

BROOKLYN SURVEY

CROWN HEIGHTS SOUTH

PROPOSED HISTORIC DISTRICT



N.Y.C. LANDMARKS PRESERVATION COMMISSION
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LANDMARKS PRESERVATION COMMISSION

CROWN HEIGHTS SOUTH REPORT

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CROWN HEIGHTS SOUTH HISTORIC DISTRICT
PROPOSED HISTORIC BOUNDARIES

TENTATIVE BOUNDARIES
BOUNDARY MAP

GENERAL DESCRIPTION

Crown Heights South is a pleasant residential enclave of row, semi-detached, and freestanding houses located east of Prospect Park near the geographical center of Brooklyn. Situated entirely within Community Board # 9, this tranquil neighborhood is but a small portion of the larger Crown Heights region, an area of central Brooklyn bounded by Atlantic Avenue on the north, Empire Boulevard on the south, East New York Avenue on the east, and Washington Avenue on the west. Within these boundaries the Community Development Staff of the Landmarks Preservation Commission found two areas where architectural quality was significant enough to warrant a building-by-building survey. One area lies between Eastern Parkway and Atlantic Avenue and has been designated Crown Heights North while a second, smaller area--Crown Heights South--is situated just south of Eastern Parkway. The accompanying locator map indicates more precisely the location of Crown Heights South.

The boundaries for the Crown Heights South study area are Union Street on the north, Carroll Street on the south, Troy Avenue on the east, and Nostrand Avenue on the west. Zoning for most of the area is R4, a medium density classification that allows for multiple family dwellings. There is also R2 zoning which limits houses to occupancy by a single family along President and Carroll Streets between New York and Kingston Avenues. Commercial overlays exist in the district or just adjacent to it



BROOKLYN
BOTANIC
GARDENS

P R O S P E C T

P A R K

Lake

Parade Grounds



Kings County
Hospital

Brooklyn State Hospital

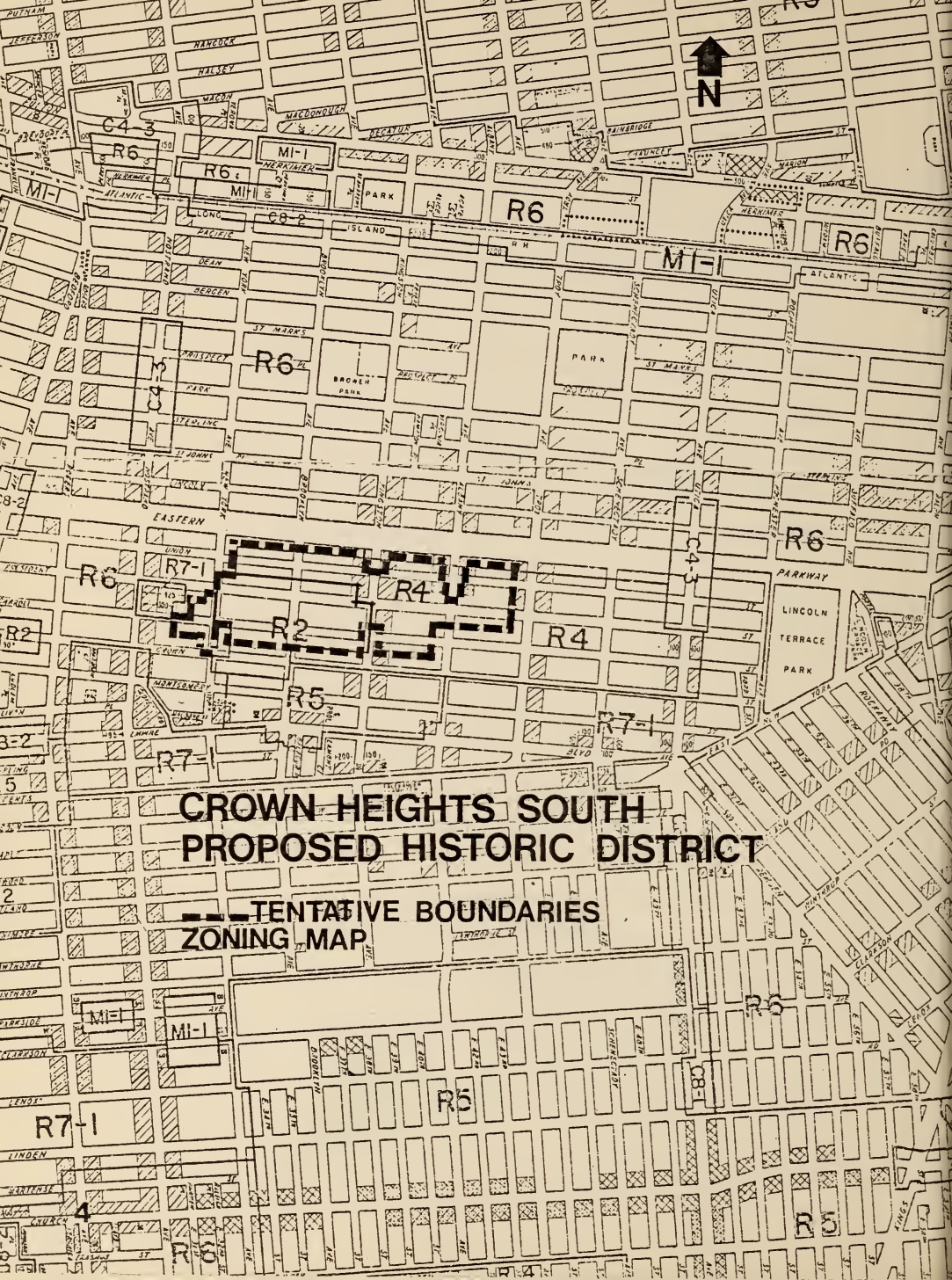
CROWN HEIGHTS SOUTH PROPOSED HISTORIC DISTRICT

--- TENTATIVE BOUNDARIES
LOCATOR MAP

along Kingston, Albany, and Nostrand Avenues.

In the early part of the century, the greater Crown Heights neighborhood was largely Jewish with smaller numbers of Italian, Irish, German, and Scandinavian families. After World War II black families, many from the West Indies, moved into the area. More recently, Russian and Hungarian immigrants have moved into the study area, though the percentage of black families remains high. The Jewish population in Crown Heights South is composed largely of Hasidic Jews who belong to the Lubavitcher movement, an ultra-religious branch of the Orthodox sect that began about 200 years ago in Russia. The world-wide center of the Lubavitcher movement is the Lubavitcher Synagogue at 770 Eastern Parkway, one block north of the study area. Residents of the study area itself are principally black middle-class professionals. Most of the two- and three-story houses are owner-occupied with one- or two-family occupancy.

Crown Heights has been designated by the City Planning Commission as a Neighborhood Preservation Area, which means it was considered a transitional area evidencing early signs of physical deterioration and financial disinvestment. The New York City Community Preservation Corporation, a private, not-for-profit program, was established by 11 commercial banks and 23 savings banks to finance mortgage and rehabilitation loans in the specified preservation areas. According to the Community Preservation Corporation's Annual Report for 1977, Crown Heights borrowers who are owners of one to four family brownstones have been, on the whole, individual and family purchasers moving from another Brooklyn neighborhood to Crown Heights.



CROWN HEIGHTS SOUTH PROPOSED HISTORIC DISTRICT

--- TENTATIVE BOUNDARIES
ZONING MAP

R6

R2

R4

R4

R5

R7-1

R7-1

R5

R5

R3

Crown Heights has numerous block associations as well as some tenant groups. The Crown Heights Taxpayers & Civic Association is a homeowners group active from Eastern Parkway to Empire Boulevard with more than 2,000 members. The Association has worked to have lights installed in service alleys, and it has led a series of anticrime campaigns, including a window watchers brigade and a lights-on drive to prevent burglaries. The Crown Heights Black Council has members from the area north and south of Eastern Parkway. The redistricting of Crown Heights along Eastern Parkway into two different community planning districts caused much dissension, and this Council is an outgrowth of the effort to maintain the area as a whole entity.

