

NPS Form 10-900
(3-82)
NPS Form 10-900
(3-82)

No. 1024-0018
No. 1024-0018
expires 10-31-87

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic

and/or common Clinton Hill South Historic District

2. Location

street & number see attached

not for publication

city, town Brooklyn

vicinity of

state New York

code 036

county Kings

code 047

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> NA in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> NA being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name various

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Kings County Register's Office

street & number 210 Joralemon Street

city, town

Brooklyn

state

New York

6. Representation in Existing Surveys

title none

has this property been determined eligible? ☐ yes ☒ no

date

☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town

state

NPS Form 10-900-a
(3-82)
NPS Form 10-900-a
(3-82)

NPS No. 1024-0013
Expires 10-31-87
NPS No. 1024-0013
Expires 10-31-87

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Clinton Hill South HD
Kings County, NY

Item number 2 Page 2

Addresses:

Brevoort Place 2-24, 11-45
Classon Avenue 575-581
Franklin Avenue 533-557, 544-550
Grand Avenue 476-496, 473-505
Lefferts Place 1-193, 2-72, 96-112, 144-214, 226
St. James Place 260-312, 235-281
Washington Avenue 540-585, 531-561

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date NA
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Clinton Hill South Historic District consists of 246 contributing buildings sited on parts of ten blocks spanning the southern edge of the Clinton Hill and Bedford-Stuyvesant neighborhoods of Brooklyn, Kings County, New York. The historic district is a cohesive unit that is clearly separate from the surrounding residential neighborhoods. The district extends in an east-west direction and is bounded by two of Brooklyn's major commercial thoroughfares. To the north of the historic district is Fulton Street. Fulton Street, which runs from the former Fulton Ferry terminal in the Fulton Ferry Historic District (NR listed) across Brooklyn to the Queens boarder is lined primarily with nineteenth-century brick stone and cast-iron commercial buildings. Many of the buildings on this street have been altered or are deteriorated. North of Fulton Street and west of Classon Avenue is the old residential neighborhood of Bedford, now part of Bedford-Stuyvesant. To the south, the historic district is bounded by Atlantic Avenue, a major traffic artery that carries cars and trucks across the entire width of Brooklyn and well into Queens (the Long Island Railroad runs beneath this street). Atlantic Avenue is lined with factories, automotive repair shops, and similar commercial establishments. To the south of Atlantic Avenue is the Crown Heights neighborhood. To the east of the historic district is open land and commercial Bedford Avenue. To the west, on Waverly Avenue, is a block of factories. The Clinton Hill South Historic District does not follow the boundaries of an old Brooklyn neighborhood; in fact, it crosses the boundary of two neighborhoods. The district is geographically cohesive, however. The streets within the district are tucked between two major avenues and the district's blocks are visually separate from their surroundings and unified in their developmental history and design. In recent years, residents of these streets have begun to refer to their enclave as Clinton Hill South. There are seven intrusions in the historic district.

Stylistically and chronologically the earliest buildings in the historic district are three houses with Greek Revival detail--the large mansion at 96 Lefferts Place, the small frame house at 478 Grand Avenue with its transitional Italianate detail, and the brick house at 476 Grand Avenue. Although it has had its window enframements removed and has been clad with aluminum siding, the large house at 96 Lefferts Place retains its Greek Revival form. The rectangular flat-roofed building has an austere entrance with a paneled front door flanked by stylized pilasters and topped by a transom. A Doric-columned porch runs in front of the entrance and the attic level is lit by small rectangular windows.

The earliest row houses in the historic district were built in the Italianate style. Most of the Italianate style row houses in the historic district have brownstone fronts, although some are faced with brick. The first row houses constructed in the historic district were the three brick dwellings at 575-79 Classon Avenue (c.1854). All of the other Italianate row houses date from the 1860s. The Italianate style row houses in the district tend to be three stories raised above a high basement. Stoops lead to arched entrances with double doors. The rectangular or arched windows and the entrances are framed by heavy carved moldings with projecting lintels supported by curving foliate brackets. Other details include large plate glass windows, wooden cornices with foliate brackets, and heavy iron railings and newel posts. An archetypal row of Italianate style houses is that at 57-73 Lefferts Place, built in 1869 by builder Joseph Townsend.

