): Mansard roof and dormers resurfaced with vinyl siding; fascia removed; facade resurfaced; light fixture at main entry; metal security grilles at first-floor windows; windows replaced

### Site

Metal fencing and gate encloses concrete areaway paving and metal access hatch

### Sidewalk / Curb Materials

Concrete sidewalk and stone curb

### References

169 Dripps Map; 1880 Bromley map

### 20 ST MARKS AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 16

**Date(s):** 1869-80

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

The sixth of twelve row houses (10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 St. Mark's Avenue), built not long after the Civil War, when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class.

This house features a mansard slate roof with arched fascia and segmental-arched gable dormer windows that are all characteristics of the Second Empire style. The arched main entry with keystone, segmental-arched windows with keystones, and stone sills, are all characteristics of the Anglo-Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (North): Mansard roof and dormers resurfaced with vinyl siding; facade resurfaced and painted; main entry door replaced; light fixture at main entry; metal security grilles at first-floor windows; windows replaced

### **Site**

Stone hip wall with metal fencing and gate encloses concrete areaway paving and metal access hatch

### **Sidewalk / Curb Materials**

Bluestone sidewalk and stone curb

### **References**

169 Dripps Map; 1880 Bromley map

### **22 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 17

**Date(s):** 1869-80

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

The seventh of twelve row houses (10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 St. Mark's Avenue), built not long after the Civil War, when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class.

This house features a mansard slate roof with arched fascia and segmental-arched gable dormer windows that are all characteristics of the Second Empire style. The arched main entry with keystone, segmental-arched windows with keystones, and stone sills, are all characteristics of the Anglo-Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (North): Stone accent features painted; light fixture at main entry; metal security grilles at first-floor windows; windows replaced

### **Site**

Cast-iron fencing and gate with low stone curb encloses stone areaway paving and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

169 Dripps Map; 1880 Bromley map

### **24 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 18

**Date(s):** 1869-80

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

The eighth of twelve row houses(10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 St. Mark's Avenue),built not long after the Civil War, when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class.

This house features a mansard slate roof with arched fascia and segmental-arched gable dormer windows that are all characteristics of the Second Empire style. The arched main entry with keystone, segmental-arched windows with keystones, and stone sills, are all characteristics of the Anglo-Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (North): Facade repointed and painted; stoop resurfaced with brick; windows replaced; main entry door replaced; light fixtures at main entry; fascia replaced

### **Site**

Brick hip wall encloses concrete areaway paving and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

169 Dripps Map; 1880 Bromley map

### **26 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 19

**Date(s):** 1869-1880

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Religious

**Style(s):** Anglo-Italianate with Second Empire elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

The ninth of twelve row houses (10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 St. Mark's Avenue), built not long after the Civil War, when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class.

This house features a mansard slate roof with arched fascia and segmental-arched gable dormer windows that are all characteristics of the Second Empire style. The arched main entry with keystone, segmental-arched windows with keystones, and stone sills, are all characteristics of the Anglo-Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (North): Mansard roof; cornice and dormers resurfaced with vinyl siding; facade repointed; main entry door replaced; light fixtures at main and secondary entrances

### **Site**

Replacement metal fencing and gate encloses concrete areaway paving and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

169 Dripps Map; 1880 Bromley map

#### **28 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 20

**Date(s):** 1869-80

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire elements

**Stories:** 3 and basement

**Material(s):** Brick stone

**Status:** Contributing

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

The tenth of twelve row houses (10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 St. Mark's Avenue), built not long after the Civil War, when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class.

This house features a mansard slate roof with arched fascia and segmental-arched gable dormer windows that are all characteristics of the Second Empire style. The arched main entry with keystone, segmental-arched windows with keystones, and stone sills, are all characteristics of the Anglo-Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (North): Mansard roof altered clad with metal sheeting; dormers removed; cornice and fascia removed; facade repointed; stone accents painted; light fixtures at main entry; windows replaced and first-floor lintels removed; metal storm drain runs the length of the western part of the facade

### **Site**

Metal fencing and gate encloses concrete areaway paving with small planting bed and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

169 Dripps Map; 1880 Bromley map

### **30 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 21

**Date(s):** 1869-1880

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

The eleventh of twelve row houses (10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 St. Mark's Avenue), built not long after the Civil War, when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class.

This house features a mansard slate roof with arched fascia and segmental-arched gable dormer windows that are all characteristics of the Second Empire style. The arched main entry with keystone, segmental-arched windows with keystones, and stone sills, are all characteristics of the Anglo-Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (North): Dormer windows combined to create one three-bay dormer; fascia replaced; facade repointed; windows replaced and stone lintels and sills replaced and painted; light fixtures at main and secondary entrances; railings replaced; metal storm drain runs the length of the western part of the facade

### **Site**

Stone hip wall with metal fencing and gate encloses concrete areaway paving and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

169 Dripps Map; 1880 Bromley map

### **32 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 22

**Date(s):** 1869-1880

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Anglo-Italianate with Second Empire elements

**Stories:** 3 and basement

**Material(s):** Brick, stone

**Status:** Contributing

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

The last of twelve row houses (10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 St. Mark's Avenue), built not long after the Civil War, when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class.

This house features a mansard slate roof with arched fascia and segmental-arched gable dormer windows that are all characteristics of the Second Empire style. The arched main entry with keystone, segmental-arched windows with keystones, and stone sills, are all characteristics of the Anglo-Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (North): Facade repointed; cornice and dormers painted; windows replaced; light fixtures at main and secondary entrances; metal mailbox at basement facade; metal storm drain runs the length of the western part of the facade

### **Site**

Stone curb with metal fencing and gate encloses concrete areaway paving and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

169 Dripps Map; 1880 Bromley map

### **34 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 23

**Date(s):** 1880 (NB 303-1880)

**Architect(s) / Builder(s):** Philip I. Cootey

**Owner(s) / Developer(s):** G.M. Chapman

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of six similar Neo-Grec style dwellings (34, 34A, 36, 38, 40, 42 St. St. Marks Avenue), these row houses were designed and constructed by architect Philip I. Cootey for owner developer G.M. Chapman. Built in 1880 at a time when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, slightly projecting molded window and door surrounds with incised decoration, bracketed modillioned cornice are typical of the Neo-Grec style. The building remains largely intact.

West facade: partially visible brick wall from first floor to roofline.

### **Alterations**

Main Facade (North): Facade resurfaced; main entry door replaced; windows replaced; stoop resurfaced; railings, fencing and gate replaced; light fixture and metal mailbox at main entrance

**Site**

Metal fencing and gate encloses concrete areaway paving and metal access hatch

**Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

**References**

RERBG (May 22, 1880), 500

**34A ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 24

**Date(s):** 1880 (NB 303-1880)

**Architect(s) / Builder(s):** Philip I. Cootey

**Owner(s) / Developer(s):** G.M. Chapman

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as one of six similar Neo-Grec style dwellings (34, 34A, 36, 38, 40, 42 St. St. Marks Avenue), these row houses were designed and constructed by architect Philip I. Cootey for owner developer G.M. Chapman. Built in 1880 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, slightly projecting molded window and door surrounds with incised decoration and wood-and-glass double-leaf door at main entry, bracketed modillioned cornice are typical of the Neo-Grec style. The building remains largely intact.

**Alterations**

Main Facade (North): Facade painted; metal security door at main entrance; windows replaced; metal security grilles at first-floor windows; tall metal fencing and gate

**Site**

Tall metal fencing and gate encloses concrete areaway paving and metal access hatch

**Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

**References**

RERBG (May 22, 1880), 500



## 36 ST MARKS AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 25

**Date(s):** 1880 (NB 303-1880)

**Architect(s) / Builder(s):** Philip I. Cootey

**Owner(s) / Developer(s):** G.M. Chapman

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

Built as one of six similar Neo-Grec style dwellings (34, 34A, 36, 38, 40, 42 St. St. Marks Avenue), these row houses were designed and constructed by architect Philip I. Cootey for owner developer G.M. Chapman. Built in 1880 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, slightly projecting molded window and door surrounds with incised decoration and wood-and-glass double-leaf door at main entry, bracketed modillioned cornice are typical of the Neo-Grec style. The building remains largely intact.

### Alterations

Main Facade (North): Facade painted; windows replaced; metal railings; fencing and gate replaced

### Site

Metal fencing and gate encloses concrete areaway paving with small planting bed and metal access hatch

### Sidewalk / Curb Materials

Concrete sidewalk and stone curb

### References

RERBG(May 22, 1880), 500

## 38 ST MARKS AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 26

**Date(s):** 1880 (NB 303-1880)

**Architect(s) / Builder(s):** Philip I. Cootey

**Owner(s) / Developer(s):** G.M. Chapman

**Type:** Row house

**Style(s):** Neo-Grec with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

Built as one of six similar Neo-Grec style dwellings (34, 34A, 36, 38, 40, 42 St. St. Marks Avenue), these row houses were designed and constructed by architect Philip I. Cootey for owner developer G.M. Chapman. Built in 1880 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's

brownstone facing, slightly projecting molded window and door surrounds with incised decoration and wood-and-glass double-leaf door at main entry, bracketed modillioned cornice are typical of the Neo-Grec style. The building remains largely intact.

**Alterations**

Main Facade (North): Facade painted/resurfaced; metal number plaque at first-floor facade; light fixture at main entrance; windows replaced; metal security grilles at first-floor and basement windows;

**Site**

Stone and brick pavers with wood planting boxes; fencing and gate removed

**Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

**References**

RERBG (May 22, 1880), 500

**40 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 27

**Date(s):** 1880 (NB 303-1880)

**Architect(s) / Builder(s):** Philip I. Cootey

**Owner(s) / Developer(s):** G.M. Chapman

**Type:** Row house

**Style(s):** Neo-Grec with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as one of six similar Neo-Grec style dwellings (34, 34A, 36, 38, 40, 42 St. St. Marks Avenue), these row houses were designed and constructed by architect Philip I. Cootey for owner developer G.M. Chapman. Built in 1880 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, slightly projecting molded window and door surrounds with incised decoration, bracketed modillioned cornice are typical of the Neo-Grec style. The building remains largely intact.

**Alterations**

Main Facade (North): Facade painted/resurfaced; windows replaced; light fixture at main entrance; metal railings replaced; metal security grilles at basement windows

**Site**

Brick pavers with wood planting boxes; metal fencing and gate removed

**Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

**References**

RERBG (May 22, 1880), 500.

## 42 ST MARKS AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 28

**Date(s):** 1880 (NB 303-1880)

**Architect(s) / Builder(s):** Philip I. Cootey

**Owner(s) / Developer(s):** G.M. Chapman

**Type:** Row house

**Style(s):** Neo-Grec with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

Built as one of six similar Neo-Grec style dwellings (34, 34A, 36, 38, 40, 42 St. St. Marks Avenue), these row houses were designed and constructed by architect Philip I. Cootey for owner developer G.M. Chapman. Built in 1880 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, slightly projecting molded window and door surrounds with incised decoration and wood-and-glass double-leaf door at main entry, cast-iron railing and newel posts bracketed modillioned cornice are typical of the Neo-Grec style. The building remains largely intact. East facade: brick wall partially visible from first floor to roofline.

### Alterations

Main Facade (North): Facade resurfaced; windows replaced; metal security grilles at first-floor and basement windows; light fixture at basement facade

### Site

Stone curb with metal fencing and gate encloses concrete areaway with paving recessed stairs for basement access, small planting bed and metal access hatch

### Sidewalk / Curb Materials

Bluestone sidewalk and stone curb

### References

RERBG (May 22, 1880), 500

## 44 ST MARKS AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 29

**Date(s):** 1874

**Architect(s) / Builder(s):** John Magilligan

**Owner(s) / Developer(s):** John Magilligan

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

This Italianate style house was built in 1874 as one of ten similar Italianate style dwellings (44, 46, 48, 50, 52, 54, 56, 58, 60, 62 St. Mark's Avenue). These row houses were designed and

constructed by architect/ developer John Magilligan, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, round-arch main entryway topped by a gabled lintel on scrolled brackets, segmental-arched windows with molded window surrounds and bracketed lintels and sills, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

### **Alterations**

Main facade (North): Facade resurfaced; windows replaced; metal mailbox at under stoop entry; light fixture at main entry and basement facade; metal security grilles at first-floor windows

### **Site**

Metal fencing and gate encloses concrete areaway paving with recessed stairs leading to under stoop entry and metal access hatch and small raised planting bed

### **Sidewalk / Curb Materials**

Bluestone sidewalk and stone curb

### **References**

References: RERBG (Nov. 21, 1874)

## **46 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 30

**Date(s):** 1874

**Architect(s) / Builder(s):** John Magilligan

**Owner(s) / Developer(s):** John Magilligan

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built in 1874 as one of ten similar Italianate style dwellings (44, 46, 48, 50, 52, 54, 56, 58, 60, 62 St. Mark's Avenue). These row houses were designed and constructed by architect/ developer John Magilligan, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, round-arch main entryway topped by a gabled lintel on scrolled brackets, segmental-arched windows with molded window surrounds and bracketed lintels and sills, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

### **Alterations**

Main facade (North): Facade resurfaced; metal security door at main entry; metal security grilles at first-floor windows; light fixture at understood entry

### **Site**

Metal fencing and gate encloses bluestone areaway paving with recessed stairs leading to under stoop entry and metal access hatch and small raised planting bed

### **Sidewalk / Curb Materials**

Bluestone sidewalk and stone curb

### References

References: RERBG (Nov. 21, 1874)

### 48 ST MARKS AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 31

**Date(s):** 1874

**Architect(s) / Builder(s):** John Magilligan

**Owner(s) / Developer(s):** John Magilligan

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

This Italianate style house was built in 1874 as one of ten similar Italianate style dwellings (44, 46, 48, 50, 52, 54, 56, 58, 60, 62 St. Mark's Avenue). These row houses were designed and constructed by architect/ developer John Magilligan, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, round-arch main entryway topped by a gabled lintel on scrolled brackets, segmental-arched windows with molded window surrounds and bracketed lintels and sills, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

### Alterations

Main facade (North): Windows replaced

### Site

Metal fencing and gate encloses bluestone areaway paving with recessed stairs leading to under stoop entry and metal access hatch and small raised planting bed

### Sidewalk / Curb Materials

Bluestone sidewalk and curb

### References

References: RERBG (Nov. 21, 1874)

### 50 ST MARKS AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 32

**Date(s):** 1874

**Architect(s) / Builder(s):** John Magilligan

**Owner(s) / Developer(s):** John Magilligan

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built in 1874 as one of ten similar Italianate style dwellings (44, 46, 48, 50, 52, 54, 56, 58, 60, 62 St. Mark's Avenue). These row houses were designed and constructed by architect/ developer John Magilligan, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, round-arch main entryway topped by a gabled lintel on scrolled brackets, segmental-arched windows with molded window surrounds and bracketed lintels and sills, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

### **Alterations**

Main facade (North):

Facade resurfaced; metal security door at main entry; and grilles at first-floor windows; windows replaced; metal mailbox at under stoop entry

### **Site**

Cast-iron fencing and gate encloses bluestone areaway with recessed stairs leading to under stoop entry; lamp post; metal access hatch and small raised planting bed

### **Sidewalk / Curb Materials**

Bluestone sidewalk and curb

### **References**

References: RERBG (Nov. 21, 1874)

### **52 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 33

**Date(s):** 1874

**Architect(s) / Builder(s):** John Magilligan

**Owner(s) / Developer(s):** John Magilligan

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built in 1874 as one of ten similar Italianate style dwellings (44, 46, 48, 50, 52, 54, 56, 58, 60, 62 St. Mark's Avenue). These row houses were designed and constructed by architect/ developer John Magilligan, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, round-arch main entryway topped by a gabled lintel on scrolled brackets, segmental-arched windows with molded window surrounds and bracketed lintels and sills, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

### **Alterations**

Main facade (North):

Facade resurfaced; metal security door at main entry and grilles at first-floor windows; windows replaced

**Site**

Low stone hip wall encloses bluestone areaway paving with concrete patches; recessed stairs and metal access hatch

**Sidewalk / Curb Materials**

Bluestone sidewalk and curb

**References**

References: RERBG (Nov. 21, 1874)