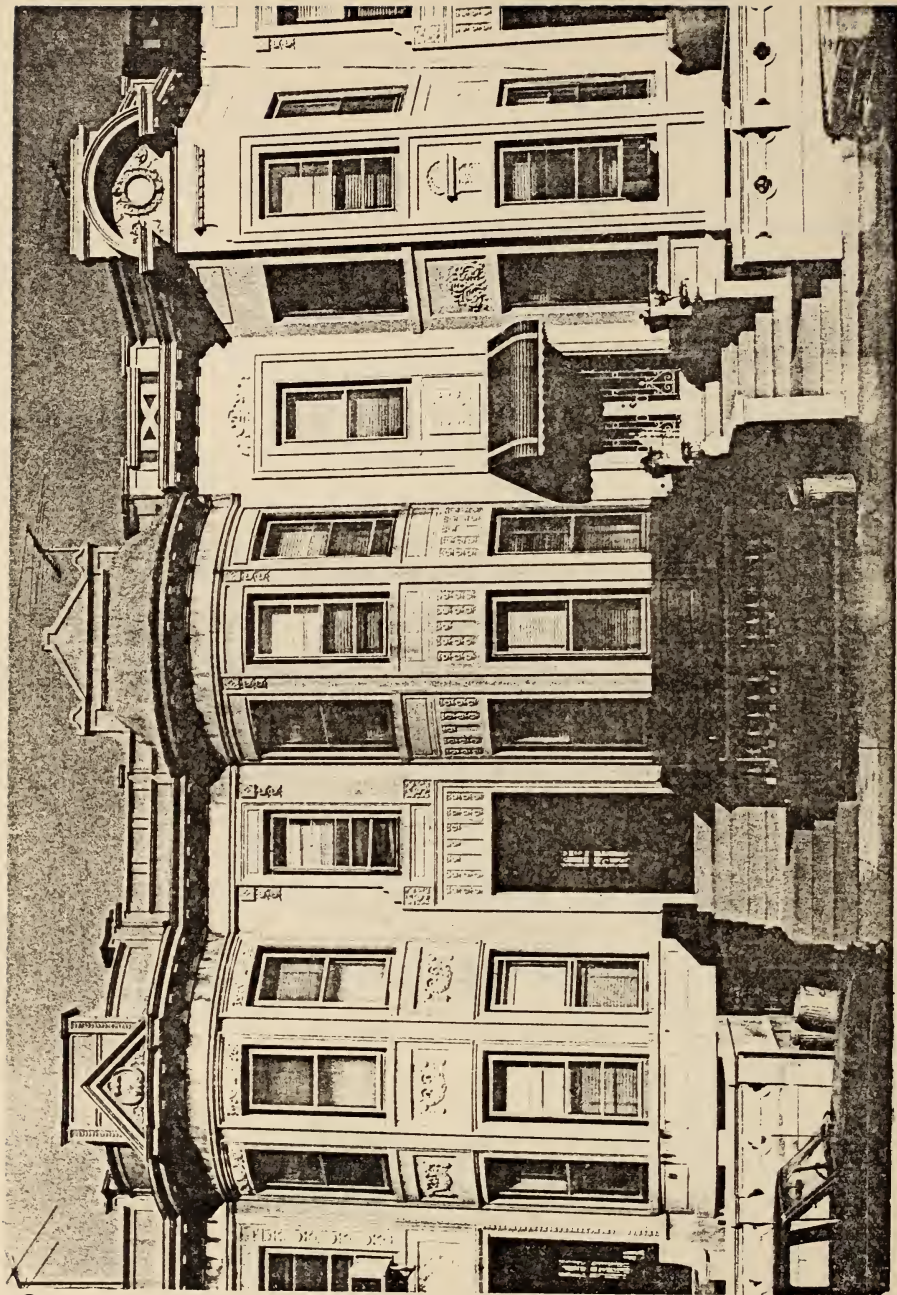


Fig. 1: 1371-75 Union Street. Axel Hedman, 1912

HISTORY

In the nineteenth century Brooklyn grew from a small city centered around Brooklyn Heights into one of America's greatest metropolises. Development generally spread in an easterly and southerly direction and by the turn of the twentieth century, new construction had engulfed most of the farmlands and woodlands within the incorporated city. It was during this period of tremendous growth that some of Brooklyn's finest residential areas--Park Slope, Clinton Hill, Bedford-Stuyvesant, and the northern section of Crown Heights, to name a few--were constructed. Due to its rather inaccessible location in the extreme southeastern quadrant of the city, the region below Eastern Parkway remained rural throughout this building boom, and it was not until c. 1900 that the present shape of Crown Heights South began to take form.

Modern Crown Heights South lies on the terminal moraine left in central Brooklyn some 17,000 years ago when the Laurentide Ice Sheet began to recede. A colonial road running through the western part of the study area and connecting Flatbush with Bedford "cleaved" the moraine and thus was known as the Clove Road. A small portion of this road, which was also called the Bedford Pass by the British, remains today on the hill running between Montgomery Street and Empire Boulevard just south of the study area.¹

¹James Hurley, Bedford of Bedford-Stuyvesant, New York: 1968, p. 6.

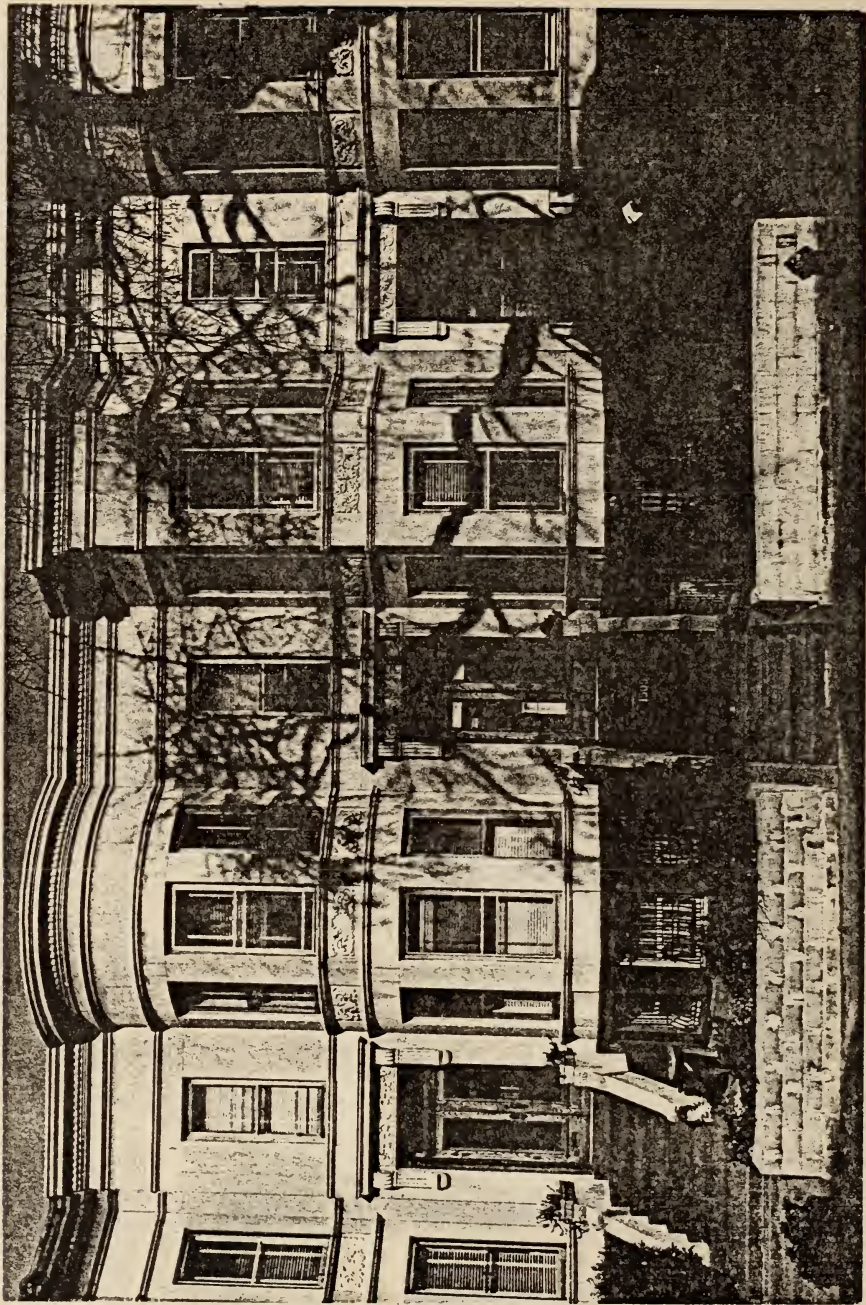


Fig. 2: 1503-07 Union Street. F. L. Hine, 1908

The region lying just to the east of the study area was known as "Crow Hill" during the last century and was the site of an early black colony near Utica Avenue. South of the study area was "Pigtown", thus called because of the large number of pig farms in the vicinity. An examination of early Brooklyn maps reveals that at least fifteen families owned the land now occupied by Crown Heights South. Property lines ran southeast from the Eastern Parkway area and created unusually narrow strips of individually owned farmland. Some frame houses dotted the area, but in the main these lands seem to have been small isolated holdings of owners whose main farms were elsewhere in the borough. Such well known Brooklyn family names as Gerritsen, Meserole, Ditmas, Martense, and Spader were among the land holders in the area.