NPS Form 10-900-a

NPS Form 10-900-a
(3-82)

S No. 1024-0018

S No. 1024-0018
Expires 10-31-87

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Clinton Hill South HD

Continuation sheet Kings County, NY

Item number 7

Page 2

There are two unusual Italianate style rows in the historic district. Nos. 265-281 St. James Place form a row of brownstone-fronted homes with interesting projecting window and doorway enframements with modest keystones, as well as wooden cornices with paired brackets. Perhaps the finest Italianate style row in the historic district, and certainly the most unusual, is that at 578-84 Washington Avenue (William Rushmore, builder, c.1868) with its elliptical fenestration. These elliptically arched window and doorway openings are unique in Brooklyn. The only other row identified in New York City with openings of this shape are those at 208-216 East 78th Street in Manhattan.

There is only one row of French Second Empire style houses in the historic district, 556-60 Washington Avenue. These three brownstone houses have a basic Italianate form, but each is crowned by a mansard roof. Similarly, the single house to the north, 554 Washington Avenue, takes an Italianate form, but is capped by a mansard. Other mansard roofs are found on buildings with Neo-Grec style detail.

The most prevalent row house style in the historic district is the Neo-Grec. All of the Neo-Grec style row houses in the district are faced with brownstone and most have the basic form of the Italianate style row houses--three stories above a raised basement, high stoop, projecting cornice, etc. It is in the detailing that these buildings differ from the earlier Italianate style rows. The moldings and other features on the Neo-Grec style houses have a stylized angular form and the ornament is in the form of stylized incised decoration. The rounded features of the earlier row houses are largely replaced by rectilinear and angular openings and the foliate brackets of the Italianate window and doorway enframements and cornices become far more angular on the Neo-Grec style buildings. The Clinton Hill South Historic District has some of Brooklyn's finest Neo-Grec style row houses, with particularly sophisticated ornamental detail. The beautifully detailed entrance hood at 570 Washington Avenue is an example of the quality of the Neo-Grec style ornament found in the historic district. Typical Neo-Grec style rows include those at 298-310 St. James Place (Robert Dixon and Amzi Hill, architects, 1881-85) and 36-52A Lefferts Place (J.H. Mason, architect/builder, 1881). Brevoort Place is lined primarily with transitional Italianate/Neo-Grec style row houses. These buildings, erected between c.1876 and 1879, mostly by architect/builder Thomas B. Jackson, are basically Italianate in form and detail, but have cornices with angular Neo-Grec brackets. Some of the rows within the district, such as 81-87 Lefferts Place (Benjamin Linikin, architect/builder, 1882), have the projecting angular bays that became popular on Neo-Grec houses in Brooklyn, while other rows, such as 286-96 St. James Place (Amzi Hill, architect, 1876-78), are crowned by mansard roofs with iron cresting. The earliest apartment building in the historic district, 312 St. James Place (Amzi Hill, architect, 1885), is in the Neo-Grec style.

By the mid 1880s, the Neo-Grec style had gone out of favor. The new buildings designed in the Queen Anne and Romanesque Revival styles use a wide variety of materials and are much freer in their use of ornament. There are two Romanesque Revival style rows in the historic district. The grandest Romanesque Revival houses are the pair of dwellings at 100-102 Lefferts Place designed by J.S. Frost in 1892. J.S. Frost lived in the Greek Revival house at 96 Lefferts Place and was the owner, architect, and builder of the two houses at the eastern edge of his plot. After the houses were completed,

NPS Form 10-900-a

AB No. 1024-0018

NPS Form 10-900-a
(3-82)

AB No. 1024-0018
Expires 10-31-87

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

Clinton Hill South H.D.