**54 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 34

**Date(s):** 1874

**Architect(s) / Builder(s):** John Magilligan

**Owner(s) / Developer(s):** John Magilligan

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Italianate style house was built in 1874 as one of ten similar Italianate style dwellings (44, 46, 48, 50, 52, 54, 56, 58, 60, 62 St. Mark's Avenue). These row houses were designed and constructed by architect/ developer John Magilligan, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, round-arch main entryway topped by a gabled lintel on scrolled brackets, segmental-arched windows with molded window surrounds and bracketed lintels and sills, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

**Alterations**

Main facade (North):

Facade resurfaced; metal security door and light fixture at main entry; and grilles at first-floor windows; windows replaced; metal mailbox at under stoop entry

**Site**

Cast-iron fencing and gate encloses concrete areaway paving with recessed stairs leading to under stoop entry; lamp post; metal access hatch and small raised planting bed

**Sidewalk / Curb Materials**

Bluestone sidewalk with concrete patches and bluestone curb

**References**

References: RERBG (Nov. 21, 1874)

## 56 ST MARKS AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 35

**Date(s):** 1874

**Architect(s) / Builder(s):** John Magilligan

**Owner(s) / Developer(s):** John Magilligan

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

This Italianate style house was built in 1874 as one of ten similar Italianate style dwellings (44, 46, 48, 50, 52, 54, 56, 58, 60, 62 St. Mark's Avenue). These row houses were designed and constructed by architect/ developer John Magilligan, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, round-arch main entryway topped by a gabled lintel on scrolled brackets, segmental-arched windows with molded window surrounds and bracketed lintels and sills, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

### Alterations

Main facade (North):

Facade resurfaced; metal security door and light fixture at main entry; and grilles at first-floor windows; windows replaced; light fixture and metal mailbox at under stoop entry

### Site

Cast-iron fencing, newel posts and gate encloses concrete areaway paving with recessed stairs and metal access hatch

### Sidewalk / Curb Materials

Concrete sidewalk and stone curb

### References

References: RERBG (Nov. 21, 1874)

## 58 ST MARKS AVENUE

Borough of Brooklyn Tax Map Block 935, Lot 36

**Date(s):** 1874

**Architect(s) / Builder(s):** John Magilligan

**Owner(s) / Developer(s):** John Magilligan

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

This Italianate style house was built in 1874 as one of ten similar Italianate style dwellings (44, 46,



48, 50, 52, 54, 56, 58, 60, 62 St. Mark's Avenue). These row houses were designed and constructed by architect/ developer John Magilligan, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, round-arch main entryway topped by a gabled lintel on scrolled brackets, segmental-arched windows with molded window surrounds and bracketed lintels and sills, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (North):

Facade resurfaced/painted; windows replaced; metal security grilles at first-floor windows; railings replaced

### **Site**

Replaced metal fencing and gate encloses brick paved areaway with small raised planting bed and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: RERBG (Nov. 21, 1874)

## **60 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 37

**Date(s):** 1874

**Architect(s) / Builder(s):** John Magilligan

**Owner(s) / Developer(s):** John Magilligan

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built in 1874 as one of ten similar Italianate style dwellings (44, 46, 48, 50, 52, 54, 56, 58, 60, 62 St. Mark's Avenue). These row houses were designed and constructed by architect/ developer John Magilligan, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, round-arch main entryway topped by a gabled lintel on scrolled brackets, segmental-arched windows with molded window surrounds and bracketed lintels and sills, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (North):

Facade resurfaced/painted; windows replaced; metal security grilles at first-floor windows; railings replaced; light fixtures at main entry

### **Site**

Replaced metal fencing and gate encloses stone paved areaway with recessed stairs and metal

access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: RERBG (Nov. 21, 1874)

## **62 ST MARKS AVENUE**

Borough of Brooklyn Tax Map Block 935, Lot 38

**Date(s):** 1874

**Architect(s) / Builder(s):** John Magilligan

**Owner(s) / Developer(s):** John Magilligan

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built in 1874 as one of ten similar Italianate style dwellings (44, 46, 48, 50, 52, 54, 56, 58, 60, 62 St. Mark's Avenue). These row houses were designed and constructed by architect/ developer John Magilligan, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's brownstone facing, round-arch main entryway topped by a gabled lintel on scrolled brackets, segmental-arched windows with molded window surrounds and bracketed lintels and sills, cast-iron newel posts, stoop balusters and railings, ornate fence and gate, and bracketed cornice are typical of the Italianate style. The building remains largely intact.

### **Alterations**

Main Facade (North):

Facade resurfaced/painted; windows replaced; metal security grilles at first-floor windows; railings replaced

### **Site**

Replaced metal fencing and gate encloses stone paved areaway with recessed stairs and metal access hatch

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

References: RERBG (Nov. 21, 1874)

## **76 ST MARKS AVENUE (aka 80-82 St Marks Ave. and 244 Flatbush Ave.) ( The Montauk (80-82 St. Mark's Avenue.) )**

Borough of Brooklyn Tax Map Block 936, Lot 8

**Date(s):** 1885 (NB 886-1885)

**Architect(s) / Builder(s):** Montrose W. Morris

**Owner(s) / Developer(s):** W.H. Scott

**Type:** Apartment building

**Style(s):** Queen Anne

**Stories:** 5

**Material(s):** Brick, brownstone, and terra cotta

**Status:** Contributing

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

The Montauk and Lenox Apartment Buildings were designed in 1885, by Montrose W. Morris for owner/developer W. H. Scott, at a time when the western section of Park Slope was rapidly-developing with houses and apartment for Brooklyn's growing middle class. The Queen Anne style apartments contain all of the hallmarks of the style including: asymmetric massing, forms, and details, featuring Romanesque Revival style forms angled three-story projecting bay windows, and round arched windows and entrances, multi-paneled wood doors, gabled clay tiled roofs, and terra-cotta decorative details, angled pediments and bell finials. Originally four buildings built in succession, they were combined at a later date to create one large apartment building, the building remains largely intact.

### **Alterations**

Main Facade Flatbush Avenue (West): First-floor storefronts reconfigured, lighting, signage, and security cameras at each storefront; tall metal fencing at main entry stoops; intercoms at both main entries; angled bays painted; windows replaced; light fixtures at main entries; metal flagpole at second floor; cellphone towers and television antenna at roofline

Rear facade (South): Parged brick facade partially visible from second floor to roofline; signage from third to roofline; metal fencing; several metal chimney flues; cellphone towers; satellite dishes and television antenna

### **Site**

Metal access hatch at main entry at 80-82 St. Marks Avenue

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

Brooklyn Eagle (Jun. 18, 1885), 4; RERBG (Jun. 20, 1885), 723

### **76 ST MARKS AVENUE (aka 76-78 St. Marks Avenue, 80-82 St Marks Avenue, 244-246 Flatbush Avenue) ( The Lenox )**

Borough of Brooklyn Tax Map Block 936, Lot 8

**Date(s):** 1885 (NB 886-1885)

**Architect(s) / Builder(s):** Montrose W. Morris

**Owner(s) / Developer(s):** W.H. Scott

**Type:** Apartment building

**Style(s):** Queen Anne

**Stories:** 5

**Material(s):** Brick, brownstone, and terra cotta

**Status:** Contributing

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

The Montauk and Lenox Apartment Buildings were designed in 1885, by Montrose W. Morris for

owner/developer W. H. Scott, at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The Queen Anne style apartments contain all of the hallmarks of the style including: asymmetric massing, forms, and details, featuring Romanesque Revival style forms including angled three-story projecting bay windows, and round-arched windows and entrances, multi-paneled wood doors, gabled clay tiled roofs, and terra-cotta decorative details, angled pediments and bell finials. Originally four buildings built in succession, they were combined at a later date to create one large apartment building, the building remains largely intact.

### **Alterations**

Main Facade (North): First-floor storefronts reconfigured; lighting, signage, and security cameras at each storefront; tall metal fencing and gate at main entry stoops, intercoms at both main entries; angled bays painted; windows replaced; light fixtures at main entries; cellphone towers and television antenna at roofline

(East) facade: Parged brick facade; visible from fourth floor to roofline; cellphone towers and television antenna at roofline

(West) facade: First-floor storefronts reconfigured, lighting, signage, and security cameras at each storefront; tall metal fencing at main entry stoops; intercoms at both main entries; angled bays painted; windows replaced; light fixtures at main entries; metal flagpole at second floor, cellphone towers and television antenna at roofline

Rear facade (South): Parged brick facade partially visible from second floor to roofline; signage from third to roofline; metal fencing; several metal chimney flues; cellphone towers; satellite dishes and television antenna

### **Site**

Metal access hatches flank 76-78 St. Marks Avenue, and Metal access hatch at main entry at 80-82 St. Marks Avenue

### **Sidewalk / Curb Materials**

Concrete sidewalk and stone curb

### **References**

Brooklyn Eagle (Jun. 18, 1885), 4; RERBG (Jun. 20, 1885), 723

## **25 STERLING PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 69

**Date(s):** c. 1880 (NB Not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Altered Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

One of seven Italianate row houses (25-37 Sterling Place) built at a time when the western section

of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The entry enframent with console brackets and a recessed, round-arch doorway are typical of the style.

### **Alterations**

Main Facade (South): Entry pediment removed; entry enframent simplified, electric light installed at basement entry in areaway; electric sconces on both sides of door enframent; cornice simplified

### **Site**

Bluestone areaway paving with planting bed; historic iron gate and fence

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

N/A

## **27 STERLING PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 68

**Date(s):** c. 1880 (NB Not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

One of seven Italianate row houses (25-37 Sterling Place) built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The curved pedimented entry enframent with console brackets and a recessed, round-arch doorway are typical of the style.

### **Alterations**

Main facade (South): Electric light installed in areaway

### **Site**

Bluestone areaway paving with planting bed; historic iron gate and fence

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

N/A

## **29 STERLING PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 67

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

One of seven Italianate row houses (25-37 Sterling Place) built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The curved pedimented entry enframent with console brackets and a recessed, round-arch doorway are typical of the style.

### **Alterations**

Main Facade (South): Electric light installed at areaway basement entrance; security door added to entry

### **Site**

Bluestone areaway paving with planting bed

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

N/A

## **31 STERLING PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 66

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brick and Brownstone

**Status:** Contributing

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

One of seven Italianate row houses (25-37 Sterling Place) built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The curved pedimented entry enframent with console brackets and a recessed, round-arch doorway are typical of the style and area.

### **Alterations**

Main Facade (South): First floor windows replaced; stoop railing painted

### **Site**

Bluestone areaway paving with planting bed and lamp post; historic Iron gate and fence

### **Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**33 STERLING PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 65

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of seven Italianate row houses (25-37 Sterling Place) built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The pedimented entry enframent with console brackets and a recessed, round-arch doorway are typical of the style.

**Alterations**

Main facade (South): Electric light installed at areaway entrance

**Site**

Concrete areaway with planting bed; historic iron gate and fence

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**35 STERLING PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 64

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Altered Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of seven Italianate row houses (25-37 Sterling Place) built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The deep recessed, round-arch entryway is a prominent typical feature of the Italianate style.

**Alterations**

Main Facade (South): Window ornament removed from all floors; pedimented entry removed; entry enframent simplified; cornice simplified; stoop railing replaced

**Site**

Concrete areaway paving with planting bed; iron fence and gate

**Sidewalk / Curb Materials**

Stone and concrete with stone curb

**References**

N/A

**37 STERLING PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 63

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of seven Italianate row houses (25-37 Sterling Place) built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The deep recessed, round-arch entryway is a prominent, typical feature of the Italianate style.

**Alterations**

Main Facade (South): Pedimented entry hood removed; door enframent simplified; first floor window lintels and sills simplified; stoop railing replaced

**Site**

Bluestone areaway paving with planting bed; iron gate and fence

**Sidewalk / Curb Materials**

Stone and concrete with stone curb

**References**

N/A

**39 STERLING PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 62

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate



**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of two Italianate row houses (39-41 Sterling Place) built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The pedimented entry with console brackets and keystone round-arch recessed door are typical of the style.

**Alterations**

Main Facade (South): Electric light installed by entry; stoop railing replaced; vinyl windows installed at third floor

**Site**

Concrete areaway paving with planting bed and lamp post; historic iron gate and fence

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**41 STERLING PLACE**

Borough of Brooklyn Tax Map Block 941, Lot 61

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** Not determined

**Material(s):** Brick and Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of two Italianate row houses (39-41 Sterling Place) built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The pedimented entry with console brackets and keystone round-arch recessed door are typical of the style.

**Alterations**

Main Facade (South): Stair railing replaced

**Site**

Stone areaway paving with planting bed

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

## 43 STERLING PLACE

Borough of Brooklyn Tax Map Block 941, Lot 60

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

One of two Italianate row houses (45-43 Sterling Place) built at a time when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class. The molded window lintels and sills as well as the deep recessed round-arch entry are typical of the Italianate style popular at this time.

### Alterations

Main Facade (South): Simplified details of door enframing; stoop railing replaced

### Site

Concrete areaway paving with planting bed and lamp post; iron fence and gate replaced

### Sidewalk / Curb Materials

Concrete with stone curb

### References

N/A

## 45 STERLING PLACE

Borough of Brooklyn Tax Map Block 941, Lot 59

**Date(s):** not determined (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

One of two Italianate row houses (45-43 Sterling Place) built at a time when the western section of Park Slope was rapidly developing with houses and apartments for Brooklyn's growing middle class. The molded window lintels and sills as well as the deep recessed round-arch entry are typical of the Italianate style popular at this time.

### Alterations

Main Facade (South): Simplified details of door enframing; simplified window sills; scaffolding

covering facade at time of designation

**Site**

Concrete areaway paving with planting bed; historic iron gate and fence

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

N/A

**79 STERLING PLACE**

Borough of Brooklyn Tax Map Block 942, Lot 78

**Date(s):** c. 1880 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Commercial

**Style(s):** None

**Stories:** 2

**Material(s):** Brownstone

**Status:** Non-Contributing

**History, Significance and Notable Characteristics**

This Utilitarian building have been used as a storefront since at least the 1940s tax photo. While simple, the building has arched windows and a minimal cornice that coordinate with buildings throughout the neighborhood but also acknowledge its utilitarian purpose.

**Alterations**

Main Facade (South): Storefront altered; joined to 77 Sterling Place internally

**Site**

N/A

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

NYC Department of Buildings, Borough of Brooklyn

**81 STERLING PLACE**

Borough of Brooklyn Tax Map Block 942, Lot 77

**Date(s):** 1882 (NB not determined)

**Architect(s) / Builder(s):** John Cunningham

**Owner(s) / Developer(s):** John Cunningham

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 2 1/2 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Neo-Grec row house was built at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The incised window surrounds and stylized, incised door enframingent are typical of the style.

### **Alterations**

Main facade (South): 1/2 story added; windows replaced; iron fencing installed along roof; stoop railing replaced

### **Site**

Concrete areaway paving; planting bed

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

NYC Department of Buildings, Borough of Brooklyn

### **83 STERLING PLACE**

Borough of Brooklyn Tax Map Block 942, Lot 76

**Date(s):** not determined (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate row house was built at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The stylized window lintels, and door enframingent are typical of the Neo-Grec style.

### **Alterations**

Main Facade (South): First floor windows replaced with smaller windows; entire facade painted yellow; stoop painted red

### **Site**

Concrete areaway paving with planting bed; historic iron fence and gate

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

N/A

### **85 STERLING PLACE**

Borough of Brooklyn Tax Map Block 942, Lot 75

**Date(s):** 1869-80 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Semi-attached house

**Style(s):** Altered Italianate

**Stories:** 2 and basement

**Material(s):** Wood, cement plaster

**Status:**

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

This semi attached house in the Italianate style built sometime before 1880 features subtle Italianate details that include the low gabled roof and wide roof eaves.

### **Alterations**

Main Facade (South): Covered in cement plaster; wooden shutters added; first-floor window hood removed; stoop railing replaced

### **Site**

Concrete areaway paving; planting bed; iron fence and gate replaced

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

N/A

## **87 STERLING PLACE**

Borough of Brooklyn Tax Map Block 942, Lot 74

**Date(s):** 1920s (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Garage

**Style(s):** None

**Stories:** 1

**Material(s):** Brick

**Status:** Non-Contributing

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

This one-story brick structure has been a garage since the 1940s. At the time of the tax photos of the 1940s it was an auto garage. The simple building with a stepped parapet, diamond and basket weave brickwork are details that provide a sense of style to the building.