The most important event to encourage the development of eastern Brooklyn in the nineteenth century was the construction of Eastern Parkway. Designed in the late 1860's and laid out from Grand Army Plaza to Ralph Avenue between 1871 and 1874, the Parkway was a major work of Frederick Law Olmsted and Calvert Vaux, the architects for Central and Prospect Parks and the most important American landscape architects of their day. Olmsted and Vaux were allegedly the first to coin the word "parkway", and they envisioned this new architectural form as a unified complex of pedestrian promenades, major traffic arteries, and auxiliary service roads lined with attractive residences. Ideally, these great arterial-residential complexes would be green ribbons linking large city parks, and in fact, Eastern Parkway provides direct access from Prospect Park to Highland Park in Ridgewood. It was initially hoped, moreover, that Eastern Parkway would attract a wealthy class of people to build homes along it comparable to those on Riverside Drive in Manhattan.



Fig. 3: 1480-1506 Union Street. Harry Albertson, 1908

The 1872 diagram of Eastern Parkway reveals that Olmsted and Vaux included all the land between St. Johns Place on the north and President Street on the south in the parkway plan. This fact is particularly interesting since it explains the unusual width of St. Johns Place and, more relevant to the study area, President Street, which was designed by Olmsted and Vaux as a "boulevard" for the parkway ensemble. Between St. Johns Place, President Street, and the Parkway proper were narrow "lanes"--currently Lincoln Place and Union Street--which were intended to be service alleys for the proposed mansions on their flanking streets.

Eastern Parkway never realized its potential as a neighborhood for the wealthy but instead became a middle-class avenue of rowhouses and large apartment houses that were erected mostly after the turn of the twentieth century. Similarly, the development of Crown Heights South adjacent to the Parkway was also delayed until after 1900 and as late as 1908, there was a golf course on the open land along the Parkway between Kingston and Albany Avenues and extending into the study area.

The rural isolation of Crown Heights South could not last. Proximity to Brooklyn's major medical centers and plans for subway lines along the Parkway and Nostrand Avenue insured the area's growth. Building Department records show that around 1898 farm owners began to sell their land to speculative developers, and a building boom in the area ensued. One- and two-family rowhouses, semi-detached residences, and freestanding mansions attracted middle- and upper-class professionals, and the area soon became known as the home for doctors working at nearby Kings County and Brooklyn Jewish Hospitals or at the House of St. Giles the Cripple Orthopedic Hospital for Children erected on President Street in 1914. In 1911 the first commercial structures in the study area rose along

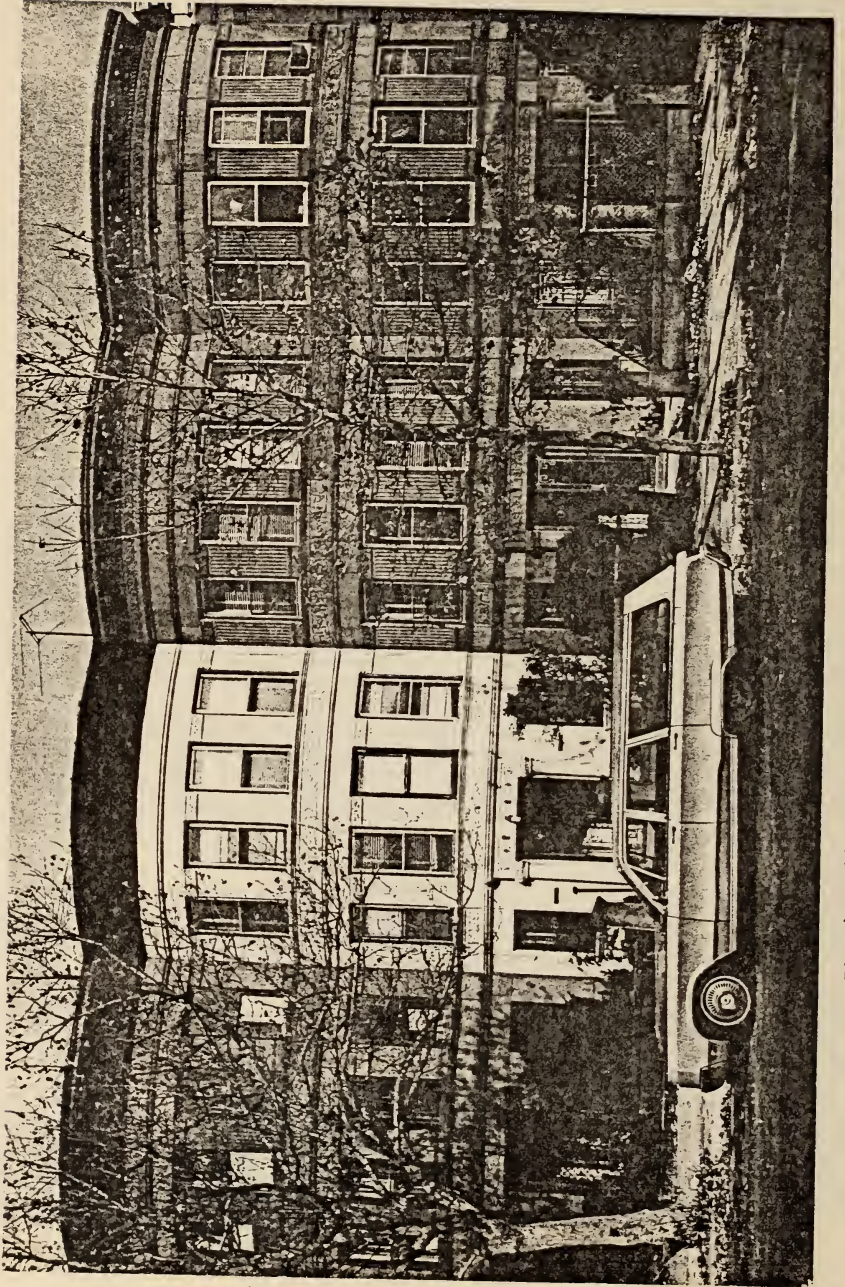


Fig. 4: 1485-91 President Street. J.L. Brush, 1913

Kingston Avenue, and in 1920 access to downtown Brooklyn and Manhattan improved immensely with the opening of west side I.R.T. lines along Nostrand Avenue and Eastern Parkway. This event set off another wave of building, with the emphasis now on apartment houses along the major avenues of the area.

Crown Heights South remains an attractive neighborhood today. After World War II many of the area's original Jewish residents moved to other parts of the city or to the suburbs and were replaced for the most part by upwardly mobile blacks or by Hasidic Jews of the Lubavitcher sect. Although the neighborhood may feel somewhat threatened by the blighted areas to the east, excellent upkeep of the handsome homes and grounds continues, making Crown Heights South one of central Brooklyn's most viable residential communities.



Fig. 5: 1409 Carroll Street. J.L. Brush, 1913

ARCHITECTURAL DESCRIPTION

Unity in diversity is perhaps the phrase that most accurately describes the architectural ambience of Crown Heights South. Fully developed over a relatively brief time span between 1900 and 1930, this handsome residential neighborhood features a variety of housing types: blocks of attractive urban rowhouses are interspersed with streets lined with semi-detached residences and impressive freestanding mansions that give parts of the area the aura of an early twentieth-century suburb. The residences of Crown Heights South, moreover, exhibit a wide range of national styles that demonstrate the great freedom of design enjoyed by architects early in this century. Revivals of Flemish, English, French, and Italian Renaissance modes mingle freely with the less elaborate neo-Federal and neo-Classical styles. Despite this stylistic diversity, neighborhood homogeneity is maintained due to the harmonious scale of the dwellings and an absence of modern architectural intrusions.