Continuation sheet Kings County, NY

Item number

7

Page 3

Frost sold them. The two houses are tall four story and basement brownstone buildings which display the complex use of texture found on the finest Romanesque Revival style buildings. Here, the smooth stone facing contrasts with rough-stone blocks and dense Byzantine carving. The former Universalist Church of Our Father, at the corner of Grand Avenue and Lefferts Place, is also in the Romanesque Revival style, with its asymmetrical massing, round-arched windows, and terra-cotta detail. On the south side of Lefferts Place between Classon Avenue and Franklin Avenue are two adjoining rows of modest Queen Anne style houses designed by Mercein Thomas--174-82 (1887) and 184-94 (1886). The earlier of the two rows is the more interesting, with its contrasting textures, steep mansards with oversized dormers, and projecting second floor oriel with stained-glass transoms.

The twentieth-century buildings in the historic district were designed with Beaux-Arts, Renaissance, and Colonial Revival detail. The "Palmyra," the Beaux-Arts style apartment house on the southeast corner of Lefferts Place and Grand Avenue, has a limestone front with boldly carved ornament. The apartment house at 272-74 St. James Place combines Colonial Revival ornament with Neo-Renaissance detail, and the pair of apartment buildings at 93 and 103 Lefferts Place, designed in 1921 adapt Georgian detail to a twentieth-century building type.

NPS Form 10-900-a

NPS Form 10-900-a
(3-82)

IB No. 1024-0018

IB No. 1024-0018

Expires 10-31-87

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

Clinton Hill South HD

Continuation sheet Kings County, NY

Item number

7

Page

4

Building List

What follows is a list of all of the buildings within the Clinton Hill South Historic District. Each entry contains the address of the building, its name (where applicable), its style, original use, architect or builder (if known), date of construction (if known), and major alterations. Minor alterations, such as changes to doors, windows, and iron work have not been noted. Dates are given only when confirmed in primary source material.

Brevoort Place, north side between Franklin Avenue and Bedford Avenue (photo 1)

- 11 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, c.1876 (photo 1)
- 13 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, c.1876 (photo 1)
- 15 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, c.1876 (photo 1)
- 17 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, c.1876 (photo 1)
- 19 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, 1877 (photo 1)
- 21 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, 1877--cornice removed
- 23 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, 1877
- 25 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, 1877
- 27 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, 1877--cornice removed, one story addition
- 29 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, 1877--cornice removed, one story addition
- 31 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, 1877
- 33 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, 1877--stoop removed, 1936 (Philip Markowitz, architect)
- 35 Italianate/Neo-Grec row house. Robert Dixon, architect, 1878--stoop removed
- 37 Italianate/Neo-Grec row house. Robert Dixon, architect, 1878
- 39 Italianate/Neo-Grec row house. Robert Dixon, architect, 1878
- 41 Italianate/Neo-Grec row house. Robert Dixon, architect, 1878
- 43 Italianate/Neo-Grec row house. Robert Dixon, architect, 1878
- 45 Italianate/Neo-Grec row house. Robert Dixon, architect, 1878

Brevoort Place, south side between Franklin Avenue and Bedford Place

- 2 Heavily altered Italianate/Neo-Grec row house, c.1877--intrusion (photo I-1)
- 3 Italianate/Neo-Grec row house, c.1877
- 4 Italianate/Neo-Grec row house, c.1877
- 6 Italianate/Neo-Grec row house, c.1877
- 8 Italianate/Neo-Grec row house, c.1877
- 10 Italianate/Neo-Grec row house, c.1877
- 12 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, 1879
- 14 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, 1879--stoop removed
- 16 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, 1879--cornice removed
- 18 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, 1879
- 20 Italianate/Neo-Grec row house. Thomas B. Jackson, builder/architect, 1879
- 22 Neo-Grec row house with mansard roof. Amzi Hill, architect, 1883
- 24 Neo-Grec row house with mansard roof. Amzi Hill, architect, 1883--stoop removed