### **Alterations**

Main Facade (South): Eastern window opening replaced with door; electric lights applied just above brick rowlock row; western window replaced with signage

### **Site**

N/A

### **Sidewalk / Curb Materials**

Concrete with brick curb

## References

N/A

### 89 STERLING PLACE

Borough of Brooklyn Tax Map Block 942, Lot 73

**Date(s):** 1877-79 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** John Cunningham

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

#### History, Significance and Notable Characteristics

One of five (89-97 Sterling Place) Neo-Grec row houses built by John Cunningham at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. This row house features incised details at the window surrounds and a round-arch recessed entry with a curved pediment enframing.

#### Alterations

Main facade (South): Stoop railing replaced

#### Site

Concrete areaway paving with planting bed; iron fence and gate

#### Sidewalk / Curb Materials

Concrete with stone curb

## References

Annual Record of Assessed Valuation of Real Estate, Brooklyn County

### 91 STERLING PLACE

Borough of Brooklyn Tax Map Block 942, Lot 72

**Date(s):** 1877-79 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** John Cunningham

**Type:** Row house

**Style(s):** Neo-Grec with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

#### History, Significance and Notable Characteristics

One of five (89-97 Sterling Place) Neo-Grec row houses built by John Cunningham at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. This row house features incised details at the window surrounds and a round-arch recessed entry.

**Alterations**

Main Facade (South): Curved pediment removed; facade painted white; electric light installed at entry; stoop replaced with open stairs

**Site**

Concrete areaway paving; iron fence and gate replaced

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

Annual Record of Assessed Valuation of Real Estate, Brooklyn County

**93 STERLING PLACE**

Borough of Brooklyn Tax Map Block 942, Lot 71

**Date(s):** 1877-79 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** John Cunningham

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of five (89-97 Sterling Place) Neo-Grec row houses built by John Cunningham at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. This row house features a curved pedimented door enframingent with incised details at the window surrounds.

**Alterations**

Main Facade (South): Stoop railing replaced; electric light installed at entry

**Site**

Concrete areaway paving; planting bed; iron fence and gate

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

Annual Record of Assessed Valuation of Real Estate, Brooklyn County

**95 STERLING PLACE**

Borough of Brooklyn Tax Map Block 942, Lot 70

**Date(s):** 1877-79 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** John Cunningham

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of five (89-97 Sterling Place) Neo-Grec row houses built by John Cunningham at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. This row house features a curved pedimented door enframement with incised details at the window surrounds.

**Alterations**

Main Facade (South): Through-wall air conditioning unit installed between second-floor and cornice

**Site**

Concrete areaway paving with planting bed; historic iron fence and gate

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

Annual Record of Assessed Valuation of Real Estate, Brooklyn County

**97 STERLING PLACE**

Borough of Brooklyn Tax Map Block 942, Lot 69

**Date(s):** not determined (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** John Cunningham

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of five (89-97 Sterling Place) Neo-Grec row houses built by John Cunningham at a time when western Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. This row house features a curved pedimented door enframement, with incised details at the window surrounds.

**Alterations**

Main Facade (South): New windows installed; door painted

**Site**

Concrete areaway paving with planting bed; historic iron fence and gate

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

Annual Record of Assessed Valuation of Real Estate, Brooklyn County

**99 STERLING PLACE**



Borough of Brooklyn Tax Map Block 942, Lot 68

**Date(s):** not determined (NB not determined)

**Architect(s) / Builder(s):** John Taafe

**Owner(s) / Developer(s):** John Taafe

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

One of six (99-109 Sterling Place) Neo-Grec row houses designed and built by J. Taaffe at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. This Neo-Grec row house has classic features of the Neo-Grec style including incised window lintels and sills and a geometric, stylized incised door enframingent.

### **Alterations**

Main Facade (South): Cornice simplified

### **Site**

Concrete areaway paving with planting bed; iron fence and gate

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

American Architect & Building News vol. 20. no. 561 (Sept 25, 1886), xi; Brooklyn Daily Eagle (Sept. 17, 1886), 4.

## **101 STERLING PLACE**

Borough of Brooklyn Tax Map Block 942, Lot 67

**Date(s):** 1886 (NB not determined)

**Architect(s) / Builder(s):** John Taafe

**Owner(s) / Developer(s):** John Taafe

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:**

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

One of six (99-109 Sterling Place) Neo-Grec row houses designed and built by J. Taaffe at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. This Neo-Grec row house has classic features of the Neo-Grec style including incised window lintels and sills and a geometric, stylized, incised door enframingent.

### **Alterations**

Main Facade (South): Electric lights installed on door enframingent; stoop railing replaced; third-floor

added

**Site**

Concrete areaway paving with planting bed; Iron fence and gate replaced

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

American Architect & Building News vol. 20. no. 561 (Sept 25, 1886), xi; Brooklyn Daily Eagle (Sept. 17, 1886), 4.

**103 STERLING PLACE**

Borough of Brooklyn Tax Map Block 942, Lot 66

**Date(s):** 1886 (NB not determined)

**Architect(s) / Builder(s):** John Taafe

**Owner(s) / Developer(s):** John Taafe

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

One of six (99-109 Sterling Place) Neo-Grec row houses designed and built by J. Taaffe at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. This Neo-Grec row house has classic features of the Neo-Grec style including incised window lintels and sills and a geometric, stylized, incised door enframingent.

**Alterations**

Main Facade (South): Electric light installed at entry and at areaway basement entrance; cornice simplified; entry door replaced

**Site**

Concrete areaway paving; iron gate with fence

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

American Architect & Building News vol. 20. no. 561 (Sept. 25, 1886), xi; Brooklyn Daily Eagle (Sept. 17, 1886), 4.

**105 STERLING PLACE**

Borough of Brooklyn Tax Map Block 942, Lot 65

**Date(s):** 1886 (NB not determined)

**Architect(s) / Builder(s):** John Taafe

**Owner(s) / Developer(s):** John Taafe

**Type:** Row house

**Style(s):** Neo-Grec  
**Stories:** 2 and basement  
**Material(s):** Brownstone

**Status:**

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

One of six (99-109 Sterling Place) Neo-Grec row houses designed and built by J. Taaffe at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. This Neo-Grec row house has classic features of the Neo-Grec style including incised window lintels and sills and a geometric, stylized, incised door enframingent.

### **Alterations**

Main Facade (South): Cornice simplified; entry door replaced; iron stoop railing replaced

### **Site**

Concrete areaway paving; historic iron fence and gate with modifications

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

American Architect & Building News vol. 20. no. 561 (Sept. 25, 1886), xi; Brooklyn Daily Eagle (Sept. 17, 1886), 4.

## **107 STERLING PLACE**

Borough of Brooklyn Tax Map Block 942, Lot 64

**Date(s):** 1886 (NB not determined)  
**Architect(s) / Builder(s):** John Taaffe  
**Owner(s) / Developer(s):** John Taaffe  
**Type:** Row house  
**Style(s):** Neo-Grec  
**Stories:** 2 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

One of six (99-109 Sterling Place) Neo-Grec row houses designed and built by J. Taaffe at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. This Neo-Grec row house has classic features of the Neo-Grec style including incised window lintels and sills and a geometric, stylized, incised door enframingent.

### **Alterations**

Main Facade (South): Simplified cornice; entry door replaced

### **Site**

Concrete areaway paving; modified historic iron fence and gate

### **Sidewalk / Curb Materials**

Concrete with stone curb

## References

American Architect & Building News vol. 20. no. 561 (Sept. 25, 1886), xi; Brooklyn Daily Eagle (Sept. 17, 1886), 4.

## 109 STERLING PLACE

Borough of Brooklyn Tax Map Block 942, Lot 63

**Date(s):** 1886 (NB not determined)

**Architect(s) / Builder(s):** John Taafe

**Owner(s) / Developer(s):** John Taafe

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3

**Material(s):** Brownstone

**Status:** Contributing

## History, Significance and Notable Characteristics

One of six (99-109 Sterling Place) Neo-Grec row houses designed and built by J. Taaffe at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. This Neo-Grec row house has classic features of the Neo-Grec style including incised window lintels and sills and a geometric, stylized, incised door enframingent.

## Alterations

Main Facade (South): Electric light installed at entry; new entry door

## Site

Concrete areaway paving; modified iron gate and fence; cellar hatch

## Sidewalk / Curb Materials

Concrete with stone curb

## References

American Architect & Building News vol. 20. no. 561 (Sept. 25, 1886), xi; Brooklyn Daily Eagle (Sept. 17, 1886), 4.

## 147 STERLING PLACE

Borough of Brooklyn Tax Map Block 1057, Lot 34

**Date(s):** 1882 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** William Gibbons

**Type:** Flats building

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

## History, Significance and Notable Characteristics

One of three similar Neo-Grec style flats buildings (147 to 151 Sterling Place), this house was constructed c.1882 for William Gibbons at a time when the western section of Park Slope was

rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's incised ornament, brownstone stoop with cast-iron newel posts, balusters, and railings, bracketed lintel and paneled jambs at the main entryway, and bracketed cornice are characteristics of the style. The facade has been painted, but house remains largely intact.

### **Alterations**

Main Facade (South): Painted; replacement sash; window grilles at the basement and first stories; bell panel at the basement

West Elevation: Repointed brick

### **Site**

Historic stone curb at the areaway; non-historic metal fence and gate and steel hatch doors to the basement

### **Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

### **References**

Kings County land conveyance records

## **149 STERLING PLACE**

Borough of Brooklyn Tax Map Block 1057, Lot 33

**Date(s):** 1882 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** William Gibbons

**Type:** Flats building

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

One of three similar Neo-Grec style flats buildings (147 to 151 Sterling Place), this house was constructed c.1882 for William Gibbons at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's incised ornament, brownstone stoop, paneled jambs at the main entryway, bracketed lintel at the main entryway, and bracketed cornice are characteristics of the style. The facade remains largely intact.

### **Alterations**

Main Facade (South): : Replacement ironwork on the stoop; window grilles at the basement and first stories; bell panel at the basement; replacement sash

### **Site**

Historic stone curb at the areaway; non-historic concrete paving and metal fence and gate at the areaway

### **Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

## References

Kings County land conveyance records

### 151 STERLING PLACE

Borough of Brooklyn Tax Map Block 1057, Lot 32

**Date(s):** 1882 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** William Gibbons

**Type:** Flats building

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

One of three similar Neo-Grec style flats buildings (147 to 151 Sterling Place), this house was constructed c.1882 for William Gibbons at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's incised ornament, brownstone stoop, paneled jambs at the main entryway, bracketed lintel at the main entryway, and bracketed cornice are characteristics of the style. The facade remains largely intact.

### Alterations

Main Facade (South): Replacement ironwork on the stoop; window grilles at the basement and first stories; bell panel at the basement; replacement sash; replacement, side lit main entryway door below round-arch, divided transom light

East Elevation: Brick covered with cement stucco

### Site

Historic stone curb at the areaway; non-historic concrete paving and metal fence and gate at the areaway

### Sidewalk / Curb Materials

Historic bluestone curb; non-historic concrete sidewalk

## References

Kings County land conveyance records

### 12 STERLING PLACE

Borough of Brooklyn Tax Map Block 944, Lot 12

**Date(s):** 1889 (NB 703-1889)

**Architect(s) / Builder(s):** Louis Bonnert

**Owner(s) / Developer(s):** Louis Bonnert

**Type:** Flats building

**Style(s):** Neo-Grec with alterations

**Stories:** 3 and basement

**Material(s):** Brick, brownstone, terra cotta

**Status:** Contributing

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

Built as one of three identical Neo-Grec style flats buildings (12, 14, 16 Sterling Place), this house was designed and constructed by builder Louis Bonnert at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone stoop, cast-iron work, incised lintels at the entryway and windows, and terra-cotta bands, are typical of the Neo-Grec style.

### **Alterations**

Painted brick, stone, and terra cotta; stoop painted and with replacement ironwork; replacement door, understoop gate and sash; first-story windows shortened; security grille at the basement and first stories; entryway lamps; utility meter; cornice removed

West Elevation: Painted brick and stone; replacement sash

### **Site**

Replacement fence, gate, and railing to basement; concrete areaway and sidewalk

### **Sidewalk / Curb Materials**

Historic bluestone curb; concrete areaway and sidewalk

### **References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file

## **14 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 13

**Date(s):** 1889 (NB 703-1889)

**Architect(s) / Builder(s):** Louis Bonnert

**Owner(s) / Developer(s):** Louis Bonnert

**Type:** Flats building

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brick, brownstone, terra cotta

**Status:** Contributing

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

Built as one of three identical Neo-Grec style flats buildings (12, 14, 16 Sterling Place), this house was designed and constructed by builder Louis Bonnert at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone stoop, cast-iron work at the stoop and areaway, incised lintels at the entryway and windows, terra-cotta bands, and bracketed cornice are typical of the Neo-Grec style. The building remains largely intact.

### **Alterations**

Main Facade (North): Replacement door with metal gate, and understoop gate and sash; painted foundation wall, water table, sills and lintels; first-story windows shortened; security grilles at the basement and first stories; address plate

### **Site**

Replacement fence and gate; non-historic tile areaway paving

### **Sidewalk / Curb Materials**

Historic bluestone curb and sidewalk

### **References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file

### **16 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 14

**Date(s):** 1889 (NB 703-1889)

**Architect(s) / Builder(s):** Louis Bonnert

**Owner(s) / Developer(s):** Louis Bonnert

**Type:** Flats building

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brick, brownstone, terra cotta

**Status:** Contributing

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

Built as one of three identical Neo-Grec style flats buildings (12, 14, 16 Sterling Place), this house was designed and constructed by builder Louis Bonnert at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone stoop, ironwork at the stoop and areaway, incised lintels at the entryway and windows, terra-cotta bands, and bracketed cornice are typical of the Neo-Grec style. The building remains largely intact.

### **Alterations**

Main Facade (North): Metal gate at main entryway and understoop; replacement sash; first-story windows foreshortened; security grilles at the basement and first stories; overdoor lamp at the main entryway

### **Site**

Non-historic planting bed; historic bluestone areaway paving

### **Sidewalk / Curb Materials**

Historic bluestone curb and sidewalk

### **References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file

### **18 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 15

**Date(s):** 1871-73 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Thomas Phelan

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing



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

This Italianate style house with alterations was built as one in a row of three (18 to 22 Sterling Place) in 1871-73 for Thomas Phelan at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone stoop and facing, molded and bracketed main entryway lintel, and bracketed sills and cornice are characteristics of the Italianate style.

### **Alterations**

Main Facade (North): Replacement stoop railings; replacement understoop gate; window grilles at the basement; replacement sash; simplified window surrounds; main entryway and basement lamps; bell panel at the basement

### **Site**

Historic bluestone areaway paving; non-historic planting bed; replacement fence and gate

### **Sidewalk / Curb Materials**

Historic bluestone curb and sidewalk

### **References**

Kings County land conveyance records

## **20 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 16

**Date(s):** 1871-73 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Thomas Phelan

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house with alterations was built as one in a row of three (18 to 22 Sterling Place) in 1871-73 for Thomas Phelan at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, molded and bracketed main entryway lintel, and bracketed sills and cornice are characteristics of the Italianate style.

### **Alterations**

Main Facade (North): Replacement stoop railings; window grilles at the basement; simplified window surrounds; replacement sash; main entryway and basement lamps; bell panel at the basement

### **Site**

Non-historic planting bed; replacement fence and gate; non-historic stone block areaway paving

### **Sidewalk / Curb Materials**

Non-historic concrete sidewalk; historic bluestone curb

### **References**

Kings County land conveyance records

## 22 STERLING PLACE

Borough of Brooklyn Tax Map Block 944, Lot 17

**Date(s):** 1871-73 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Thomas Phelan

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 2 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

This Italianate style house with alterations was built as one in a row of three (18 to 22 Sterling Place) in 1871-73 for Thomas Phelan at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, molded and bracketed main entryway lintel, and bracketed sills and cornice are characteristics of the Italianate style.

### Alterations

Main Facade (North): Replacement stoop railings; window grilles at the basement and first stories; simplified window surrounds; replacement sash; main entryway and basement lamps; bell panels at the basement and main entryway; mailbox attached to the side of the stoop

### Site

Historic bluestone areaway paving; non-historic planting bed; replacement fence and gate

### Sidewalk / Curb Materials

Historic bluestone curb and sidewalk

### References

Kings County land conveyance records

## 24 STERLING PLACE

Borough of Brooklyn Tax Map Block 944, Lot 18

**Date(s):** 1874 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

This Italianate style house with alterations was built as one in a row of seven (24 to 36 Sterling Place) in c.1874 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing,

molded and bracketed main entryway lintel, and bracketed cornice are characteristic of the Italianate style.