Although many of the residences are fine enough to stand on their own merits, the overall architectural effect of Crown Heights South is really greater than the sum of its individual parts. This is partly a result of the unusual and appealing physical layout of the neighborhood. Most blocks are provided with rear service alleys, a feature not often found in Brooklyn and one that allows for a street line uninterrupted by

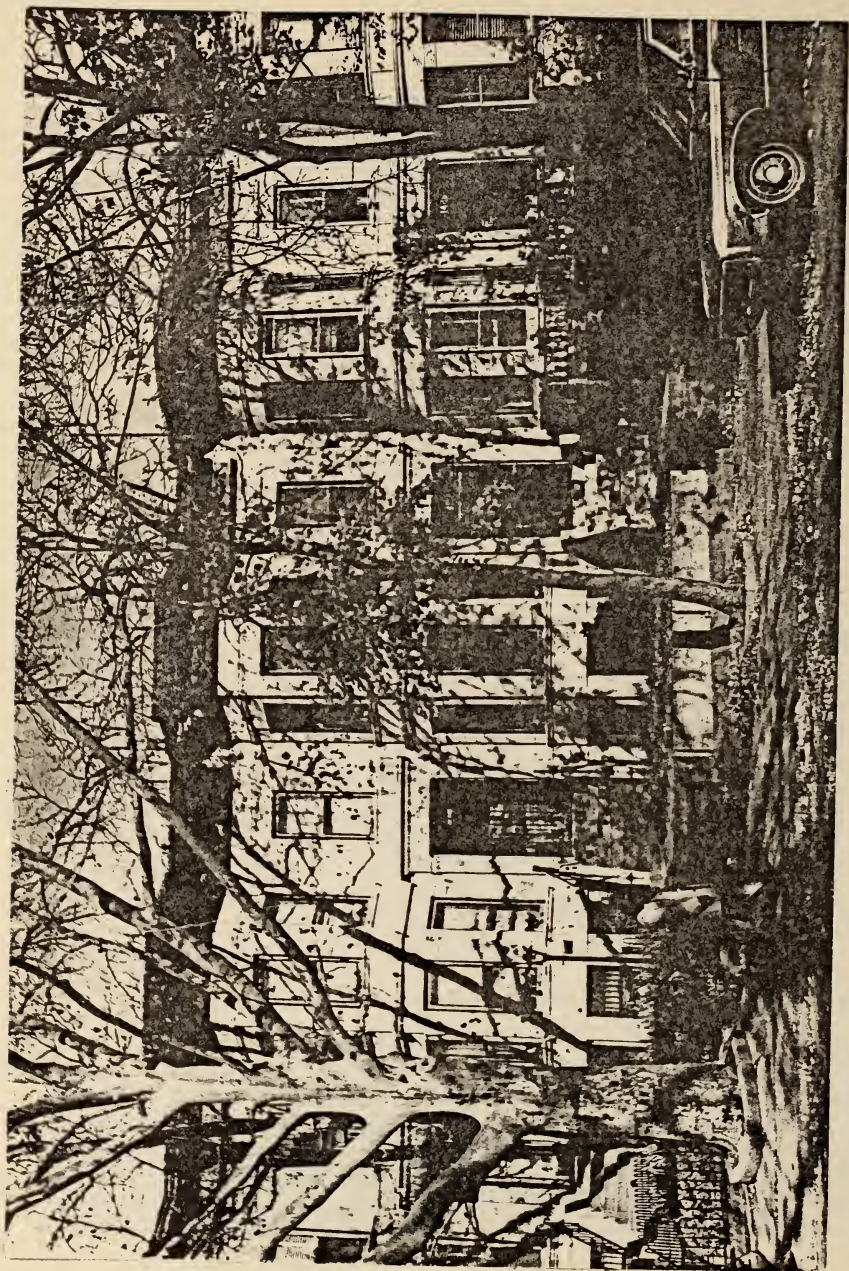


Fig. 6: 1419-25 President Street. Arthur Koch, 1909.

driveways. While the pattern of streets in the study area follows the regular Brooklyn grid system, street widths vary from the standard 70 feet in a most pleasing way. Specifically, President Street boasts a width of 100 feet which heightens the spacious feeling provided by the lavish setbacks of the dwellings. Union Street, on the other hand, has been narrowed to a 35-foot width that lends intimacy to the row and semi-detached houses that adorn it. Another interesting physical aspect of the neighborhood is the way in which many of the rowhouses are raised above the street level on well-landscaped front yards or attractive balustraded terraces. Finally, the towering plane trees that line several block fronts further enhance the architectural ambience of Crown Heights South.

Many of the structures in the study area were designed by architects of national note; more often than not, however, it was local, relatively obscure practitioners who were responsible for the area's development, particularly in the design of the district's rowhouses. Here, the primary stylistic tendency among Brooklyn architects was the use of certain forms derived from classical and Renaissance architecture. Evidence of a renewed interest in classical precedents include the use of limestone as a facade material and the popularity of the masonry bay--either gently curved or three-sided--that gives an undulating rhythm to the streetscape. Carved ornamentation is sparingly applied and often concentrated at the door and window surrounds and in carved panels between floors. These carvings generally employ the classical vocabulary of pilaster, pediment, cartouche, swag, wreath, and console bracket. The intact row of eleven limestone residences at 1361-81 Union Street, designed by Brooklyn architect Axel Hedman in 1912, is an excellent example of the neo-Renaissance style in Crown Heights South (fig. 1). These stately two and one-half story houses



Fig. 7: 382-390 New York Avenue. Arthur Koch, 1910

boast alternating round and angular bay facades that are richly embellished with a profusion of carved classical detail. They are further enhanced by the placement above the modillioned cornice of unusual parapets that incorporate triangular, semi-circular, and shell pediments into their design. Instead of traditional front gardens, these houses exhibit small terraces that are raised three steps above the street and are enclosed by carved stone balustrades or low walls. An exceptionally handsome pair of iron and glass doors opening into a small entry vestibule provides access to each house. Hedman, whose office was on Fulton Street, was one of Brooklyn's most prolific architects: in addition to the work he did in Crown Heights South between 1910 and 1912, he also designed houses in Park Slope, Bedford-Stuyvesant, Prospect-Lefferts Gardens, Prospect Heights, and Crown Heights North.

The oldest rowhouses in the study area occupy the block of Union Street between Albany and Kingston Avenues. Completed in 1908-9 to the designs of several Brooklyn architects, this double row of limestone and brownstone residences illustrates the neo-Renaissance style at its most restrained. The entire north row--1485-1529 Union Street--was designed by F.L. Hine, and here the architect has limited ornamentation to plaques decorated with shell and foliate motifs between the first and second floors and a similarly embellished band of stone carving just under each door hood (fig. 2). The remainder of the facade is left unornamented. The cornice, too, is plainly defined by a simple row of dentils and egg and dart molding. Several hands participated in the design of this block's south row, but it is the work of Harry Albertson, a local architect with his office on Lefferts Avenue, that commands



Fig. 8: 1329-37 Carroll Street. Slee & Bryson, 1913

attention. For the sixteen houses at 1476-1506 Union Street, Albertson designed bay-fronted facades that differ little from those found across the street. Above the cornices, however, the architect broke with standard practice by adding conical (on the bow-fronted houses) or pyramidal (on the angular bay-fronted houses) roofs which enliven the street and add a note of gaiety to otherwise severe buildings (fig. 3).

The two sets of brownstone and limestone rowhouses at 1401-25 Carroll Street and 1483-91 President Street were designed by Brooklyn architect J.L. Brush in 1913 and are among the finest groupings in the study area (figs. 4, 5). The most striking characteristic of these handsome four-bay structures is the gently bowed profile extending across the full width of each facade. The houses on Carroll Street are approached by split stoops that terminate at balustraded terraces. Heavily molded belt courses separate the first and second floors and are decorated with foliated scrolls, tendrils, floral motifs, and strapwork. At the first- and second-story levels fluted pilasters separate window and door openings. Acorns and foliated scrolls adorn the pilaster capitals on the first floor, while scrolls with pierced rosettes appear on the second-floor capitals. All the houses are connected by a slightly curved, galvanized iron cornice that reflects the bow of each facade and boasts a frieze of rinceau and dentilled molding bands. For the houses on President Street Brush employed a central street level entrance and framed the doorway with engaged Corinthian columns that carry a foliated entablature and scallop shell pediment. The recessed windows flanking the entry are devoid of detail; second- and third-floor fenestration, however, is more lavishly treated in a manner identical to the houses by Brush on Carroll Street.