NPS Form 10-900-a

NPS Form 10-900-a
(2-82)

MB No. 1024-0018

MB No. 1024-0018
Expires 10-31-87

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Clinton Hill South HD
Continuation sheet Kings County, NY

Item number 7

Page 5

Classon Avenue, east side between Fulton Street and Lefferts Place

- 575 Italianate row house. c.1854 for Richard Crook
(Note: Richard Crook was a merchant who, in 1854, lived on Fulton Street near Bedford Avenue)
- 577 Italianate row house. c.1854 for Richard Crook
- 579 Italianate row house. c.1854 for Richard Crook
- 581 vacant lot, formerly the site of an apartment building

Classon Avenue, east side between Lefferts Place and Atlantic Avenue

- 595 Unity Chapel of the Third Unitarian Congregational Society/later Holy Trinity Baptist Church/now Bethel Church of the Nazarine. High Victorian Gothic church. William Field & Son, 1868--brick entrance porch added

Franklin Avenue, east side between Fulton Street and Brevoort Place

- 533 Italianate/Neo-Grec row house. attributed to Robert Dixon, architect, 1875
- 535 Italianate/Neo-Grec row house. attributed to Robert Dixon, architect, 1875
- 537 Italianate/Neo-Grec row house. attributed to Robert Dixon, architect, 1875
- 539 Italianate/Neo-Grec row house. Robert Dixon, architect, 1876
- 541 Italianate/Neo-Grec row house. Robert Dixon, architect, 1876
- 543 Italianate/Neo-Grec row house. Robert Dixon, architect, 1876
- 545 Neo-Grec row house. Thomas B. Jackson, builder/architect, 1879--stoop removed, 1918 (W.T. McCarthy, architect)

Franklin Avenue, east side between Brevoort Place and Atlantic Avenue

- 559 Beaux-Arts apartment building. Cantor & Dorfman, architects, 1915

Franklin Avenue, west side between Lefferts Place and Atlantic Avenue

- 544 Neo-Grec row house. John Frost, architect, 1883--cornice and window enframements removed
- 546 Italianate row house. probably built in the 1860s
- 548 Italianate row house. probably built in the 1860s--altered 1931 (Charles H. Richter, architect) with the addition of a projecting front on the first floor and basement levels for the Hubbell Memorial Hall Association; noncontributing building (photo I-2)
- 550 Italianate row house. probably built in the 1860s

Grand Avenue, east side between Fulton Street and Lefferts Place

- 457 Church of Our Father, First Universalist Society of Brooklyn/now Bethel Seventh Day Adventist Church. Romanesque Revival church. Laurence B. Valk, architect, 1882 (photo 2)

Grand Avenue, west side between Fulton Street and Lefferts Place

- 476 Greek Revival brick house, c.1854--Neo-Renaissance style cornice (c.1900); cast-iron verand
- 478 Greek Revival/Italianate frame house, c.1853
- 480 vacant lot
- 482 Mt. Calvary United Holy Church--noncontributing building (photo I-3)

NPS Form 10-900-a

NPS Form 10-900-a
(3-82)IS No. 1024-0018
Expires 10-31-87United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Clinton Hill South HD

Continuation sheet Kings County, NY

Item number 7

Page 6

Lefferts Place, north side between St. James Place and Grand Avenue

- 7 Italianate row house. William Alexander, builder, c.1862--stoop removed, entrance blocked up, red brick facing on basement level, cornice removed and replaced by aluminum and asphalt shingle parapet; noncontributing building (photo I-4)
- 9 Italianate row house. William Alexander, builder, c.1862
- 11 Italianate row house. William Alexander, builder, c.1862--cornice brackets removed
- 13 Italianate row house. William Alexander, builder, c.1862
- 15 Italianate row house. William Alexander, builder, c.1862
- 17 Italianate row house. William Alexander, builder, c.1862
- 19 Italianate row house. William Alexander, builder, c.1862--Neo-Renaissance cornice
- 21 vacant lot (former site of Italianate row house--part of row with Nos. 7-21)
- 23 Italianate row house. Elias Day, builder, c.1868
- 25 Italianate row house. Elias Day, builder, c.1868
- 27 Italianate row house. Elias Day, builder, c.1868
- 29 Italianate row house. Elias Day, builder, c.1868
- 31 Italianate row house, c.1870
- 33 Italianate row house, c.1870