**Alterations**

Painted; Stoop modified by the addition of masonry cheek walls topped by metal railings; window grilles at the basement and first stories; simplified first-story window surrounds; replacement sash; main entryway lamps; bell panel at the basement

**Site**

Non-historic concrete areaway paving; non-historic masonry wall topped by metal fence enclosing the areaway

**Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

**References**

Kings County land conveyance records

**26 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 19

**Date(s):** 1874 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Italianate style house was built as one in a row of seven (24 to 36 Sterling Place) in c.1874 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, molded and bracketed main entryway lintel, and bracketed cornice are characteristics of the Italianate style. The house remains largely intact.

**Alterations**

Main Facade (North): Understoop gate; replacement stoop railings; window grilles at the basement; simplified first-story window sills; replacement sash; basement entryway lamp; bell panel at the basement

**Site**

Historic bluestone areaway paving; non-historic metal fence and gate, planting bed and lantern

**Sidewalk / Curb Materials**

Historic bluestone curb and sidewalk

**References**

Kings County land conveyance records

**28 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 20

**Date(s):** 1874 (NB not determined)  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** Not determined  
**Type:** Row house  
**Style(s):** Italianate  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built as one in a row of seven (24 to 36 Sterling Place) in c.1874 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, cast-iron stoop elements, cut-glass main entryway doors topped by a curved transom light and with colonettes, molded and bracketed entryway and window lintels, bracketed cornice and bluestone areaway pavement are characteristics of the Italianate style. The house remains largely intact.

### **Alterations**

Main Facade (North): Understoop gate; window grilles at the basement and first story; replacement sash; basement entryway lamp

### **Site**

Historic bluestone areaway paving; non-historic metal fence and gate, planting bed and lantern

### **Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

### **References**

Kings County land conveyance records

## **30 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 21

**Date(s):** 1874 (NB not determined)  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** Not determined  
**Type:** Row house  
**Style(s):** Italianate  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built as one in a row of seven (24 to 36 Sterling Place) in c.1874 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, cast-iron stoop elements, cut-glass main entryway doors topped by a curved transom light and with colonettes, molded and bracketed entryway and window lintels, and bracketed cornice are characteristics of the Italianate style. The house remains largely intact.

### **Alterations**

Main Facade (North): Understoop gate; window grilles at the basement and first story; replacement sash; main and basement entryway lamps; address panel at the basement

### **Site**

Non-historic, metal fence and gate, planting bed, lantern, and brick areaway paving; metal frame rising to first story, east bay (possible to support window air conditioner)

### **Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

### **References**

Kings County land conveyance records

## **32 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 22

**Date(s):** 1874 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Not determined

**Status:** Contributing

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

This Italianate style house was built as one in a row of seven (24 to 36 Sterling Place) in c.1874 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, cast-iron stoop elements, cut-glass main entryway doors flanked by colonettes at the jambs, molded and bracketed entryway and window lintels, and bracketed cornice are characteristics of the Italianate style. The house remains largely intact.

### **Alterations**

Main Facade (North): Understoop gate; globes removed from the newel posts; window grilles at the basement; replacement sash; main and basement entryway lamps and bell panels

### **Site**

Non-historic metal fence and gate, planting bed, and brick areaway paving

### **Sidewalk / Curb Materials**

Historic bluestone curb and sidewalk

### **References**

Kings County land conveyance records

### **34 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 23

**Date(s):** 1874 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built as one in a row of seven (24 to 36 Sterling Place) in c.1874 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, cut-glass main entryway doors flanked by colonettes at the jambs, molded and bracketed entryway and window lintels, and bracketed cornice are characteristics of the Italianate style. The house remains largely intact.

#### **Alterations**

Main Facade (North): Understoop gate; replacement stoop railings; metal grille at the main entryway; window grilles at the basement and first stories; replacement sash; main and basement entryway lamps and bell panels

#### **Site**

Historic bluestone areaway; non-historic metal fence, gate, and planting bed

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

Historic bluestone curb and sidewalk

#### **References**

Kings County land conveyance records

### **36 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 24

**Date(s):** 1874 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built as one in a row of seven (24 to 36 Sterling Place) in c.1874 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, cut-glass main entryway doors flanked by colonettes at the jambs, molded and bracketed entryway and window lintels, and

bracketed cornice are characteristics of the Italianate style. The house remains largely intact.

### **Alterations**

Main Facade (North): Understoop gate; replacement stoop railings; metal grille at the main entryway; window grilles at the basement and first stories; replacement sash; main and basement entryway lamps

### **Site**

Non-historic concrete areaway paving, metal fence and gate

### **Sidewalk / Curb Materials**

Historic bluestone curb; concrete and bluestone sidewalk

### **References**

Kings County land conveyance records

## **38 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 25

**Date(s):** 1874 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built as one in a row of seven (38 to 50 Sterling Place; 40 has been replaced with a later building) for either Terence McGivern or Gustavus Foster in c.1874 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone stoop and facing, gabled and bracketed main entryway lintel, paneled, cut-glass main entryway doors with colonettes at the paneled jambs, molded window surrounds, and bracketed cornice are characteristics of the Italianate style. The house remains largely intact.

### **Alterations**

Main Facade (North): Replacement stoop railings; window grilles at the basement; replacement sash; main and basement entryway lamps

### **Site**

Historic bluestone areaway paving; non-historic metal fence and gate with masonry posts; non-historic planting bed

### **Sidewalk / Curb Materials**

Historic bluestone curb and sidewalk

### **References**

Kings County land conveyance records

## **40 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 7502

**Date(s):** 2004-07 (NB 2004-201782382)  
**Architect(s) / Builder(s):** Jung Wor Chin  
**Owner(s) / Developer(s):** 1431 Park Place Realty  
**Type:** Apartment building  
**Style(s):** Not determined  
**Stories:** 3 and basement  
**Material(s):** Pigmented cement stucco

**Status:** Non-Contributing

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

This house was built in 2004-2007 on a lot that had been vacant since 1940. The demolished building was an Italianate style house that was built in c.1874 as one in a row of seven (38 to 50 Sterling Place). The current house maintains the height, scale, stoop heights, and materials of its surrounding buildings.

### **Alterations**

None

### **Site**

Concrete areaway paving; metal fence and gates

### **Sidewalk / Curb Materials**

Replacement bluestone curb and sidewalk

### **References**

City of New York, Department of Buildings, Building Information System (BIS); Kings County land conveyance records

## **42 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 27

**Date(s):** 1874 (NB not determined)  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** Terence McGivern or Gustavus Foster  
**Type:** Row house  
**Style(s):** Italianate  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built as one in a row of seven (38 to 50 Sterling Place; 40 has been replaced with a later building) for either Terence McGivern or Gustavus Foster in c.1874 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing, rusticated basement, chamfered window openings with paneled keystones at the basement, round-arch main entryway topped by gabled hood on scrolled brackets; paneled, cut-glass main entryway doors with paneled jambs, bracketed sills, molded window lintels on scrolled bracket, bracketed cornice, and cast-iron areaway



posts are characteristics of the Italianate style. The building's stoop has been replaced, but the house remains largely intact.

### **Alterations**

Main Facade (North): Replacement stoop and ironwork; window grilles at the basement; replacement sash; main entryway lamp

### **Site**

Historic bluestone areaway paving; non-historic metal fence and gate, planting bed and brick curb at the areaway

### **Sidewalk / Curb Materials**

Historic bluestone curb and sidewalk

### **References**

Kings County land conveyance records

## **44 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 28

**Date(s):** 1874 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Terence McGivern or Gustavus Foster

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built as one in a row of seven (38 to 50 Sterling Place; 40 has been replaced with a later building) for either Terence McGivern or Gustavus Foster in c.1874 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing; rusticated basement; brownstone stoop with arched basement entryway; paneled, cast-iron newel posts, balusters, and railing at the stoop; chamfered window openings with keystones at the basement; round-arch main entryway, with paneled pilasters, lintel and keystone, topped by gabled hood on scrolled brackets; paneled, cut-glass main entryway doors with colonettes and paneled jambs; bracketed sills; balusters in relief below the first-story sills; molded window lintels on scrolled brackets; bracketed cornice with frieze panels, modillions and dentils; and bluestone areaway pavement are characteristics of the Italianate style. The house remains largely intact.

### **Alterations**

Main Facade (North): Replacement sash; window grilles at the basement

### **Site**

Historic bluestone areaway paving; non-historic metal fence and gate and planting bed

### **Sidewalk / Curb Materials**

Historic bluestone curb; bluestone and concrete sidewalk

### **References**

Kings County land conveyance records

## 46 STERLING PLACE

Borough of Brooklyn Tax Map Block 944, Lot 29

**Date(s):** 1874 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Terence McGivern or Gustavus Foster

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

This Italianate style house was built as one in a row of seven (38 to 50 Sterling Place; 40 has been replaced with a later building) for either Terence McGivern or Gustavus Foster in c.1874 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing; rusticated basement; brownstone stoop with arched basement entryway; paneled, cast-iron newel posts, balusters, and railing at the stoop; chamfered window openings with keystones at the basement; round-arch main entryway, with paneled pilasters, lintel and keystone, topped by gabled hood on scrolled brackets; paneled, paneled main entryway doors flanked by colonettes and paneled jambs; bracketed sills; balusters in relief below the first-story sills; molded window lintels on scrolled brackets; and bracketed cornice with frieze panels, modillions and dentils are characteristics of the Italianate style. The house remains largely intact.

### Alterations

Main Facade (North): Understoop gate; replacement sash; window grilles at the basement; hanging lamp at the main entryway; bell panel at the basement

### Site

Historic bluestone areaway paving; non-historic metal fence and gate

### Sidewalk / Curb Materials

Historic bluestone curb; bluestone and concrete sidewalk

### References

Kings County land conveyance records

## 48 STERLING PLACE

Borough of Brooklyn Tax Map Block 944, Lot 30

**Date(s):** 1874 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Terence McGivern or Gustavus Foster

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built as one in a row of seven (38 to 50 Sterling Place; 40 has been replaced with a later building) for either Terence McGivern or Gustavus Foster in c.1874 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing; rusticated basement; brownstone stoop with arched basement entryway; understoop gate; paneled, cast-iron newel posts, balusters, and railing at the stoop; chamfered window openings with keystones at the basement; round-arch main entryway, with paneled pilasters, lintel and keystone, topped by gabled hood on scrolled brackets; paneled main entryway doors flanked by colonettes and paneled jambs; bracketed sills; balusters in relief below the first-story sills; molded window lintels on scrolled brackets; bracketed cornice with frieze panels, modillions and dentils; and cast-iron fence and gate are characteristics of the Italianate style. The house remains largely intact.

## **Alterations**

Main Facade (North): Facade painted; replacement sash; window grilles at the basement

## **Site**

Concrete areaway paving

## **Sidewalk / Curb Materials**

Historic bluestone curb and sidewalk

## **References**

Kings County land conveyance records

## **50 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 31

**Date(s):** 1874 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Terence McGivern or Gustavus Foster

**Type:** Row house

**Style(s):** Italianate

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style house was built as one in a row of seven (38 to 50 Sterling Place; 40 has been replaced with a later building) for either Terence McGivern or Gustavus Foster in c.1874 at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing; rusticated basement; brownstone stoop with arched basement entryway; understoop gate; paneled, cast-iron newel posts, balusters, and railing at the stoop; chamfered window openings with keystones at the basement; round-arch main entryway, with paneled pilasters, lintel and keystone, topped by gabled hood on scrolled brackets; main entryway door flanked by colonettes and paneled jambs; bracketed sills; molded window lintels on scrolled brackets; and bracketed cornice with frieze panels, modillions and dentils are characteristics of the Italianate style. The main entryway surround has been simplified, but the house remains largely intact.

## **Alterations**

Main Facade (North): Facade painted; replacement sash; window grilles at the basement; replacement door with sidelights; lamps at the basement and main entryways; bell panel and utility meter at the basement

**Site**

Non-historic concrete areaway paving; non-historic metal fence and gate and planting bed

**Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

**References**

Kings County land conveyance records

**52 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 32

**Date(s):** 1883 (NB not determined)

**Architect(s) / Builder(s):** Cevedra B. Sheldon

**Owner(s) / Developer(s):** Henry Lansdell

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as one of six similar Neo-Grec style flats buildings (52 to 62 Sterling Place), this house was designed by architect Cevedra B. Sheldon and constructed for owner Henry Lansdell at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's projecting bays; brownstone stoop; cast-iron newel posts, balusters, and railings on the stoop; understoop gate; main entryway flanked by fluted pilasters and surmounted by heavy lintel (topped by metal cresting) on grooved brackets; paneled main entryway doors; projecting sills (above incised panels at the projecting bays of the first- and second-stories); chamfered lintels (flanked by rosette bands at the projecting bays of the basement through the second story); wood brickmolds at the windows; molded crowns at the projecting bays; projecting window surrounds at the bays above the main entryway topped by incised lintels; molded cornice decorated with rosettes and brackets; and cast-iron posts, balusters, railings and wrought-iron gate at the areaway are characteristics of the Neo-Grec style. The house remains largely intact.

**Alterations**

Main Facade (North): Overhead lamp at the main entryway; replacement sash; window grilles at the basement

**Site**

Historic bluestone areaway paving; historic cast-iron posts, balusters, railings and wrought-iron gate at the areaway; non-historic planting bed

**Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

**References**

American Architect & Building News vol. 13, no. 387 (May 26, 1883), 251.

## 54 STERLING PLACE

Borough of Brooklyn Tax Map Block 944, Lot 33

**Date(s):** 1883 (NB not determined)

**Architect(s) / Builder(s):** Cevedra B. Sheldon

**Owner(s) / Developer(s):** Henry Landsdell

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

Built as one of six similar Neo-Grec style flats buildings (52 to 62 Sterling Place), this house was designed by architect Cevedra B. Sheldon and constructed for owner Henry Lansdell at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's projecting bays; brownstone stoop; main entryway flanked by fluted pilasters and surmounted by heavy lintel (topped by metal cresting) on grooved brackets; cut-glass main entryway doors below transom light; projecting sills (above incised panels at the projecting bays of the first- and second-stories); chamfered lintels (flanked by rosette bands at the projecting bays of the basement through the second story); molded crowns at the projecting bays; projecting window surrounds at the bays above the main entryway topped by incised lintels; and molded cornice decorated with rosettes and brackets are characteristics of the Neo-Grec style. The house remains largely intact.

### Alterations

Main Facade (North): Painted facade; replacement ironwork on the stoop; replacement understoop gate; window grilles at the basement; replacement sash; bell panel at the main entryway

### Site

Historic bluestone areaway paving; non-historic metal fence and gate and planting bed

### Sidewalk / Curb Materials

Historic bluestone curb; bluestone and concrete sidewalk

### References

American Architect & Building News vol. 13, no. 387 (May 26, 1883), 251.

## 56 STERLING PLACE

Borough of Brooklyn Tax Map Block 944, Lot 34

**Date(s):** 1883 (NB not determined)

**Architect(s) / Builder(s):** Cevedra B. Sheldon

**Owner(s) / Developer(s):** Not determined

**Type:** Row house

**Style(s):** Neo-Grec with alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of six similar Neo-Grec style flats buildings (52 to 62 Sterling Place), this house was designed by architect Cevedra B. Sheldon and constructed for owner Henry Lansdell at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's projecting bays; projecting sills (above incised panels at the projecting bays of the first and second stories); chamfered lintels (flanked by rosette bands at the projecting bays of the basement through the second story); molded crowns at the projecting bays; projecting window surrounds at the bays above the main entryway topped by incised lintels; and molded cornice decorated with rosettes and brackets are characteristics of the Neo-Grec style. The house's stoop was removed and the main entryway was relocated to the basement level.

## **Alterations**

Main Facade (North): Painted facade; stoop removed; basement level main entryway and door with flanking lamps and metal awning; window grilles at the basement and first story; replacement sash

## **Site**

Non-historic concrete paving, masonry walls, metal fences at the areaway

## **Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

## **References**

American Architect & Building News vol. 13, no. 387 (May 26, 1883), 251.