The work of well known Brooklyn architect Arthur R. Koch greatly

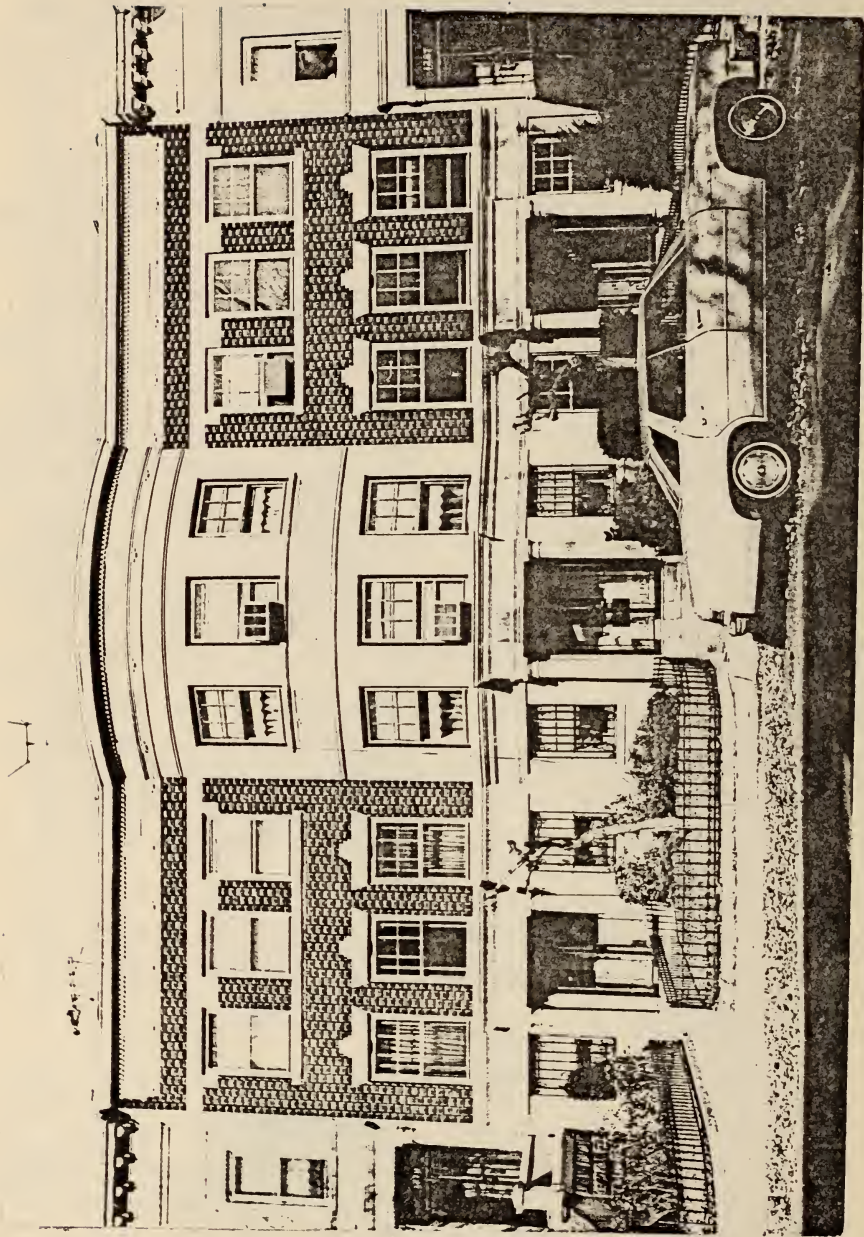


Fig. 9: 1281-85 Carroll Street. John Vandell, 1913

enhances the architectural distinction of the study area. Working either alone or with the firm of Koch & Wagner which he helped found, Koch was responsible for the design of over 80 houses in Crown Heights South between 1909 and 1912. Some of his most successful designs line the north side of President Street between Kingston and Albany Avenues (fig. 6). Set well back from the wide, tree-shaded street behind landscaped front yards, these stately two and one-half story limestone rowhouses exhibit a variety of handsome classical details. Balustraded terraces grace the fronts of several of these houses, while low stoops provide direct access to the impressive iron and glass doors on the remainder. At 348-66 New York Avenue Koch designed in 1910 ten neo-Renaissance houses with bow fronts that are a welcome visual relief from the many large apartment houses that line much of this major thoroughfare (fig. 7).

In addition to the neo-Renaissance style, architects also employed the neo-Federal mode for their rowhouse designs in the study area. Major characteristics of this early twentieth-century style include the use of red brick, often laid in Flemish bond, with white stone or wood trim; three-sided angular bay windows with multi-paned sashes; classically framed doorways that are often topped by triangular pediments or eared lintels; and peaked or mansard roofs pierced by small dormer windows. These architectural elements are all present on the row of 13 houses at 1311A-37 Carroll Street designed by the highly successful Brooklyn firm of Slee & Bryson in 1913 (fig. 8). John Slee and Robert Bryson formed their firm in 1905 after having trained with John Petit, the chief architect for the Prospect Park South development. In addition to the residences that they designed in Crown Heights South between

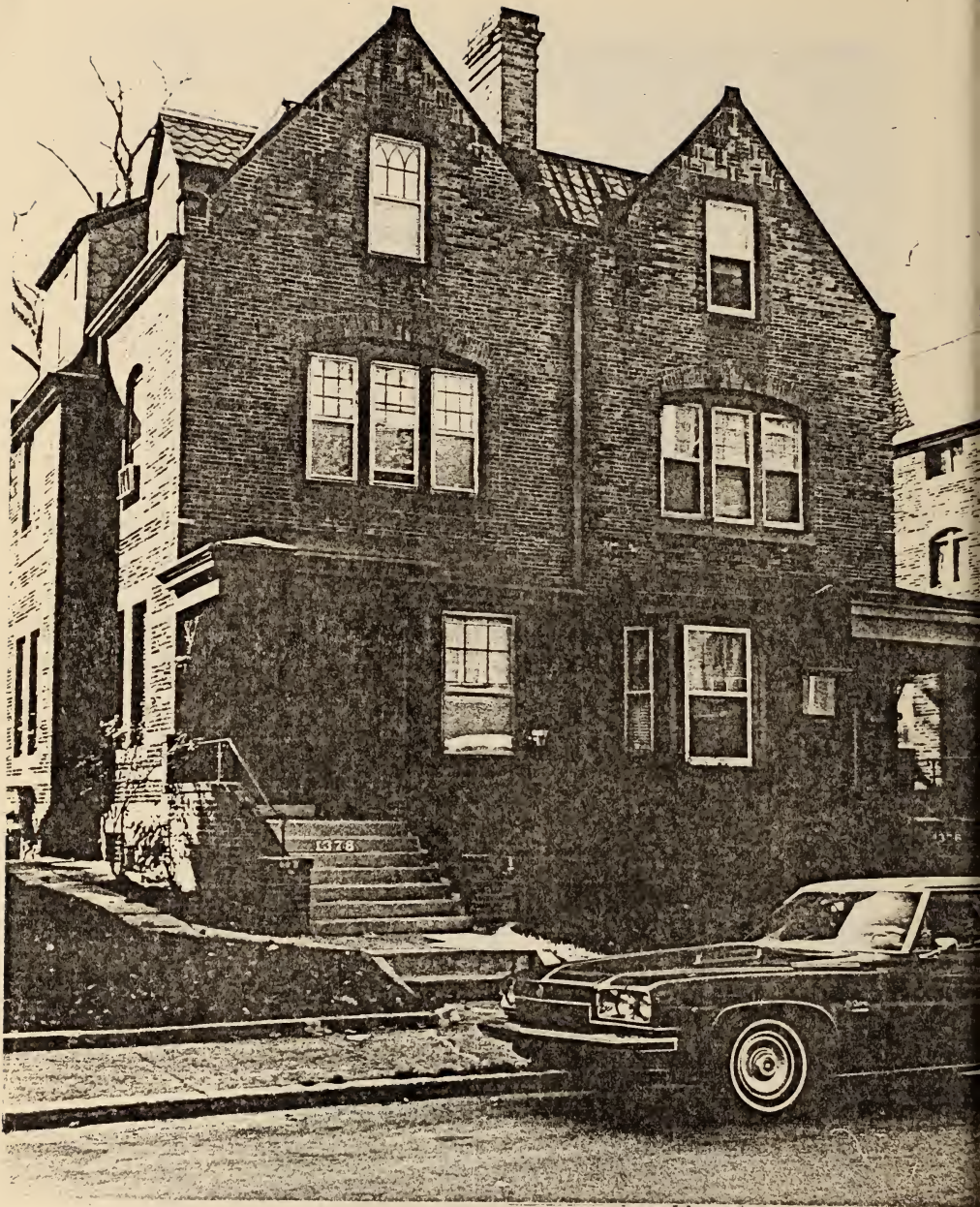


Fig. 10: 1376-78 Union Street. Henry M. Congdon, 1902

1913 and 1922, they also designed houses in the Park Slope Historic District (1912-1929), Prospect-Lefferts Gardens (1907-1924), Crown Heights North (1913-1919), and Ditmas Park (1905-1919), as well as the Appellate Court House in the Brooklyn Heights Historic District (1938). Especially germane to the Carroll Street houses are the firm's designs for Albemarle and Kenmore Terraces (1916-1920): Albemarle Terrace exhibits a double row of neo-Federal houses that are almost mirror images of the dwellings the firm designed three years earlier in Crown Heights South.