Lefferts Place, south side between St. James Place and Grand Avenue

- 4 vacant lot
- 6 Italianate row house. c. 1861 for William Moses
(Note: William Moses was a commercial merchant who, in 1865, lived in a house that stood at 541 Washington Avenue)
- 8 Italianate row house. c.1861 for William Moses
- 10 Anglo-Italianate row house. c.1866 for William Moses (photo 3)
- 12 Anglo-Italianate row house. c.1866 for William Moses (photo 3)
- 14 Anglo-Italianate row house. c.1866 for William Moses (photo 3)
- 16 Anglo-Italianate row house. c.1866 for William Moses (photo 3)
- 18 Anglo-Italianate row house. c.1866 for William Moses (photo 3)
- 20 Anglo-Italianate row house. c.1866 for William Moses (photo 3)
- 22 Italianate row house. c.1865 for William Moses
- 24 Italianate row house. c.1865 for William Moses
- 26 Italianate row house. c.1865 for William Moses--stoop removed
- 28 Italianate row house. Probably built in the 1860s--stoop removed
- 30 Italianate row house. Probably built in the 1860s
- 32 Italianate row house. Probably built in the 1860s
- 34 Italianate row house. Probably built in the 1860s
- 36 Neo-Grec row house. J.H. Mason, architect/builder (Lambert & Mason, owner and builder), 1881
- 38 Neo-Grec row house. J.H. Mason, architect/builder (Lambert & Mason, owner and builder), 1881
- 40 Neo-Grec row house. J.H. Mason, architect/builder (Lambert & Mason, owner and builder), 1881
- 42 Neo-Grec row house. J.H. Mason, architect/builder (Lambert & Mason, owner and builder), 1881

NPS Form 10-900-a

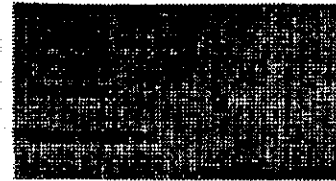
NPS Form 10-900-a
(3-82)

NB No. 1024-0018

NB No. 1024-0018
Expires 10-31-87

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Clinton Hill South HD

Continuation sheet Kings County, NY

Item number 7

Page 7

Lefferts Place, south side between St. James Place and Grand Avenue--continued

- 44 Neo-Grec row house. J.H. Mason, architect/builder (Lambert & Mason, owner and builder), 1881--stoop removed
- 46 Neo-Grec row house. J.H. Mason, architect/builder (Lambert & Mason, owner and builder), 1881--stoop removed
- 48 vacant lot, formerly a Neo-Grec row house, part of row running from 36-52A Lefferts Place
- 50 Neo-Grec row house. J.H. Mason, architect/builder (Lambert & Mason, owner and builder), 1881
- 52 Neo-Grec row house. J.H. Mason, architect/builder (Lambert & Mason, owner and builder), 1881
- 52A Neo-Grec row house. J.H. Mason, architect/builder (Lambert & Mason, owner and builder), 1881
- 54 French Second Empire house. Probably built in the 1860s