## **58 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 35

**Date(s):** 1883 (NB not determined)

**Architect(s) / Builder(s):** Cevedra B. Sheldon

**Owner(s) / Developer(s):** Henry Lansdell

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of six similar Neo-Grec style flats buildings (52 to 62 Sterling Place), this house was designed by architect Cevedra B. Sheldon and constructed for owner Henry Lansdell at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's projecting bays; brownstone stoop; one cast-iron newel post, balusters, and railings on the stoop; main entryway flanked by fluted pilasters and surmounted by heavy lintel (topped by metal cresting) on grooved brackets; cut-glass main entryway doors below transom light; projecting sills (above incised panels at the projecting bays of the first and second stories); chamfered lintels (flanked by rosette bands at the projecting bays of the basement through the second story); molded crowns at the projecting bays; projecting window surrounds at the bays above the main entryway topped by incised lintels; molded cornice decorated with rosettes and brackets; and cast-iron posts, balusters, railings and wrought-iron gate at the areaway

are characteristics of the Neo-Grec style. The house remains largely intact.

### **Alterations**

Main Facade (North): Painted facade; one newel post removed from the stoop; replacement understoop gate; window grilles at the basement and first stories; replacement sash; metal gate at the main entryway

### **Site**

Bluestone and concrete areaway paving; non-historic planting bed

### **Sidewalk / Curb Materials**

Historic bluestone curb and sidewalk

### **References**

American Architect & Building News vol. 13, no. 387 (May 26, 1883), 251.

## **60 STERLING PLACE**

Borough of Brooklyn Tax Map Block 944, Lot 36

**Date(s):** 1883 (NB not determined)

**Architect(s) / Builder(s):** Cevetra B. Sheldon

**Owner(s) / Developer(s):** Henry Landsdell

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of six similar Neo-Grec style flats buildings (52 to 62 Sterling Place), this house was designed by architect Cevetra B. Sheldon and constructed for owner Henry Lansdell at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's projecting bays; brownstone stoop; cast-iron newel posts, balusters, and railings on the stoop; main entryway flanked by fluted pilasters and surmounted by heavy lintel (topped by metal cresting) on grooved brackets; cut-glass main entryway doors below transom light; projecting sills (above incised panels at the projecting bays of the first- and second-stories); chamfered lintels (flanked by rosette bands at the projecting bays of the basement through the second story); molded crowns at the projecting bays; projecting window surrounds at the bays above the main entryway topped by incised lintels; molded cornice decorated with rosettes and brackets; and cast-iron posts, balusters, railings and wrought-iron gate at the areaway are characteristics of the Neo-Grec style. The house remains largely intact.

### **Alterations**

Main Facade (North): Overhead lamp at the main entryway; understoop gate; replacement sash; window grilles at the basement

### **Site**

Historic bluestone paving, cast-iron posts, balusters, railings and wrought-iron gate at the areaway; non-historic planting bed and lantern

### **Sidewalk / Curb Materials**

Historic bluestone curb and sidewalk

## References

American Architect & Building News vol. 13, no. 387 (May 26, 1883), 251.

## 62 STERLING PLACE

Borough of Brooklyn Tax Map Block 944, Lot 37

**Date(s):** 1883 (NB not determined)

**Architect(s) / Builder(s):** Cevedra B. Sheldon

**Owner(s) / Developer(s):** Henry Landsdell

**Type:** Row house

**Style(s):** Neo-Grec

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

### History, Significance and Notable Characteristics

Built as one of six similar Neo-Grec style flats buildings (52 to 62 Sterling Place), this house was designed by architect Cevedra B. Sheldon and constructed for owner Henry Lansdell at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's projecting bays; brownstone stoop; cast-iron newel posts, balusters, and railings on the stoop; main entryway flanked by fluted pilasters and surmounted by heavy lintel (topped by metal cresting) on grooved brackets; cut-glass main entryway doors below transom light; projecting sills (above incised panels at the projecting bays of the first- and second-stories); chamfered lintels (flanked by rosette bands at the projecting bays of the basement through the second story); molded crowns at the projecting bays; projecting window surrounds at the bays above the main entryway topped by incised lintels; molded cornice decorated with rosettes and brackets; and cast-iron posts, balusters, railings and wrought-iron gate at the areaway are characteristics of the Neo-Grec style. The house remains largely intact.

### Alterations

Main Facade (North): Overhead lamp at the main entryway; bell panel; understoop gate; replacement sash; window grilles at the basement

### Site

Historic and cast-iron posts, balusters, railings and wrought-iron gate at the areaway; non-historic concrete paving and planting bed at the areaway

### Sidewalk / Curb Materials

Historic bluestone curb; bluestone and concrete sidewalk

## References

American Architect & Building News vol. 13, no. 387 (May 26, 1883), 251.

## 64 STERLING PLACE

Borough of Brooklyn Tax Map Block 944, Lot 38

**Date(s):** 1916 (NB 4845-1916)

**Architect(s) / Builder(s):** Frederick L. Hine

**Owner(s) / Developer(s):** Herman A. Hirschowitz

**Type:** Free-standing house

**Style(s):** Colonial Revival



**Stories:** 2 and basement

**Material(s):** Brick; terra cotta

**Status:** Contributing

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

This Colonial Revival style house with attached garage was designed by architect Frederick L. Hine and built in 1916 for owner Herman A. Hirschkowitz at a time when the last undeveloped lots in the Park Slope area were being improved with additional dwellings and apartment houses. The house's stone stoop; Flemish bond brick; paneled, terra-cotta water table and window lintels; gabled main entryway with multi-paned, arched door, flanked by attached columns; sandstone window sills; grouped fenestration; bracketed cornice with a paneled frieze; and cast-iron posts and metal fence and gate at the areaway are characteristics of the style. The building remains largely intact.

### **Alterations**

Main Facade (North): Replacement ironwork on the stoop; replacement sash; metal grilles at the basement first-story windows

East Facade: Brick covered with cement stucco

### **Site**

Concrete areaway, painted; historic cast-iron posts and metal fence and gate at the areaway; one-story brick garage, built in 1918, with metal doors and sandstone coping stones on the parapet

### **Sidewalk / Curb Materials**

Historic bluestone curb; concrete sidewalk

### **References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file and Building Information System (BIS)

## **80 STERLING PLACE**

Borough of Brooklyn Tax Map Block 945, Lot 12

**Date(s):** 1875-80 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Not determined

**Type:** Stable, converted to residential

**Style(s):** Utilitarian

**Stories:** 2

**Material(s):** Brick

**Status:** Contributing

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

This stable building, which was converted into a residence in 1973, was built between 1875 and 1880 to serve local residents at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. Its steel lintels with decorative rosettes and corbelled parapet, as well as its projecting sills and flush lintels are indicative of the utilitarian style of construction in the second half of the 19th and the early-20th centuries.

## **Alterations**

Main Facade (North)

Replacement doors; bracketed awning and light fixture at the main entryway; shutters at the second story

East Facade

Brick covered with cement stucco

## **Site**

Non-historic brick walkway to the entryway

## **Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

## **References**

Kings County land conveyance records; New York City, Department of Buildings, Building Information System (BIS)

## **82 STERLING PLACE**

Borough of Brooklyn Tax Map Block 945, Lot 13

**Date(s):** 1882; altered 2008 (c.1882 (NB 642-1882); 2008 (NB-310141129))

**Architect(s) / Builder(s):** George W. Brown (1882); Michael D. Just (2008)

**Owner(s) / Developer(s):** G.W. Brown; Westminster People LLC (2008)

**Type:** Flats building

**Style(s):** Italianate, originally Neo-Grec

**Stories:** 4 and basement

**Material(s):** Cement stucco

**Status:** Contributing

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

Built as one of six similar Neo-Grec style flats buildings (82 to 92 Sterling Place), this house was designed and constructed in 1882 by architect George W. Brown at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's original ornament was removed in the 20th century, but in 2008, new Italianate style ornament, including window and door surrounds and the cornice were added to the facade.

## **Alterations**

Main Facade (North)

Doors and window surrounds; main entryway and understoop doors; stoop railings; replacement sash and door; basement and main entryway lamps; cornice; window grilles at the basement and first story

East Facade

Alterations: Brick covered with cement stucco

Roof

Alterations: Brick chimneys covered with cement stucco

## **Site**

Non-historic concrete areaway paving and metal fence and gate

### **Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

### **References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file and Building Information System (BIS)

## **84 STERLING PLACE**

Borough of Brooklyn Tax Map Block 945, Lot 14

**Date(s):** 1882 (NB 642-1882)

**Architect(s) / Builder(s):** George W. Brown

**Owner(s) / Developer(s):** G.W. Brown

**Type:** Flats building

**Style(s):** Neo-Grec

**Stories:** 4 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of six similar Neo-Grec style flats buildings (82 to 92 Sterling Place), this house was designed and constructed in 1882 by architect George W. Brown at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's brownstone facing and stoop, incised ornament, gabled and round-arched lintel at the main entryway, paneled jambs with colonettes, and bracketed cornice with angular decoration are characteristics of the style. The house remains largely intact.

### **Alterations**

Main facade (north)

Stoop railings; understoop gate; replacement sash; basement and main entryway lamps; window grilles at the basement and first story

East Facade (Not designed)

Alterations: Brick covered with cement stucco

Roof

Alterations: Brick chimneys covered with cement stucco

### **Site**

Non-historic concrete areaway paving and metal fence and gate

### **Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

### **References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file

## **86 STERLING PLACE**

Borough of Brooklyn Tax Map Block 945, Lot 15

**Date(s):** 1882 (NB 642-1882)

**Architect(s) / Builder(s):** George W. Brown

**Owner(s) / Developer(s):** G.W. Brown

**Type:** Flats building

**Style(s):** Altered Neo-Grec

**Stories:** 4 and basement

**Material(s):** Cement stucco

**Status:** Contributing

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

Built as one of six similar Neo-Grec style flats buildings (82 to 92 Sterling Place), this house was designed and constructed in 1882 by architect George W. Brown at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's ornament has been stripped but some of its bracketed cornice remains intact.

### **Alterations**

Alterations: Window and door surrounds removed; facade stuccoed over; understoop gate; stoop railings; replacement sash and door; window grilles at the basement and first story; hanging lamp at the main entryway; bell panel and utility meter at the basement

### **Site**

Non-historic concrete areaway paving and metal fence and gate

### **Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

### **References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file

## **88 STERLING PLACE**

Borough of Brooklyn Tax Map Block 945, Lot 16

**Date(s):** 1882 (NB 642-1882)

**Architect(s) / Builder(s):** George W. Brown

**Owner(s) / Developer(s):** G.W. Brown

**Type:** Flats building

**Style(s):** Neo-Grec

**Stories:** 4 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of six similar Neo-Grec style flats buildings (82 to 92 Sterling Place), this house was designed and constructed in 1882 by architect George W. Brown at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's incised ornament, gabled lintel at the main entryway, and bracketed cornice are characteristics of the style. The house remains largely intact.

### **Alterations**

Main Facade (North): Replacement stoop railings; understoop gate; replacement sash; main

entryway lamps; window grilles at the basement and first story; basement window converted to vent

**Site**

Historic brownstone areaway curb; non-historic concrete areaway paving and metal fence and gate

**Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

**References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file

**90 STERLING PLACE**

Borough of Brooklyn Tax Map Block 945, Lot 17

**Date(s):** 1882 (NB 642-1882)

**Architect(s) / Builder(s):** George W. Brown

**Owner(s) / Developer(s):** G.W. Brown

**Type:** Flats building

**Style(s):** Neo-Grec with alterations

**Stories:** 4 and basement

**Material(s):** Cement stucco

**Status:** Contributing

**History, Significance and Notable Characteristics**

Built as one of six similar Neo-Grec style flats buildings (82 to 92 Sterling Place), this house was designed and constructed in 1882 by architect George W. Brown at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's stone ornament has been simplified, but its bracketed cornice and historic areaway iron fence and gate remain intact.

**Alterations**

Main Facade (North): Replacement understoop gate; cement stucco; replacement sash and doors; window grilles at the basement and first story; stoop railings; hanging lamp at the main entryway; utility meter

**Site**

Historic iron areaway fence and gate; non-historic concrete areaway paving

**Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

**References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file

**92 STERLING PLACE**

Borough of Brooklyn Tax Map Block 945, Lot 18

**Date(s):** 1882 (NB 642-1882)

**Architect(s) / Builder(s):** George W. Brown

**Owner(s) / Developer(s):** G.W. Brown

**Type:** Flats building

**Style(s):** Neo-Grec  
**Stories:** 4 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

Built as one of six similar Neo-Grec style flats buildings (82 to 92 Sterling Place), this house was designed and constructed in 1882 by architect George W. Brown at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's incised ornament, gabled lintel ay the main entryway, and bracketed cornice are characteristic of the style. The house's stoop and areaway enclosure have been altered, but the facade remains largely intact.

### **Alterations**

Main Facade (North): Brick and concrete sidewalls installed on the stoop; facade painted; understoop gate; replacement sash; main entryway lamps; window grilles at the basement; bell panel at the main entryway

### **Site**

Non-historic brick walls, metal gate, and concrete paving at the areaway

### **Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

### **References**

New York City Department of Buildings, Borough of Brooklyn, New Building application file

## **96 STERLING PLACE**

Borough of Brooklyn Tax Map Block 945, Lot 19

**Date(s):** 1911 (NB not determined)  
**Architect(s) / Builder(s):** Slee & Bryson  
**Owner(s) / Developer(s):** Gustaf A. Johnson Building Co.  
**Type:** Apartment building  
**Style(s):** Colonial Revival  
**Stories:** 4 and basement  
**Material(s):** Brick; stone; cast concrete

**Status:** Contributing

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

This Colonial Revival style apartment house was designed by architect Frederick L. Hine and built in 1911 for owner Herman A. Hirschowitz at a time when the last undeveloped lots in the Park Slope area were being improved with additional dwellings and apartment houses. The house's heavily bracketed frontispiece, decorative brickwork, and large, overhanging cornice are characteristics of the style. The building remains largely intact.

### **Alterations**

Main Facade (North): Painted frontispiece, first-story sills; and water table; replacement door; lamp above the main entryway; window grilles at the basement and first stories; metal gate, patterned concrete blocks, and louvered vents at the basement

West Elevation: Brick covered with cement stucco and painted

East Elevation: Brick covered with cement stucco and painted

### **Site**

Replacement fences, gates, and railings at the areaway; concrete areaway paving and steps

### **Sidewalk / Curb Materials**

Historic bluestone curb; concrete sidewalk

### **References**

Real Estate Record & Builders' Guide (April 8, 1911), 330.

## **148 STERLING PLACE**

Borough of Brooklyn Tax Map Block 1058, Lot 12

**Date(s):** 1875 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Frederick Glover

**Type:** Row house

**Style(s):** Italianate with Neo-Grec style elements

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style row house with Neo-Grec style elements was built in c.1875 for Frederick Glover as part of row of seven similar buildings (148 to 160 Sterling Place, of which four from 152 to 158 have been replaced by the adjacent church) at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's gabled entryway lintel, colonettes at the paneled door jambs, and molded window surrounds are characteristics of the Italianate style, while its angular main entryway and window sill brackets are typical of the Neo-Grec style. The house remains largely intact.

### **Alterations**

Main Facade (North): Understoop gate; window grilles at the basement and the first stories; replacement sash; main and basement entryway lamps and bell panels

East Elevation: Brick covered with cement stucco

Roof: Brick chimney covered with cement stucco; non-historic chimney flues

### **Site**

Non-historic planting bed, metal fence and gate, and lamp post at the areaway; non-historic concrete areaway paving

### **Sidewalk / Curb Materials**

Historic bluestone curb; non-historic concrete sidewalk

### **References**

Kings County land conveyance records

## **150 STERLING PLACE**

Borough of Brooklyn Tax Map Block 1058, Lot 7504

**Date(s):** 1875 (NB not determined)  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** Frederick Glover  
**Type:** Flats building  
**Style(s):** Italianate with Neo-Grec style elements  
**Stories:** 3 and basement  
**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style row house with Neo-Grec style elements was built in c.1875 for Frederick Glover as part of row of seven similar buildings (148 to 160 Sterling Place, of which four from 152 to 158 have been replaced by the adjacent church) at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's gabled entryway lintel, colonettes at the paneled door jambs, and molded window surrounds are characteristics of the Italianate style, while its angular main entryway and window sill brackets are typical of the Neo-Grec style. The house remains largely intact.