The dignified group of three houses at 1281-85 Carroll Street was designed by John Wandell in 1913 and is another good example of the neo-Federal style in the study area (fig. 9). Here is an instance where the architect took a bow-fronted limestone facade, flanked it with two flat brick residences trimmed in stone, and visually linked the three components with a common cornice and a molded belt course over the first floor. Entrances on all the houses are of the English type-- i.e. they are only a step or two above street level--and they boast Doric columns which frame iron and glass doors and support an unornamented entablature. Fenestration on the brick houses is highlighted by splayed stone lintels with projecting keystones on the second floor, while continuous eared lintels crown the third floor windows. The central limestone house has been left virtually unembellished, except for three carved foliate plaques between the second and third stories.

Residential types other than the rowhouse also contribute significantly to the architectural character of Crown Heights South. Of especial interest are the 18 semi-detached mansions that line both sides of Union Street between Brooklyn and Kingston Avenues. Erected between 1902 and 1904 by the Eastern Parkway Company to the designs of well known

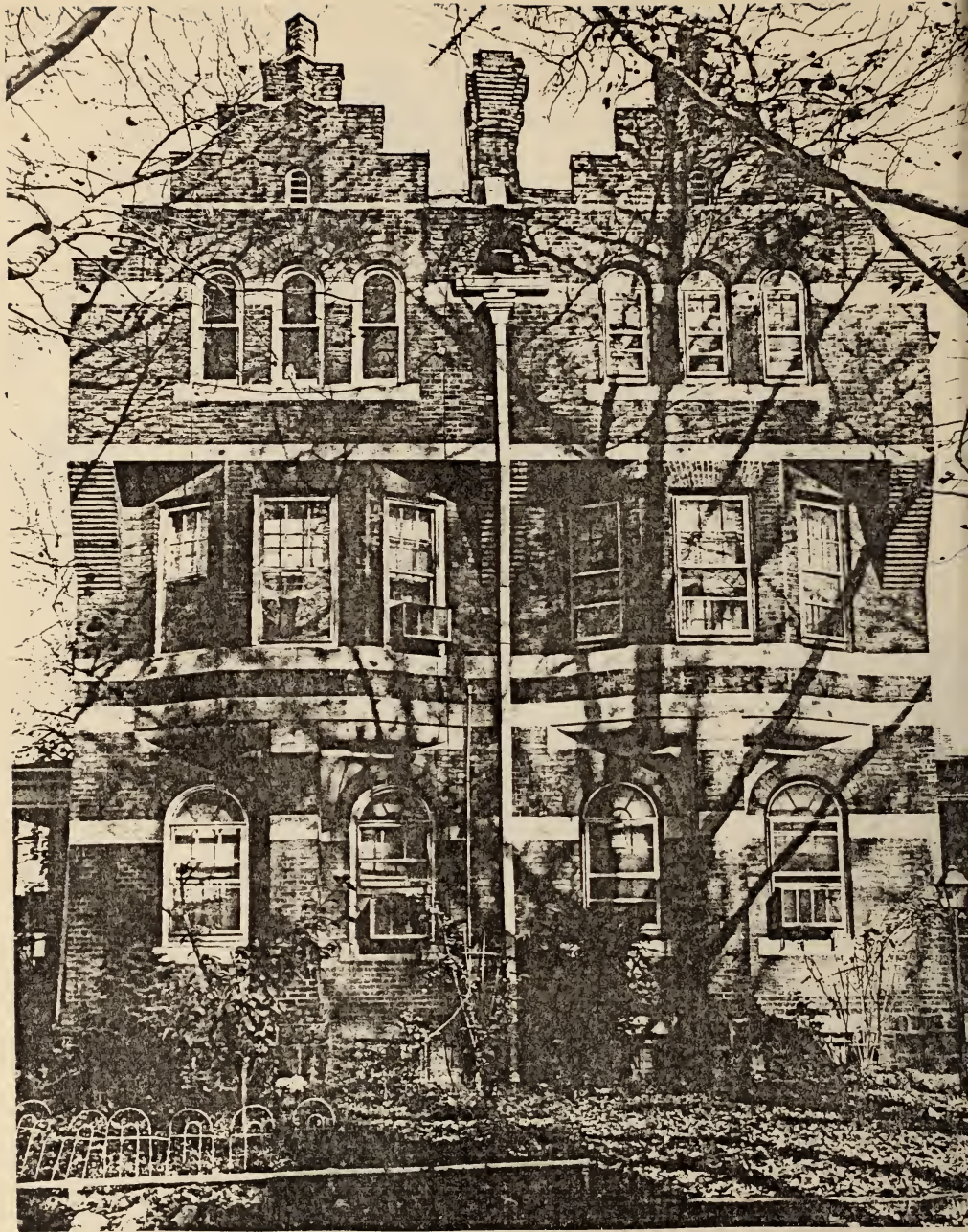


Fig. 11: 1431-33 Union Street. Henry M. Congdon, 1902

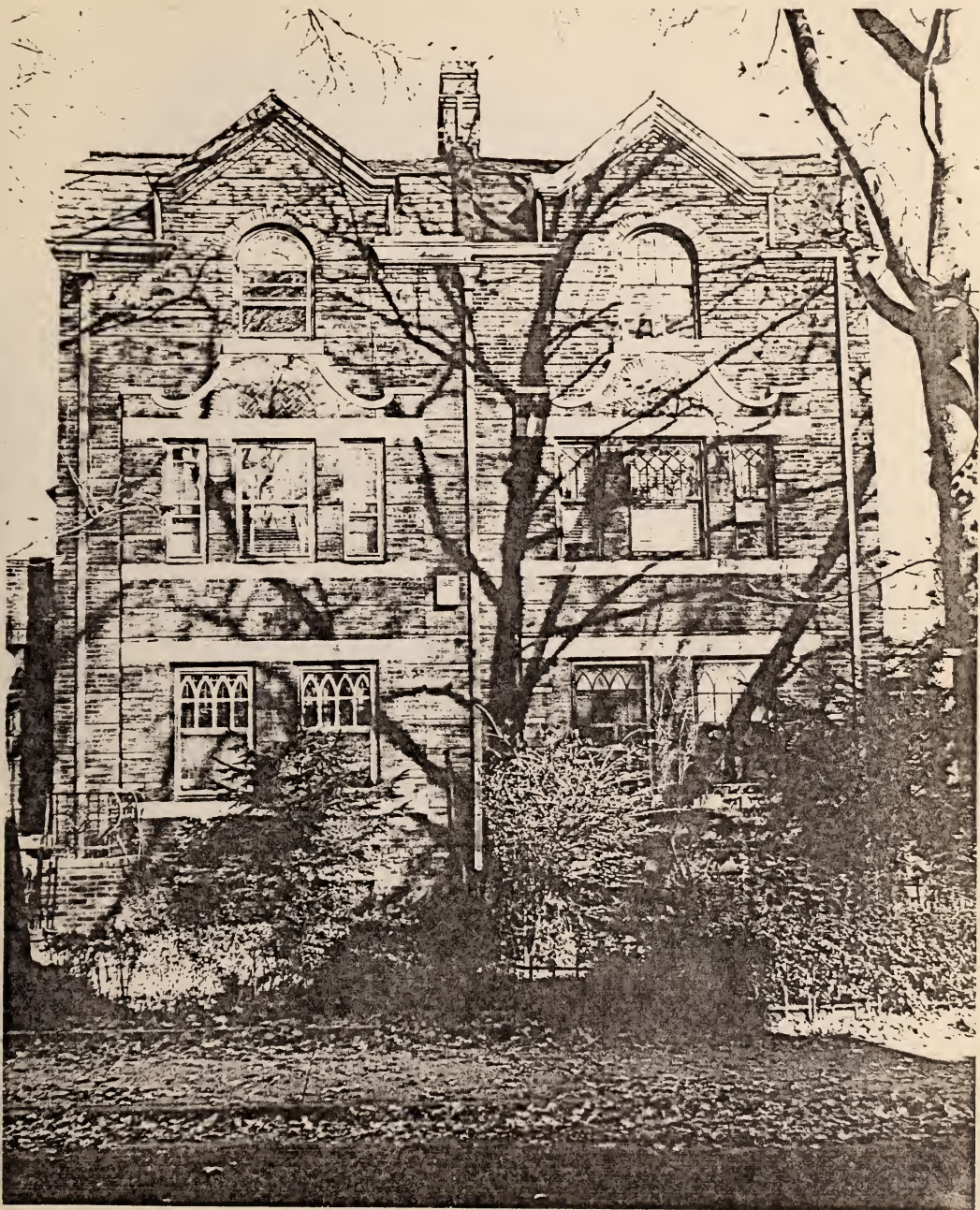


Fig. 12: 1443-45 Union Street. Henry M. Congdon, 1902



Fig. 13: 1337 President Street. William Van Alen, 1914

New York architect Henry M. Congdon, these striking two-family dwellings combine monumental scale with picturesque details in a way that makes them unique. Born in Brooklyn and educated at Columbia, Congdon was initially associated with J.C. Cady, the architect of the 77th Street building of the American Museum of Natural History, and he assisted Cady in the design of the Brooklyn Academy of Design on Montague Street (now demolished) before commencing his own practice. He specialized in ecclesiastical architecture, and his church designs are found in many cities throughout the eastern United States. The Victorian Gothic Church of the Atonement on 17th Street in Sunset Park remains as an example of Congdon's ecclesiastical work in Brooklyn. Also extant, but severely altered, is the Church of St. Mark at the corner of Union Street and Brooklyn Avenue in the study area. This structure was designed by Congdon in 1900 and was originally a parish house for a separate church edifice that was never built. Later in this century, the parish house was transformed into a church by the addition of a modern bell tower, while other unsympathetic alterations unfortunately have compromised the integrity of Congdon's original design.