Lefferts Place, north side between Grand Avenue and Classon Avenue

- 57 Italianate row house. James H. Townsend, builder, c.1869--entrance enframing removed (photo 4)
- 59 Italianate row house. James H. Townsend, builder, c.1869 (photo 4)
- 61 Italianate row house. James H. Townsend, builder, c.1869 (photo 4)
- 63 Italianate row house. James H. Townsend, builder, c.1869 (photo 4)
- 65 Italianate row house. James H. Townsend, builder, c.1869 (photo 4)
- 67 Italianate row house. James H. Townsend, builder, c.1869 (photo 4)
- 69 Italianate row house. James H. Townsend, builder, c.1869 (photo 4)
- 71 Italianate row house. James H. Townsend, builder, c.1869--stoop removed
- 73 Italianate row house. James H. Townsend, builder, c.1869
- 77 Neo-Renaissance apartment building. Thomas Bennett, architect, 1901
- 79 Neo-Renaissance apartment building. Thomas Bennett, architect, 1901
- 81 Neo-Grec row house. Benjamin Linikin, architect/builder, 1882 (photo 5)
- 83 Neo-Grec row house. Benjamin Linikin, architect/builder, 1882 (photo 5)
- 85 Neo-Grec row house. Benjamin Linikin, architect/builder, 1882 (photo 5)
- 87 Neo-Grec row house. Benjamin Linikin, architect/builder, 1882 (photo 5)
- 89 Colonial Revival apartment building. Slee & Bryson, architects, 1922 (photo 6)
- 105 Colonial Revival apartment building. Slee & Bryson, architects, 1922 (photo 6)
- 107 Italianate row house. c.1870 (photo 6)
- 109 Italianate row house. A.A. Reeves, architect, (photo 6)
- 111 Italianate row house. A.A. Reeves, architect, stoop removed and basement portico added, 1920 (Frederick C. Podeyn, architect) (photo 6)
- 113 Italianate/Neo-Grec row house. James H. Townsend, architect/builder, 1876--facade moldings removed; mansard added, 1902 (John Mumford, architect)
- 115 Neo-Grec row house. James H. Townsend, architect/builder, 1877
- 117 Neo-Grec row house. James H. Townsend, architect/builder, 1877--cornice removed and basement and parlor floor covered with perma stone
- 119 Neo-Grec row house. James H. Townsend, architect/builder, 1877--cornice removed
- 121 Neo-Grec row house. James H. Townsend, architect/builder, 1877
- 123 Neo-Grec row house. Amzi Hill, architect, 1882--cornice removed
- 125 Neo-Grec row house. Amzi Hill, architect, 1882--cornice removed
- 127 Neo-Grec row house. Amzi Hill, architect, 1882--cornice removed and entrance altered, possibly in 1915 when building converted to a rooming house; basement tiled

NPS Form 10-900-a

NPS Form 10-900-a
(3-82)

4B No. 1024-0018

4B No. 1024-0018
Expires 10-31-87

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

Clinton Hill South HD

Continuation sheet Kings County, NY

Item number 7

Page 8

Lefferts Place, south side between Grand Avenue and Classon Avenue

- 56 Beaux-Arts apartment building called the "Palmyra." Axel Hedman, architect, 1905
- 64 Beaux-Arts row house. Axel Hedman, architect, 1905
- 66 Beaux-Arts row house. Axel Hedman, architect, 1905
- 70 Italian Villa style freestanding house, c.1854--facade resided and front porch enclosed
- 96 Greek Revival style freestanding house, c.1853 or earlier--aluminum siding and window enframements removed (photo 7)
- 100 Romanesque Revival row house. J.S. Frost, owner/architect, 1892 (photo 8)
- 102 Romanesque Revival row house. J.S. Frost, owner/architect, 1892 (photo 8)
- 104 vacant lot, formerly a Neo-Grec row house, part of row with 106-112 Lefferts Place
- 106 Neo-Grec row house. George L. Morse, architect, 1876
- 108 Neo-Grec row house. George L. Morse, architect, 1876--cornice removed
- 110 Neo-Grec row house. George L. Morse, architect, 1876
- 112 Neo-Grec row house. George L. Morse, architect, 1876