### **Alterations**

Main Facade (North):Basement facade simplified; understoop gate; window grilles at the basement and the first stories; replacement sash; main and basement entryway lamps; address numbers attached to the basement facade

East Elevation: Brick covered with cement stucco

### **Site**

Historic brownstone curb at the areaway; wrought-iron fence and gate; non-historic concrete paving at the areaway

### **Sidewalk / Curb Materials**

Historic bluestone curb; bluestone and concrete sidewalk

### **References**

Kings County land conveyance records

## **152 STERLING PLACE (aka 152-158 Sterling Place) ( Fourth Church of Christ, Scientist (now the Berkeley Carroll School) )**

Borough of Brooklyn Tax Map Block 1058, Lot 14

**Date(s):** 1936 (NB 6850-1936))  
**Architect(s) / Builder(s):** A.W. Laurie  
**Owner(s) / Developer(s):** Church of Christ Scientist  
**Type:** Church, now a school  
**Style(s):** Neo-Classical  
**Stories:** 2 and basement  
**Material(s):** Limestone

**Status:** Contributing



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

This Neo-Classical style Church, later converted to a school, was designed by architect A.W. Laurie and built in 1936 as the Fourth Church of Christ Scientist. It replaced four 19th century row houses. The building's overall restrained design, focusing on its recessed portico with central arch and reeded columns and pilasters, as well as its broken pediment with urn are earmarks of the style.

Architect Leo Blackman was engaged by the Berkeley Carroll School to convert the church for educational purposes in 2012-14, at which time alterations were made to the facade of side vestibule. The building remains largely intact.

## **Alterations**

Main Facade (North): Metal railings on the steps; banners attached to the portico; address plate above the entryway; concrete steps with metal railings, replacement doors (including the ground-level entry), suspended awning, security lamps and lighting, bell panel at the east wing.

West and East Elevations: Brick (covered with deteriorated cement stucco); attached metal ladder

Roof: Visible HVAC

## **Site**

Matching, one story east wing, built 2012-14 (NB 2012-320566641); historic planting beds with granite curbs; ID card reader on metal pole

## **Sidewalk / Curb Materials**

Historic bluestone curb; concrete sidewalk (replacement for original brownstone sidewalks, but in keeping with what would have been installed when the church was built)

## **References**

New York City, Department of Buildings, Borough of Brooklyn, New Building application file and Building Information System (BIS)

## **160 STERLING PLACE**

Borough of Brooklyn Tax Map Block 1058, Lot 18

**Date(s):** 1875 (NB not determined)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Frederick Glover

**Type:** Row house

**Style(s):** Italianate with Neo-Grec style elements and alterations

**Stories:** 3 and basement

**Material(s):** Brownstone

**Status:** Contributing

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

This Italianate style row house with Neo-Grec style elements and alterations was built in c.1875 for Frederick Glover as part of row of seven similar buildings (148 to 160 Sterling Place, of which four from 152 to 158 have been replaced by the adjacent church) at a time when the western section of Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The house's gabled entryway lintel and molded keystone are characteristic of the Italianate style, while its bracketed cornice with angular detailing is typical of the Neo-Grec style. The house's window and door surrounds were simplified and cheek walls were installed on the stoop in the 20th century.

## **Alterations**

Main Facade (North): Basement facade, door and window surrounds simplified; understoop gate; window grilles at the basement; replacement sash; main and basement entryway lamps and bell panels

West Elevation: Brick covered with pigmented cement stucco

Roof: Brick chimney covered with cement stucco; non-historic chimney flues

## **Site**

Bluestone and concrete areaway paving, masonry areaway walls topped by metal fences and metal gate

## **Sidewalk / Curb Materials**

Bluestone and concrete curb; non-historic concrete sidewalk

## **References**

Kings County land conveyance records

## **164 STERLING PLACE**

Borough of Brooklyn Tax Map Block 1058, Lot 19

**Date(s):** 1906 (NB 3290-1906)

**Architect(s) / Builder(s):** Henry Pohlmann

**Owner(s) / Developer(s):** Louis Bonnert

**Type:** Apartment building

**Style(s):** Beaux Arts

**Stories:** 4 and basement

**Material(s):** Limestone

**Status:** Contributing

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

This Beaux Arts style apartment house, one of five similar buildings at 164 to 180 Sterling Place, was designed by architect Henry Pohlmann and built in 1906 for owner Louis Bonnert at a time when Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's highly ornamented limestone facade, elaborately-decorated central entryway, paneled door jambs, curved bays, and its prominent and highly decorative cornice are characteristics of the style as applied to the more modest apartment houses built during this period. The house remains largely intact.

## **Alterations**

Main Facade (North): Replacement sash; light fixtures attached to the pilasters; utility meter; bell panel and mailbox key box at the jamb; tube railing to the basement entryway; replacement basement entryway door

West Elevation: Brick covered with cement stucco

## **Site**

Non-historic concrete areaway paving and metal fences and gates

## **Sidewalk / Curb Materials**

Bluestone and concrete curb; non-historic concrete sidewalk

## References

New York City Department of Brooklyn, Borough of Brooklyn, New Building file.

## 168 STERLING PLACE

Borough of Brooklyn Tax Map Block 1058, Lot 7502

**Date(s):** 1906 (NB 3290-1906)

**Architect(s) / Builder(s):** Henry Polhmann

**Owner(s) / Developer(s):** Louis Bonnert

**Type:** Apartment building

**Style(s):** Beaux Arts

**Stories:** 4 and basement

**Material(s):** Limestone

**Status:** Contributing

## History, Significance and Notable Characteristics

This Beaux Arts style apartment house, one of five similar buildings at 164 to 180 Sterling Place, was designed by architect Henry Pohlmann and built in 1906 for owner Louis Bonnert at a time when Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's highly ornamented limestone facade, elaborately-decorated central entryway, curved bays, and its prominent and highly decorative cornice are characteristics of the style as applied to the more modest apartment houses built during this period. The house remains largely intact.

## Alterations

Main Facade (North): Replacement main entryway door with sidelights and transom; light fixtures attached to the pilasters; address panel at the transom; bell panel at the jamb; replacement sash; replacement basement entryway gate; window grilles at the basement and first story

## Site

Non-historic concrete areaway paving and metal fences and gates (one cast-iron post and a segment of wrought-iron fence survives at the west areaway)

## Sidewalk / Curb Materials

Bluestone and concrete curb; non-historic concrete sidewalk

## References

New York City Department of Brooklyn, Borough of Brooklyn, New Building file.

## 172 STERLING PLACE

Borough of Brooklyn Tax Map Block 1058, Lot 7503

**Date(s):** 1906 (NB 3290-1906)

**Architect(s) / Builder(s):** Henry Pohlmann

**Owner(s) / Developer(s):** Louis Bonnert

**Type:** Apartment building

**Style(s):** Beaux Arts

**Stories:** 4 and basement

**Material(s):** Limestone

**Status:** Contributing

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

This Beaux Arts style apartment house, one of five similar buildings at 164 to 180 Sterling Place, was designed by architect Henry Pohlmann and built in 1906 for owner Louis Bonnert at a time when Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's highly ornamented limestone facade, elaborately-decorated central entryway, paneled door jambs, curved bays, and its prominent and highly decorative cornice are characteristics of the style as applied to the more modest apartment houses built during this period. The house remains largely intact.

### **Alterations**

Main Facade (North): : Light fixtures attached to the pilasters; utility meter; fire alarm and signage; bell panel and mailbox key box at the jamb; replacement sash; replacement basement entryway door; window grilles at the basement

### **Site**

Non-historic concrete paving and metal fences and gates at the areaway (one cast-iron post and a segment of wrought-iron fence survives at the west areaway)

### **Sidewalk / Curb Materials**

Concrete and bluestone curb; non-historic concrete sidewalk

### **References**

New York City Department of Brooklyn, Borough of Brooklyn, New Building file.

## **176 STERLING PLACE**

Borough of Brooklyn Tax Map Block 1058, Lot 24

**Date(s):** 1906 (NB 3290-1906)

**Architect(s) / Builder(s):** Henry Pohlmann

**Owner(s) / Developer(s):** Louis Bonnert

**Type:** Apartment building

**Style(s):** Beaux Arts

**Stories:** 4 and basement

**Material(s):** Limestone

**Status:** Contributing

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

This Beaux Arts style apartment house, one of five similar buildings at 164 to 180 Sterling Place, was designed by architect Henry Pohlmann and built in 1906 for owner Louis Bonnert at a time when Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's highly ornamented limestone facade, elaborately-decorated central entryway, curved bays, and its prominent and highly decorative cornice are characteristics of the style as applied to the more modest apartment houses built during this period. The house remains largely intact.

### **Alterations**

Main Facade (North): Replacement main entryway door and transom; light fixtures attached to the pilasters; bell panel and mailbox key box at the jamb; replacement sash; replacement basement entryway gate; metal fire escape; window grilles at the basement and first story

**Site**

Non-historic concrete areaway paving and metal fences and gates

**Sidewalk / Curb Materials**

Bluestone and concrete curb; non-historic concrete sidewalk

**References**

New York City Department of Brooklyn, Borough of Brooklyn, New Building file.

**180 STERLING PLACE**

Borough of Brooklyn Tax Map Block 1058, Lot 7501

**Date(s):** 1906 (NB 3290-1906)

**Architect(s) / Builder(s):** Henry Pohlmann

**Owner(s) / Developer(s):** Louis Bonnert

**Type:** Apartment building

**Style(s):** Beaux Arts

**Stories:** 4 and basement

**Material(s):** Limestone

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Beaux Arts style apartment house, one of five similar buildings at 164 to 180 Sterling Place, was designed by architect Henry Pohlmann and built in 1906 for owner Louis Bonnert at a time when Park Slope was rapidly-developing with houses and apartments for Brooklyn's growing middle class. The building's highly ornamented limestone facade, elaborately-decorated central entryway, curved bays, and its prominent and highly decorative cornice are characteristics of the style as applied to the more modest apartment houses built during this period. The house remains largely intact.

**Alterations**

Main Facade (North): Replacement main entryway door and transom; light fixtures attached to the pilasters; bell panel and mailbox key box at the jamb; replacement sash; replacement basement entryway gate; metal fire escape; window grilles at the basement and first story

East Elevation: Brick covered with cement stucco

**Site**

Non-historic concrete areaway paving and metal fences and gates

**Sidewalk / Curb Materials**

Bluestone and concrete curb; non-historic concrete sidewalk

**References**

New York City Department of Brooklyn, Borough of Brooklyn, New Building file

**184 STERLING PLACE**

Borough of Brooklyn Tax Map Block 1058, Lot 28

**Date(s):** 1912 (NB 3565-1912)

**Architect(s) / Builder(s):** Gustave Erda

**Owner(s) / Developer(s):** Peter Rauss

**Type:** Commercial

**Style(s):** Classical Revival

**Stories:** 2

**Material(s):** Granite; limestone

**Status:** Contributing

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

This Classical Revival style commercial building, constructed in 1912, was designed by architect Gustave Erda and built for owner Peter Rauss to house businesses that served the growing number of Park Slope residents during the early decades of the 20th century. The building's granite base, segmental central bay with giant scrolled brackets at the keystone; interconnected voussoirs at the first story, molded window surrounds with scrolled brackets at the keystone, and stone cornice with dentils and blocks characteristic of the style. The building remains largely intact.

### **Alterations**

Main Facade (North): Center bay boarded up; replacement doors at the side bays; replacement sash; sign band covered over with metal

### **Site**

Non-historic access ramps with metal tube railings

### **Sidewalk / Curb Materials**

Bluestone, concrete and metal curb; non-historic concrete sidewalk with metal grates

### **References**

New York City Department of Brooklyn, Borough of Brooklyn, New Building file

## ARCHITECTS' APPENDIX

### **Arianna Braun Architects**

Tobias Arianna (dates not determined)

Robert Braun (dates not determined)

131 6<sup>th</sup> Avenue (2013)

Arianna Braun Architects founded in 2008, is a New York firm with a portfolio that includes new construction, adaptive reuse, interior architecture/design, and historic & landmark preservation for corporate, retail, institutional, nonprofit and residential clientele.

<http://www.abarchs.com/>

### **Leo J. Blackman Architects**

Leo J. Blackman (born 1956)

152 -158 Sterling Place (2012-14 alteration)

Leo J. Blackman, born in New York City and a graduate in architecture of Columbia University (1981), formed Leo J. Blackman Architects in 2001. He had formerly worked in Kliment & Halsband Architects (1981-81), Stephen Potters Architects (1982-86), and Bond Ryder James Architects (1985), was the principal architect in Leo J. Blackman, Architect (1986-99), and was a partner in Buttrick White & Burtis (1999-2001). Leo J. Blackman Architects has specialized in the planning for, renovation of, and additions to educational and institutional buildings.

[Leo J. Blackman Architects.com](http://LeoJ.BlackmanArchitects.com)

### **Bonnert, Louis** (dates not determined)

12 to 16 Sterling Place (c.1889)

Little is known about Louis Bonnert, the architect of record for these buildings, who was listed in city directories as either a mason or a builder from 1882 to 1892. He also designed buildings in the Park Slope Historic District Extension 1.

Brooklyn City Directories; LPC files.

### **Brown, George W.** (c.1840-date of death not determined)

82 to 92 Sterling Place (c.1882)

34 and 36 Prospect Place (c.1882-83)

Little is known about George W. Brown, the architect of record for these buildings, who was listed in city directories between 1876 and 1888 and in the 1875 New York State census as a carpenter.

Ancestry.com, *New York State Census, 1875* [database on-line], (Provo, UT, USA: Ancestry.com Operations, Inc.), 2013; Brooklyn City Directories.

**Candela, Rosario** (1890-1953)

39 Plaza Street (aka 39-41 Plaza Street West, 278-284 Berkeley Place) (1926-27)

949 Union Street (aka 47-61 Plaza Street West, 949-957 Union Street) (1927-28)

Born in Sicily, Rosario Candela came to the United States at the age of 19 and graduated from the Columbia School of Architecture in 1915. Noted as the architect of many large luxury apartment houses on the Upper East Side, Candela was also responsible for the design of a variety of buildings throughout his career. In addition to many Manhattan apartment buildings he designed several public schools in New York and Baltimore. Among his more interesting projects was the former United States Embassy building in London (the lower stories were the work of noted architect John Russell Pope, while the upper residential stories were by Candela). He was associated with the Walt Whitman Houses and Raymond Ingersoll Houses (originally Fort Green Houses), projects for the New York City Housing Authority. Candela designed six luxury apartment buildings on Fifth Avenue in the Upper East Side Historic District; the designs of these buildings were inspired by the details and compositional methods of the Italian Renaissance. Two large apartment houses and the Stanhope Hotel (all on Fifth Avenue) within the boundaries of the Metropolitan Museum Historic District are designed in a refined yet imposing style to effectively contrast with the townhouses of an earlier era along Fifth Avenue. Mr. Candela's designs are also found in the Upper West Side/Central Park West, Expanded Carnegie Hill, Hamilton Heights/Sugar Hill Northwest, and Park Avenue Historic Districts, as well as Riverside-West End Historic District Extension I and II and West End-Collegiate Historic District Extension.

Andrew Alpern, *The New York Apartment Houses of Rosario Candela and James Carpenter* (New York: Acanthus Press, 2001); LPC, "Architects' Appendix," *Hamilton Heights/Sugar Hill Northwest Historic District Designation Report (LP-2064)* (New York: City of New York, 2000), prepared by Virginia Kurshan; LPC, *Metropolitan Museum Historic District Report (LP-0955)* (New York: City of New York, 1977); LPC, "Architects' Appendix," *Upper East Side Historic District Designation Report*; LPC, "Architects' Appendix," *Park Avenue Historic District Designation Report*; "Rosario Candela, Architect, Is Dead," *NYT*, October 7, 1953, 29.

**Coburn, Brendan C.** (dates not determined)

21 Prospect Place (c.2001)

Brendan C. Coburn, a native of Boston, moved to Brooklyn as a child and received architectural degree from the University of Virginia and Yale University. He began practicing in 1994 at his



father's firm, before establishing his own business in 1997. He later formed the firm CWB Architects with Ward Welch and Jason Boutin. The firm specialized in residential architecture.

<http://cwbarchitects.com/>

**Cootey, Philip I.** (1833-date of death not determined)

34 to 42 St. Mark's Avenue (c.1880)

Little is known about Philip I. Cootey, who was listed in city directories after 1877 as either a builder or an architect and in the 1910 U.S. census as an architect.

Ancestry.com, 1910 *United States Federal Census* [database on-line], (Provo, UT, USA: Ancestry.com Operations, Inc.), 2006; Brooklyn City Directories.