The semi-detached houses by Congdon on Union Street are massive two and one-half or three story structures that are usually crowned by dual gables--peaked, gambrel, or stepped--facing the street and by corbelled chimneys. These features place the houses firmly in the Edwardian tradition of English architecture, although details on several of the dwellings also borrow freely from the urban architecture of the Dutch or Flemish Renaissance. Nos. 1431-33 Union Street, for instance, exhibit such Flemish characteristics as paired stepped gables and a third story that extends out over the lower two stories on

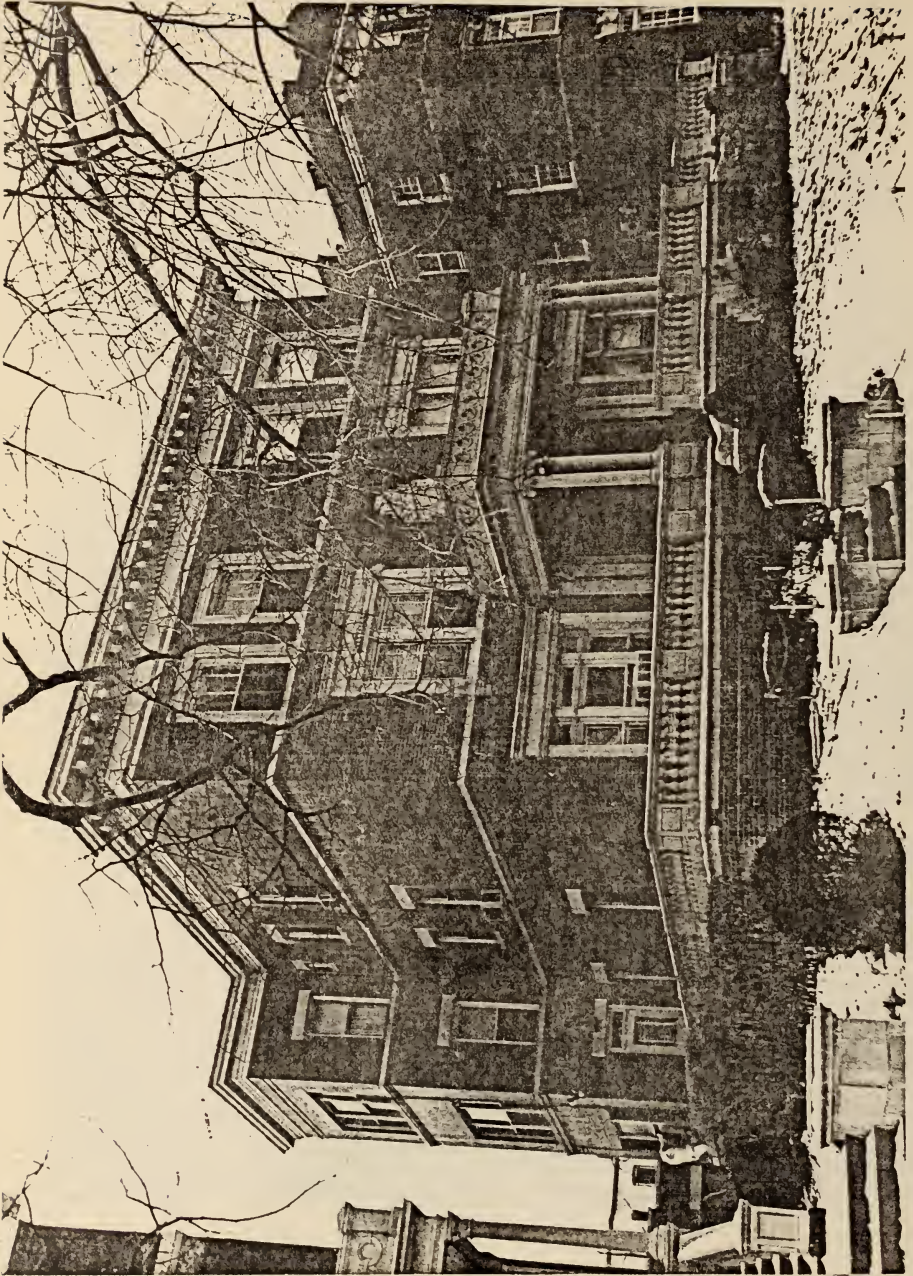


Fig. 14: 1290-94 President Street. William Debus, 1911

corbelled brick in a manner reminiscent of houses in Antwerp or Brussels (fig. 10). Three-sided angular oriel windows resting on brick piers articulate the second floor, while fenestration on the first and third floors is round-arched. The house at 1376-78 Union Street, on the other hand, is more picturesquely English with its peaked gables, segmentally arched windows, and facade of dark brick trimmed in brownstone (fig. 11). The fanciful residence at 1443-45 Union Street boasts two-story high shallow bays that are topped by unusual curved parapets (fig. 12). Here, Congdon further enlivened the facade by inserting a recessed brick band every five courses.

It is interesting to note that the Union Street houses were originally run on a cooperative basis and were isolated from the rest of the neighborhood by brick and iron gates. A communal steam heating plant located just behind the Church of St. Mark served all the houses and was probably responsible for the name "Spotless Town" that was given to the community since this method of heating was much cleaner than individual coal- or wood-fired furnaces.

Known originally as Doctors Row because of the large number of physicians inhabiting its dwellings, the two block stretch of President Street between New York and Kingston Avenues boasts one of the most impressive concentrations of freestanding mansions in the city. Erected between 1899 and 1930, these buildings stylistically represent an architectural eclecticism prevalent in the United States at the beginning of the twentieth century. Eclecticism is generally defined as the composition of elements drawn from various sources. It is the result, perhaps, of an increased desire for historic precedent found in architecture at the end of the nineteenth and the beginning of the twentieth