**Coots, Walter M.** (1865-1906)

66 to 70 Berkeley Place (c.1888)

57 and 59 St. Mark's Avenue (c.1889)

12 to 16 Berkeley Place (c.1891)

114 6<sup>th</sup> Avenue (1895 ALT)

Walter M. Coots was born in Rochester, New York and received his training as a carpenter's apprentice in the office of his father, the architectural firm of Charles Coots & Son. He opened his first architecture office on Pearl Street in Manhattan in 1884, but by 1885 his office is listed in Brooklyn city directories. He designed a number of row houses and apartment buildings in Brooklyn and his work can be found in the Park Slope, Crown Heights North, Prospect Heights and Alice and Agate Courts Historic Districts, the Park Slope Historic District Extension I, and in the Cobble Hill, Bushwick, and East New York neighborhoods.

LPC, *Alice and Agate Courts Historic District Designation Report* (LP-2309) prepared by Tara Harrison (New York, 2009), 13-14; LPC files.

**Cunningham, John** (c.1807-date of death not determined)

81 Sterling Place (c.1882)

89 to 99 Sterling Place (c.1877-79) Attrib.

Little is known about John Cunningham, a native of Ireland, who is the architect of record or attribution for these buildings. Cunningham was listed in city directories between 1876 and 1891 as either a builder or a carpenter and in the 1880 U.S. census as a builder.

Ancestry.com, 1910 *United States Federal Census* [database on-line], (Provo, UT, USA: Ancestry.com Operations, Inc.), 2010; Brooklyn City Directories.

**Delaney & Collins**

127 6<sup>th</sup> Avenue (1893)

No information was found about Delaney & Collins.

**Dixon, Robert** (1852-1912)

194 6<sup>th</sup> Avenue (c.1877)

44 and 46 Prospect Place (c.1879)

A native Brooklyn resident, Robert Dixon attended the Brooklyn Polytechnic Institute and later apprenticed as a carpenter with his father, Dominick Dixon. In 1876 he entered the architecture firm of Marshall J. Morrill, and in 1879 he established his own practice. Dixon was a prolific architect whose buildings were erected throughout Brooklyn. He designed a number of public buildings, including a pair of police stations in the Coney Island and Sheepshead Bay neighborhoods of Brooklyn (c. 1895; both demolished), an extension to the Female Almshouse, a remodeling of the Insane Asylum in Flatbush, and an extension and improvement to the gallery of the 13th Regiment Armory. Dixon's commercial structures include the Tivoli Concert Hall in Park Slope, the Casino and an extension to the Jockey Club in Coney Island (both demolished), and race tracks in Lincoln Park and Guttenberg, NJ. His work is also found in the Clinton Hill, Fort Greene, Dumbo, and Park Slope Historic District and Extension I.

LPC, Architects Index Card Catalogue; \_\_\_\_, *Dumbo Historic District Designation Report* (LP-2279), prepared by Andrew S. Dolkart (New York, NY: City of New York, 2007); Obituary, *New York Times*, June 29, 1912, 11; LPC files.

**Eisenach, Carl F.** (dates unknown)

38 and 40 Berkeley Place (c.1892)

Little is known about Carl F. Eisenach's early life or education, although by the mid 1870s he had clearly established himself both as an architect and as a prominent member of Brooklyn's German community. Like many of his peers, Eisenach was involved in the early development of the Brooklyn Institute of Arts and Science's Department of Architecture, serving on its advisory committee. He was also president of the Saengerbund social club, and was a member of various committees involved with the development of the German Hospital, the German Academy of Brooklyn, and the Germania Savings Bank.

Amongst Eisenach's known designs are the richly ornamented Romanesque Revival tenement in Manhattan at 251 Water Street (1888, in the South Street Seaport Historic District), and the

Germania Savings Bank (c. 1890). He also designed in Brooklyn, including in the DUMBO Historic District and in the neighborhoods of Bushwick, Bedford-Stuyvesant, and Cobble Hill.

*Brooklyn Daily Eagle*, various articles from online archive search; LPC, Architects Index Card Catalogue, prepared by Andrew S. Dolkart; LPC files; LPC, *South Street Seaport Historic District Designation Report* (LP-0948) (New York: City of New York, 1977): 35.

**Erda, Gustave** (1870-1936)

184 Sterling Place (1912)

Little is known about architect Gustave Erda, a native of Germany, who immigrated to the United States as a young man. A member of the New York Society of Architects, he maintained an office in Greenpoint, Brooklyn, where he designed many buildings including some in the Greenpoint Historic District. His work is also found in the Crown Heights North II Historic District and in the Sunset Park neighborhood of Brooklyn.

Ancestry.com, *1920 United States Federal Census* [database on-line], (Provo, UT, USA: Ancestry.com Operations, Inc.), 2010; Ancestry.com, *New York, New York, Death Index, 1862-1948* [database on-line], (Provo, UT, USA: Ancestry.com Operations, Inc.), 2014; Brooklyn City Directories, LPC files.

**Gilbert, C[harles] P[ierre] H[enry]** (1861-1952)

54 to 64 Prospect Place (c.1887)

Although he was the architect of great many opulent residences for New York's leading families, C. P. H. Gilbert remains a relatively unknown figure today. Born in New York City, he attended Columbia University and the École des Beaux Arts. The early years of his career were spent in the mining towns of Colorado and Arizona. In 1883, Gilbert established a partnership in New York City with George Kramer Thompson, and in the late 1880s, he designed several Romanesque Revival buildings located within the Park Slope Historic District. In the 1890s Gilbert designed a significant number of neo-Renaissance style row houses on the Upper West Side and in other neighborhoods, most of which are sophisticated essays in the use of light-colored brick, limestone, and terra cotta. During the late 1890s, he began to receive commissions from prominent members of New York society, which he designed in a variety of styles according to the tastes and desired image of his wealthy clients. With equal success he designed homes in the neo-French Renaissance style for banker Henry Seligman at 30 West 56<sup>th</sup> Street (1899-1901, a designated New York City Landmark), the Beaux Arts style at the Delamar Mansion at 233 Madison Avenue (1902-05, a designated New York City Landmark), the Chateausque Francois I style for the Felix and Frieda Warburg Mansion at 1109 Fifth Avenue (1906-08, a designated New York City Landmark), and created a refined and subtly detailed neo-Italian Renaissance mansion for Otto and Addie Kahn at 1 East 81<sup>st</sup> Street (1914-18, a designated New York City Landmark), which was designed in conjunction with the English architect J. Armstrong Stenhouse. Both of the latter are also included within the boundaries of the Expanded

Carnegie Hill Historic District, as is 1067 Fifth Avenue, only the second luxury apartment building built along that avenue, for which Gilbert adapted the Francois I style, increasing the scale to suit an apartment house.

One of the city's most prolific architects, Gilbert's work can be found in the Expanded Carnegie Hill, Hamilton Heights/Sugar Hill Northwest, Metropolitan Museum, and Upper East Side Historic Districts as well as the Riverside-West End Historic District Extensions I and II and the West End-Collegiate Historic District Extension. In the Riverside-West End Historic District Extension II, Gilbert designed the row houses at 292 and 293 Riverside Drive.

LPC, "Architects' Appendix," *Hamilton Heights/Sugar Hill Northwest Historic District Designation Report*; LPC, "Architects Appendix," *West End-Collegiate Historic District Extension Designation Report* (LP-2462), Architects' Appendix researched and written by Jennifer L. Most (New York, NY: City of New York, 2013); LPC, Architects files.

**Gilligan, Jeremiah J.** (1855-1905)

34 to 42 Park Place (c.1880)

Little is known about architect and builder Jeremiah J. Gilligan, who maintained an office in Park Slope from 1880 to 1895. Other examples of his work are found in the Park Slope Historic District.

Ancestry.com, 1900 *United States Federal Census* [database on-line], (Provo, UT, USA: Ancestry.com Operations, Inc.), 2004 Ancestry.com, *New York, Wills and Probate Record, 1659-1999* [database on-line], (Provo, UT, USA: Ancestry.com Operations, Inc.), 2015; Brooklyn City Directories, LPC files.

**Glover, John Graham** (dates not determined)

19 to 27 St. Mark's Avenue (c.1889)

39 to 41 St. Mark's Avenue (c.1886)

John Graham Glover was the son of Brooklyn architect John J. Glover (who practiced between 1854 and 1892). The younger Glover had established himself as a Brooklyn architect by 1875. John

J. and J. Graham Glover were principals in the firm of John J. Glover & Son, listed in directories intermittently between 1879 and 1887. John Graham Glover designed buildings in Clinton Hill and

the Stuyvesant Heights, the Gansevoort, and the Park Slope Historic District and Extension I; the Gravesend Reform Church (1894), 145 Gravesend Neck Road; the Pioneer Warehouse (1897-1915), 153 Flatbush Avenue; and Clarendon Hotel, all in Brooklyn; and the Hotel Empire. In New Orleans, Glover designed a building for the People's Slaughterhouse and Refrigerating Co. (1892).

LPC, *Gansevoort Historic District Designation Report* (LP-2132), prepared by Jay Shockley (New York, NY: City of New York, 2003; LPC files.

**James Harwood**

9 Prospect Place (c.2000)

James Harwood received his architectural degree from Cornell University in 1991 and began practicing in New York before relocating to Lenox, Massachusetts in 2007.

<http://www.jharwoodarchitect.com/>

**Hill, Amzi** (c. 1822-1892)

42 and 44 Berkeley Place (c.1883)

Amzi Hill was established as an architect with offices in Manhattan by 1849. In 1860, he relocated to Brooklyn where he remained active in the practice of architecture through 1892. From 1889, he practiced with his son Henry under the name Amzi Hill & Son. They were very active in the residential development of Brooklyn designing homes in the Romanesque Revival, Neo-Grec and Queen Anne styles. Their work is found throughout the central Brooklyn area and is represented in the Crown Heights North, Clinton Hill, Stuyvesant Heights and Bedford Stuyvesant/Expanded Stuyvesant Heights Historic Districts, and the Bedford Historic District. In addition to practicing architecture, the elder Hill was also active in the fields of real estate and insurance.

Dennis Steadman Francis, *Architects in Practice in New York City, 1840-1900* (New York: Committee for the Preservation of Architectural Records, 1979), 39, 90; LPC, "Architects' Appendix," *Crown Heights North III Historic District Designation Report* (LP-2489) (New York: City of New York, 2015), prepared by Michael Caratzas, Virginia Kurshan, Theresa Noonan, Matthew A. Postal and Donald G. Presa; LPC, Research Files; *Trow's New York City Directory*, 1864-1865; U.S. Census records, 1880.

**Hine, Frederick L.** (c. 1854-?)

64 Sterling Place (c.1916)

Little is known about architect/builder Frederick L. Hine. In the early 1880s, he was a partner with Henry E. Fickett in the firm H. E. Fickett & Co. Hine began listing himself as an architect around 1885, although the 1897 directory lists him as builder. He was a member of the New York Society of Architects and in 1918-19 a member of the State Legislation Committee. Hine's work is represented in the Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District, the Bedford Historic District, and all three Crown Heights North historic districts.

Brooklyn directories, 1888/89 and 1897; LPC, "Architects Appendix," *Crown Heights North Historic District II Designation Report (LP-2361)* (New York: City of New York, 2011), prepared by Christopher D. Brazee, Michael D. Caratzas, Cynthia Danza and Olivia Klose; New York Society of Architects, *Year Book* (New York: The Society, 1918), 14, 25 (Google Books); New York State Census records, 1915; *Real Estate Record and Builders' Guide*, August 5, 1882, 750, July 18, 1885, 828, October 13, 1917, 484; U.S. Census records, 1910.

**Hudson, Andrew**

207 6<sup>th</sup> Avenue (aka 795-797 Union Street) (c.1883)

No information was found about Andrew Hudson.

**J.G. Glover & Son**

54 Berkeley Place (c.1879)

*See: Glover, John Graham*

**Jung Wor Chin**

40 Sterling Place (2004-07)

Jung Wor Chin, a graduate of Cooper Union, began practicing architecture in the mid-1980s and specialized in new residential architecture.

<http://chinarchitect.com/background.html>

**Michael D. Just**

82 Sterling Place (2008 alteration)

Michael D. Just began practicing architecture in the mid-1970s.

<http://justarchitectureny.com/home/3765042>

**Laurie, A.W.** (dates not determined)

156 Sterling Place (Church of Christ Scientist) 1936

A. W. Laurie had offices in New York, but by the 1930s was doing most of his work from an office in Boston. He does not have a large body of work on record, but seems to have had a high end clientele in both cities, as well as in Newport, Rhode Island. He also did work for the Christian Scientists before, with a Classical style "temple" building built for them in Newport, Rhode Island, built in the late 1920s.

[http: The American Contractor](http://www.brownstoner.com/blog/2014/08/building-of-the-day-156-sterling-place/) (Aug. 12, 1922), 25;  
[//www.brownstoner.com/blog/2014/08/building-of-the-day-156-sterling-place/](http://www.brownstoner.com/blog/2014/08/building-of-the-day-156-sterling-place/)

**Lewis, F.E.**

27A, to 31 St. Mark's Avenue (c.1893)  
33 to 37 St. Mark's Avenue (c.1893)

No information was found about F.E. Lewis.

**Magilligan, John** (date not determined)

44 to 62 St. Mark's Avenue (c.1874)  
58 to 62 Berkeley Place (c.1881)

John J. Magilligan (dates undetermined) was listed as either the architect and/or builder for many rows of houses in Brooklyn from 1870 through 1900, including several rows in the Park Slope Historic District and throughout the Crown Heights area. His earlier work was in the Italianate style, but over the years he progressed through the Neo-Grec, Queen Anne, and Renaissance Revival styles. He was also actively involved in marketing these houses throughout the period, during which he placed classified advertisements in the local newspapers offering the houses for sale, including one for 1275 Bergen Street in 1896. By 1912, however, city directories list him as the proprietor of a garage, located at the same Park Slope address where he had resided for many years. His name disappeared from city directories in 1915.

Brooklyn City Directories; *Brooklyn Eagle*, Oct. 27, 1869, 3; Mar. 1, 1880, 9; Apr. 3, 1880, 2; Feb. 13, 1882, 7; Feb. 14, 1896, 8; Oct. 17, 1896, 9; LPC, *Park Slope Historic District Designation Report* (LP-0709); \_\_\_\_\_, Research Files; New York City Telephone Directories; *New York Times*, Sept. 27, 1904, 15.

**Maryatt, P.B.**

79 Sterling Place (1894)

No information was found about P.B. Maryatt.

**Merritt, William J.** (dates not determined)

97 6<sup>th</sup> Avenue (aka 72-74 Prospect Place) (c.1881)

Little is known about the life and career of William J. Merritt. He joined the New York City chapter of the American Institute of Architects (AIA) in 1875. He was a builder who also appears to have served as his own architect, active largely between 1883 and 1891. He also formed the firm William J. Merritt & Co. where he worked until 1896 with Robert J. Hollister and George H. Tilton. In addition to 20 extant row houses within the West End-Collegiate

Historic District Extension whose designs are attributed to Merritt, an additional 20 row houses, designed by architect Charles T. Mott, were owned by Merritt, for a total of 40 structures within that historic district associated with the builder/architect. Whether serving as a builder, as an architect, independently, or as part of William J. Merritt & Co., Merritt is responsible for scores of row houses built on Manhattan's Upper West Side in the late 19<sup>th</sup> century, noted in the *New York Times* in 1888 as "one of the largest builders" in that area. Beginning about 1888, a boycott by the Central Labor Union affected Merritt's ability to complete some of his projects, delaying their placement on the market. This boycott may have had a long-term impact on Merritt, who is not really heard from after the turn of the century.

"Appeals to His Creditors," *NYT*, June 17, 1888, 6; Francis, 54; Christopher Gray, "The Block Where Virginia, 8, Asked About Santa," *NYT*, December 23, 2001, RE7; LPC, *Architects Files*.

**Morris, Montrose W.** (c.1861-1916)

76 St. Mark's Avenue (1885)

Montrose W. Morris was born in Hempstead, New York, and moved to Brooklyn while still a young boy. Educated in the public schools of Brooklyn and at the Peekskill Academy, he began his practice in 1883 with his own office on Exchange Place in Manhattan. He maintained his office in lower Manhattan until his death in 1916, when two of his sons who had been associated with the firm continued the practice. When Morris first opened his office, he employed an interesting advertising technique to promote his firm: he designed and built his own house on Hancock Street in Brooklyn (no. 234, demolished) and opened it to the public, which resulted in many visitors and favorable notices in the press. One of the visitors impressed with Morris's work was Louis F. Seitz, who commissioned him to design apartment houses throughout Brooklyn, including The Imperial, Alhambra and Renaissance Apartments, all designated New York City Landmarks. These three apartment buildings were among the most prestigious and impressive multiple-family residences in Brooklyn. Morris executed scores of residential commissions throughout Brooklyn, many of which are located in the Crown Heights North, Park Slope, Clinton Hill, Brooklyn Heights, Fort Greene and the Bedford Stuyvesant/Expanded Stuyvesant Heights as well as the Bedford Historic Districts. Morris worked in the prevalent architectural styles of the period, beginning in the 1880s with the picturesque Queen Anne and Romanesque Revival styles, and shifting in the 1890s to the more restrained Classical Revival styles.

LPC, *Alhambra Apartments Designation Report (LP-1431)* (New York: City of New York, 1986), prepared by James T. Dillon; LPC, "Architects' and Builders' Appendix," *Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District Designation Report*; LPC, Research Files.

**Morse, George L.** (1836-1924)

33 to 41 Prospect Place (c.1879)



## 112 6<sup>th</sup> Avenue (1888 ALT)

George L. Morse was born in Bangor, Maine. He moved to New York at an early age and studied under Jarvase Wheeler. Morse opened his own practice in Brooklyn in 1860, and soon established himself as one of Brooklyn's most prominent architects. In addition to serving as president of Brooklyn's chapter of the American Institute of Architects, Morse was also a founder and the first president of the Brooklyn Institute's Department of Architecture, whose membership included nearly all of the leading Brooklyn architects of the time.

Morse designed many of Brooklyn's most distinguished late-19<sup>th</sup>-century commercial buildings, including the cast-iron-fronted Continental Building that once stood at Court and Montague Streets (1873-74, demolished), an extension to the Wechsler & Abraham (later Abraham & Straus) Department Store Building (1885), the Franklin Trust Company Building (1891, within the Brooklyn Heights Historic District), the Brooklyn Daily Eagle Building (1892, demolished), the Mechanics Bank Building (1896, demolished), and the Temple Bar Building. He also designed the First Reformed Church of Brooklyn (1893) in Park Slope, as well as numerous residences throughout Brooklyn. His work is also found in the Borough Hall Skyscraper Historic District.

LPC, *DUMBO Historic District Designation Report*; Obituary, *New York Times*, November 9, 1924, E7; LPC files.

### **Parfitt Brothers**

Walter E. Parfitt (1847-1925)

Henry D. Parfitt (1848-1888)

Albert E. Parfitt (1863-1926)

66 Park Place – St. Augustine's R.C. Church and Rectory (1888, 1905)

48 Park Place (1908)

Parfitt Brothers was among the most successful architectural firms in Brooklyn in the final two decades of the 19<sup>th</sup> century. The firm consisted of three brothers who emigrated from England. Walter E. Parfitt was apparently the first of the three to arrive in Brooklyn, immigrating in about 1863. In 1869, city directories list Walter's occupation as "real estate." By 1875, when the Parfitt Brothers firm was established, Walter had been joined by his younger brother, Henry D. Parfitt. The third brother, Albert E. Parfitt, arrived in Brooklyn in 1882 and worked as a draftsman in the firm before becoming a junior partner. At the time that the Parfitt Brothers firm was established, most residential construction in Brooklyn consisted of brownstone-fronted row houses and flats designed in a variety of popular styles. Parfitt Brothers designed hundreds of such buildings, examples of which can be found throughout the designated historic districts of

Brooklyn, including the Renaissance Revival style 155 and 157 Hancock Street and the neo-Grec style 2 to 8 Verona Place in the Bedford Historic District.

Parfitt Brothers excelled in the design of buildings in the Queen Anne style, which it may have introduced into residential architecture in Brooklyn in 1881 with of a pair of red brick buildings with Queen Anne-inspired terra-cotta decoration, located at 472 and 474 Lafayette Avenue between Franklin and Bedford Avenues. These flats were soon followed by a series of superb single-family homes in the Queen Anne style, notably the Seth Low House (1882; demolished) on the corner of Pierrepont Street and Columbia Heights; the Dr. Cornelius N. Hoagland House (1882) at 410 Clinton Avenue in the Clinton Hill Historic District; the Erastus and Nettie Barnes House (1884; facade stripped) at 316 Clinton Avenue; and the John S. James House (1887) at 9 Pierrepont Street in the Brooklyn Heights Historic District. The Truslow House (96 Brooklyn Avenue, a designated New York City Landmark) of 1887-88 is among the last of this sequence and, on the exterior, is one of the most intact houses designed by the firm.

Parfitt Brothers also pioneered in the design of apartment houses for the middle class in Brooklyn, with the Montague, Berkeley and Grosvenor, 103, 115 and 117 Montague Street, all dating from 1885, in the Brooklyn Heights Historic District. Besides residential work, Parfitt Brothers was responsible for several Brooklyn civic structures, most notably a landmark firehouse in Bushwick, Engine Company 52 (1896-97; now Engine Company 252). The firm also designed four prominent Brooklyn churches and the borough's grandest synagogue (Temple Israel, 1890-94; demolished). The four churches are extant -- the Nostrand Avenue Methodist Church (1881) on Nostrand Avenue in Bedford-Stuyvesant, Grace Methodist Church (1882) on Seventh Avenue in the Park Slope Historic District, St. Augustine's Roman Catholic Church (1888) on Sixth Avenue in Park Slope (within the designated historic district extension), and the Embury Methodist Church (1894; now the Mount Lebanon Baptist Church) in the Stuyvesant Heights Historic District. Of the firm's many buildings for important Brooklyn hospitals and philanthropic organizations, all have been demolished.

LPC, *John and Elizabeth Truslow House Designation Report (LP-1964)* (New York: City of New York, 1997), prepared by Andrew S. Dolkart, Landmarks Consultant, 3-4; U.S. Census records, 1880, 1900

**Pohlman, Henry** (dates not determined)  
164 to 180 Sterling Place (c.1906)

According to city directories, Henry Pohlman was a Brooklyn resident working as a draftsman from 1887 until he opened an architectural office in Brooklyn in 1897. For a time, he was a member of the partnership of Pohlman & Patrick. Pohlman remained active until about 1910. His other known work is also found in the Crown Heights North Historic District; the Prospect Heights Historic District, and the Park Slope Historic District Extension 1, as well as in the Sunset Park area of Brooklyn; a number of these buildings were designed by Pohlman & Patrick.

Brooklyn City Directories; Francis, 94; LPC Research files; LPC, *Prospect Heights Historic District Designation Report* (LP-2314), Architects' Appendix by Donald G. Presa and Doron Taleporos (New York, NY: City of New York, 2009); LPC files.

**Rose, John** (born c. 1812; date of death not determined)

196 to 202 6<sup>th</sup> Avenue (1879)

Little is known about John Rose, the architect of record for these buildings, who was listed in census data and city directories from the 1770s to the late 1880s as either a carpenter or a builder.

Brooklyn City Directories; 1870 U.S. Census

**Seeley, John P.** (1819-1887)

82 and 84 6<sup>th</sup> Avenue (1884)

Little is known about the life and career of the builder John P. Seeley. Born in Dutchess County, he moved to Brooklyn where he listed his occupation as carpenter. By the 1870s he had become a builder and contractor. His work is also found in the Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District.

Ancestry.com, *U.S. Civil War Draft Registrations Records, 1863-1865* [database on-line] Provo, UT: Ancestry.com Operations, 2010; Brooklyn directory, 1879/80; "Mr. Seeley's Sudden Death," *Brooklyn Daily Eagle*, October 25, 1887, n. p.; U. S. Census records, 1880.

**Sheldon, Cevendra B.** (c.1840-date of death not determined)

82 and 84 Prospect Place (c.1880)

54 to 62 Sterling Place (c.1883)

Cevendra B. Sheldon was builder who was active in Brooklyn from 1863 until 1894. His work is also found in the Fort Greene Historic District and the Park Slope Historic Extension I.

Brooklyn City Directories; LPC, Architects Index Card Catalogue; 1880 U.S. Census; LPC files

**Skelly, Thomas F.** (born c. 1821; date of death not determined)

203 and 205 6<sup>th</sup> Avenue (1874)

201 and 201A 6<sup>th</sup> Avenue (1886)

Little is known about Thomas F. Skelly, the architect of record for these buildings, who was listed in city directories and census data as a builder beginning in 1867. A native of Ireland, his work is also found in the Brooklyn Academy of Music Historic District.

Brooklyn City Directories; LPC files; 1870 U.S.Census

### **Slee & Bryson**

**John Slee (1875-1947)**

**Robert Bryson (1875-1938)**

94-96 Sterling Place (1911)

The firm of Slee & Bryson, founded around 1905 by John Slee and Robert Bryson, was in business for over a quarter of a century. Slee was born in Maryland and studied at the Maryland Institute before coming to New York. Bryson was born in Newark, New Jersey, and educated in Brooklyn. Early in their careers, both men worked for the architect John J. Petit. After forming a partnership, Slee & Bryson designed many buildings in Brooklyn, including Colonial Revival and neo-Tudor style houses, such as those found in Prospect Park South, Ditmas Park, and the Prospect Lefferts Gardens Historic Districts. The firm was most active in the design of early 20<sup>th</sup> twentieth-century neo-Federal and neo-Georgian-style row houses. The firm's work is also found in the Albemarle-Kenmore Terrace, Crown Heights North and Central Ridgewood Historic Districts.

Source: LPC, *Crown Heights North Historic District II* (LP-2361), essay prepared by Michael D. Caratzas (New York: City of New York, 2011).

### **Sturges, Edward B.** (1835-date of death not determined)

9 to 15 St. Mark' Avenue (c. 1889)

Little is known about Edward B. Sturges, who maintained an office and residence in Brooklyn in the second half on the 19<sup>th</sup> century. Other examples of his work are found in the Park Slope Historic District.

Ancestry.com, 1860 *United States Federal Census* [database on-line], (Provo, UT, USA: Ancestry.com Operations, Inc.), 2009; \_\_\_\_\_, *New York, State Census, 1875* [database on-line], (Provo, UT, USA: Ancestry.com Operations, Inc.), 2013; Brooklyn City Directories, LPC files.

### **Sugarman & Berger**

M. Henry Sugarman (1888-1946)

Albert G. Berger (1879-1940)

1 Plaza Street (aka 1-5 Plaza Street West, 1-5 8<sup>th</sup> Avenue., 254-256  
Lincoln Place) (1927-28)

M. Henry Sugarman was born in New York and studied at Columbia University, the National Academy of Design, and in England and France. He first practiced with New York architect J. E. R. Carpenter for eight years, and then worked in Alabama and South Carolina from 1915 to 1917. Upon his return to New York he opened his own firm. In 1919 he entered into partnership with William E. Bloodgood in the firm of Bloodgood & Sugarman which lasted until 1923. In that year he formed a new partnership with Arthur P. Hess and Albert G. Berger known as Sugarman, Hess & Berger. Following Hess's departure in 1926 the firm was renamed Sugarman & Berger. Sugarman was a member of the American Institute of Architects (AIA) and the New York Society of Architects. He was awarded the Gold Medal of the AIA in 1925.

Albert G. Berger was born in Hungary and studied architecture and engineering at the University of Budapest. He traveled to the United States in 1904 and began his architectural career with the New York firm of Schwartz & Gross where he assumed the position of chief draftsman. He later practiced with the firm of Starrett & Van Vleck, also of New York. He joined in partnership with Sugarman in the early 1920s. The work of Sugarman & Berger is represented in the Greenwich Village, Riverside-West End, Grand Concourse, Expanded Carnegie Hill, and Upper West Side/Central Park West Historic Districts and the Riverside-West End Historic District Extensions I and II.

Albert G. Berger obituary, *Pencil Points* 21 (December 1940), 24; LPC, *Greenwich Village Historic District Designation Report* (LP-0498) (New York: City of New York, 1969), prepared by the Research Department, 47, 49; Office for Metropolitan History, "Manhattan NB Database 1900-1986," (April 27, 2012), <http://www.MetroHistory.com>; "M. Henry Sugarman," Avery Architectural Library Obituary File, (New York); *Trow's New York City Directory*, 1922-23; *Trow's New York City Directory Classified Directory*, 1925, 2461, 2462.

### **Taafe, John**

101 to 109 Sterling Place (c.1886)

No information was found about John Taafe.

### **Thomas, Mercein** (1851-1906)

85 6<sup>th</sup> Avenue (aka 74 St. Mark's Avenue, 81-85 6<sup>th</sup> Avenue) – (former) Carlton Club

Little is known of Mercein Thomas' early life or education. He established his own practice in Brooklyn in 1878 and appears to have practiced into the first decade of the 20<sup>th</sup> century. His known designs include a number of Queen Anne and Romanesque Revival style houses in the Clinton Hill Historic District and four factory buildings in the DUMBO Historic District. He provided the designs and served as construction superintendent for the Brooklyn Methodist Episcopal Church Home in the Crown Heights Historic District II without charge. His work is also found in the Bedford Historic District.

Ancestry.com, *U.S., Find a Grave Index, 1600s-Current* [database on-line] Provo, UT: Ancestry.com, 2012; Francis, 74; LPC, "Architects' Appendix," *DUMBO Historic District*

*Designation Report*; LPC files; Brooklyn Methodist Episcopal Church Home for the Aged and the Infirm, *Fourth Annual Report for the Year 1886*, 13.

**Wagner, Charles C.** (1874-1957)

38-42 Prospect Place (c.1905) – 7<sup>th</sup> Day Adventist Church (originally the Church of God)

Charles C. Wagner, the son of German immigrants and a graduate of Pratt Institute, enjoyed a long architectural career, which included work on the design of the Cathedral of St. John the Divine early in his career, before partnering with Arthur R. Koch (1874-19520, also a Pratt graduate, in 1910. The firm of Koch & Wagner went on to design many buildings throughout Brooklyn and Queens, including a number of designated Landmarks, including the Ralph Bunche House in Kew Gardens, Queens, a designated New York City landmark, and the Ridgewood Masonic Temple and Renken Dairy in Brooklyn.

LPC, *Ralph Bunche House Designation Report* (LP-2175), prepared by Virginia Kurshan, Research Department (New York, City of New York, 2005); LPC files.



**Illustration 1:** 48 Prospect Place, Italianate style, built in the 1870s, architect not determined. *Photo: Jessica Baldwin, 2016*



**Illustration 2:** 47 to 51 St. Marks' Avenue, built 1874-75, architect not determined, Second Empire style.  
*Photo: Theresa Noonan, 2016*



**Illustration 3:** 22 Berkeley Place, built c.1850-69, architect not determined. *Photo: Donald G. Presa, 2015*





**Illustration 4:** 85 Sterling Place, built c.1869-80, architect not determined. *Photo: Theresa Noonan, 2016*



**Illustration 5:** 52 to 62 Sterling Place, built 1883, Cevdora B. Sheldon architect, neo-Grec style. *Photo: Donald G. Presa, 2015*



**Illustration 6:** St. Augustine's R.C. Church, built 1888, Alfred E. Parfitt architect, Gothic Revival style.  
*Photo: Donald G. Presa, 2015*



**Illustration 7:** 60 Prospect Place, built 1887, C.P.H. Gilbert architect, Queen Anne style. *Photo: Jessica Baldwin, 2016*



**Illustration 8:** 21 to 29 St. Mark's Place, built 1889, John Graham Glover architect, Romanesque Revival style. *Photo: Theresa Noonan, 2016*



**Illustration 9:** The Carlton Club, 85 6<sup>th</sup> Avenue, built 1890, Mercein Thomas architect, Renaissance Revival style. *Photo: Donald G. Presa, 2015*



**Illustration 10:** 166 to 180 Sterling Place, built 1906, Henry Polhmann architect, Beaux Arts style. *Photo:* Donald G. Presa, 2015



**Illustration 11:** 25 Plaza Street West, built 1941, architect not determined, Colonial Revival style. *Photo:* Donald G. Presa, 2015



**Illustration 12:** 47 Plaza Street West, built 1927, Rosario Candela architect, Medieval Revival style. *Photo:* Donald G. Presa, 2015