Fig. 15: 1382 President Street. Mann & MacNielle, 1911



Fig. 16: 1319 President Street. H.T. Jeffrey, 1930

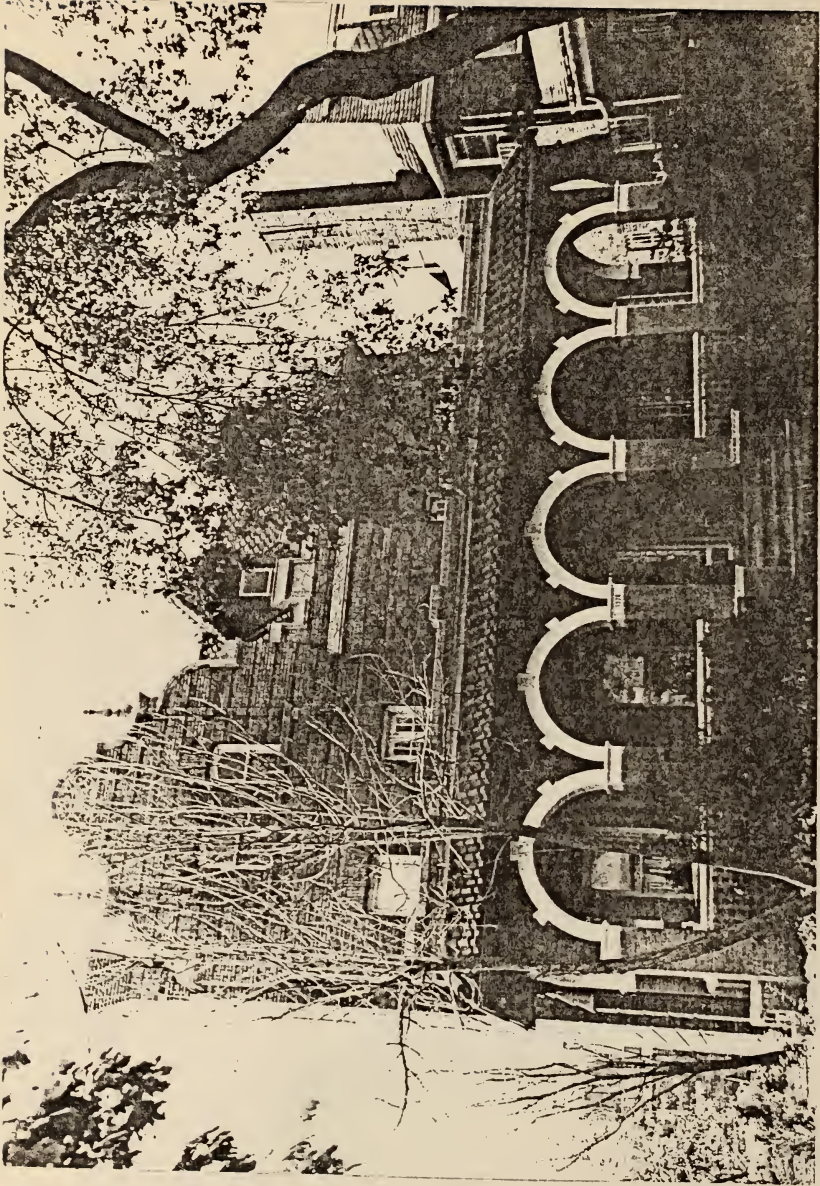


Fig. 17: 1378 President Street. Dehli & Howard, 1899

century. This trend might be likened to a search for architectural "roots".

The houses along President Street in Crown Heights blend massing and details from several earlier historic styles and exemplify the eclectic spirit that pervaded architectural thought of the day. Forms range from the house at 1337 President Street, designed in 1914 by William Van Alen and inspired by the Federal mansions of Bulfinch and MacIntyre, to 1290-94 President Street, a double house designed by William Debus in 1911 with a Renaissance-inspired flat roof, heavy cornice, banded facade, and balustraded platform (figs. 13,14).

The picturesque dwellings at 1382 and 1319 President Street have the various features that are often associated with Tudor architecture (figs. 15, 16). No. 1382 was designed in 1911 by the firm of Mann & MacNielle, while 1319 is a work completed in 1930 to the designs of H.T. Jeffrey. Despite the 20 year difference in age, both houses exhibit such similar characteristics relating to the English vernacular mode as shallow pointed arches over door and window openings and asymmetrical massing. No. 1319, moreover, sports the half-timbered oriel window motif that is so typical of the Tudor style.

Imposed on many of the facades along President Street are details from many periods. The neo-Renaissance form of 1290-94 boasts a portico that is Beaux-Arts Classical Revival in its use of paired columns and the monumental handling of ornament. A Romanesque arcade at 1378 President Street decorates a facade that also has a Flemish gable and a castellated parapet (fig. 17). This house was the first to be erected on President Street and was completed in 1899 to the designs of the prolific Brooklyn firm of Delhi and Howard. The brick and stone house

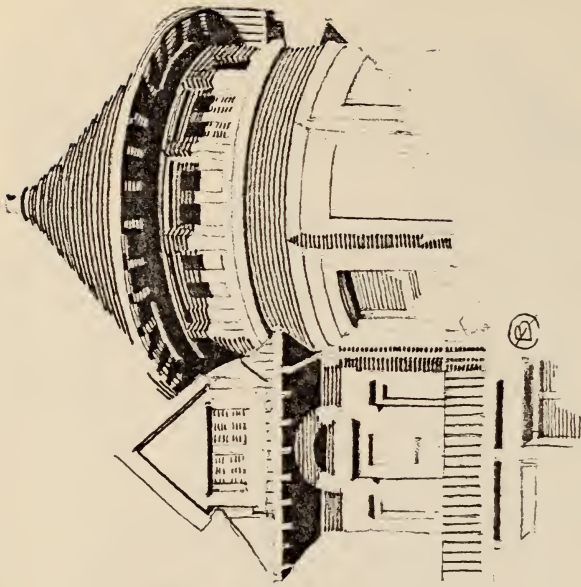


Fig. 18: 1362 President Street. Cohn Brothers, 1921

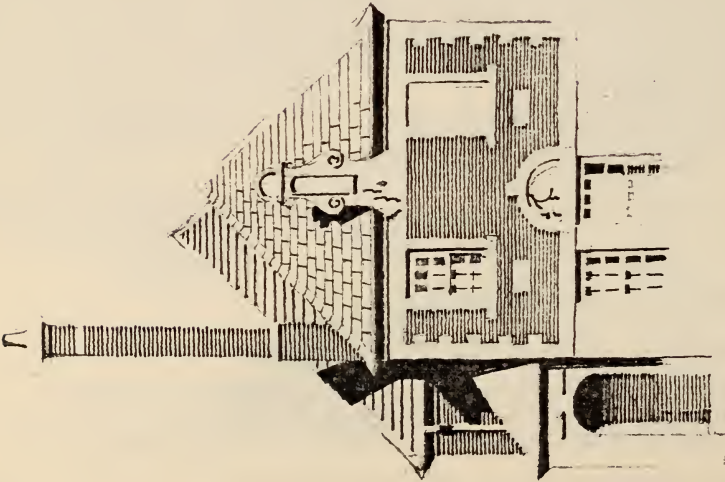
at 1362 President Street, designed by the firm of Cohn Brothers in 1921, is an amalgam of French Renaissance details (the wall dormer, arched second floor windows, and carved stone details), Romanesque fascia and twisted columns, and Georgian quoins (fig. 18). Such examples as these nicely illustrate how architects during the first three decades of the twentieth century rarely opted for one particular historical style, but instead adopted an eclectic approach to design.

One of the most remarkable aspects of Crown Heights South is the way in which the diverse architectural forms and styles form a cohesive, homogeneous neighborhood that possesses a strong sense of place. The buildings, moreover, exhibit a high degree of architectural integrity, and most major alterations have been kept to a minimum. The area's rowhouses in particular are impressive in their intactness; where alterations occur, they most often are in the form of new doors or occasional cornice removals. The semi-detached houses on Union Street unfortunately have fared less well: although a majority of the residences retain their original details, some of the structures have enclosed entry porches and modern second story additions that do little to enhance architectural distinctiveness. It is significant to note that there are only a few instances where alterations have severely compromised the architectural integrity of the mansions along President Street. Although there are cases of re-siding in unsympathetic synthetic materials and changes in window configuration, it should also be pointed out that most of these buildings remain surprisingly intact.

To sum up, it seems obvious that Crown Heights South clearly possesses all the criteria necessary for designation by the Landmarks Preservation Commission as an historic district. It is an architecturally distinguished residential enclave that represents the best of early



ABOVE: 1281 PRESIDENT STREET
LEFT: 1349 PRESIDENT STREET



twentieth-century design by both local and nationally prominent architects. The immaculately maintained homes along pleasant, tree-lined streets are distinctive in a way that sets them apart from the rest of the community and gives the study area a strong sense of place. Uniform scale of the architecture ties the diverse building types and styles together and contributes to the cohesiveness of the neighborhood. Finally, residents of the area have kept their homes in a relatively intact condition, indicating that they appreciate the beauty of fine architecture and the importance of preserving it. Located in an area of Brooklyn that certainly stands to benefit from outside recognition and preservation of its architectural treasures, Crown Heights South warrants immediate consideration by the Commission for district designation.

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