Lefferts Place, north side between Classon Avenue and Franklin Avenue

- 139 French Second Empire row house. John Betts, builder, c.1870--basement and parlor floor covered with perma stone; cornice removed
- 141 French Second Empire row house. John Betts, builder, c.1870--cornice removed
- 143 Neo-Grec row house with mansard roof. James A. Thomson, architect/builder, 1882--cornice removed
- 145 Neo-Grec row house with mansard roof. James A. Thomson, architect/builder, 1882
- 147 Neo-Grec row house with mansard roof. James A. Thomson, architect/builder, 1882--cornice removed; window enframements on second floor gone
- 149 Neo-Grec row house with mansard roof. James A. Thomson, architect/builder, 1882
- 151 Neo-Grec row house. A.A. Reeves, architect, 1880--cornice removed; stoop partially gone; window enframements on second and third floors partially gone
- 153 Neo-Grec row house. A.A. Reeves, architect, 1880
- 155 Romanesque Revival row house. Parfitt Brothers, architects, 1896
- 157 Romanesque Revival row house. Parfitt Brothers, architects, 1896
- 161 French Second Empire villa, c.1865?--porch removed
- 163 Beaux-Arts style apartment building. Frank S. Lowe, architect, 1907
- 169 French Second Empire style villa--resided and heavily altered; noncontributing building (photo I-5)
- 171 One-story concrete block structure; noncontributing structure (photo I-6)
- 177 Semi-detached Italianate villa, c.1860-65 (photo 9)
- 179 Semi-detached Italianate villa, c.1860-65--original porch replaced (photo 9)
- 183 Neo-Grec row house with mansard roof. George L. Morse, architect, 1877--cornice almost completely gone
- 185 Neo-Grec row house with mansard roof. George L. Morse, architect, 1877--cornice removed
- 187 Neo-Grec row house with mansard roof. George L. Morse, architect, 1877--cornice removed
- 189 Neo-Grec row house with mansard roof. George L. Morse, architect, 1877--cornice removed
- 191 Neo-Grec row house with mansard roof. George L. Morse, architect, 1877--cornice removed
- 193 French Second Empire villa, c.1863--porch removed

NPS Form 10-900-a

NPS Form 10-900-a
(3-82)
 #B No. 1024-0018
 Expires 10-31-87
 #B No. 1024-0018
 Expires 10-31-87

**United States Department of the Interior
National Park Service**
**National Register of Historic Places
Inventory—Nomination Form**

 Clinton Hill South HD
 Continuation sheet Kings County, NY Item number 7 Page 9

Lefferts Place, south side between Classon Avenue and Franklin Avenue

144 Neo-Grec row house with mansard roof. Charles Baxter, architect, 1877--cornice and dormers removed; mansard clad with aluminum siding

(Note: Charles Baxter was a Manhattan architect; this is an unusual example of a Manhattan architect designing speculative row houses in Brooklyn in the 1870s)

146 Neo-Grec row house with mansard roof. Charles Baxter, architect, 1877

148 Neo-Grec row house with mansard roof. Charles Baxter, architect, 1877

150 Neo-Grec row house with mansard roof. Charles Baxter, architect, 1877

152 Neo-Grec row house with mansard roof. Charles Baxter, architect, 1877

154 Neo-Grec row house with mansard roof. Charles Baxter, architect, 1877--cornice removed

156 Neo-Grec row house. Isaac Reynolds, architect, 1879

158 Neo-Grec row house. Isaac Reynolds, architect, 1879

160 Neo-Grec row house. Isaac Reynolds, architect, 1879

162 vacant lot

164 Italianate row house. John Cotte, builder, c. 1868

166 Italianate row house. John Cotte, builder, c. 1868

168 Italianate row house. John Cotte, builder, c. 1868

170 Italianate row house. John Cotte, builder, c. 1868

172 Italianate row house. John Cotte, builder, c. 1868

174 Queen Anne row house. Mercein Thomas, architect, 1887

176 Queen Anne row house. Mercein Thomas, architect, 1887

178 Queen Anne row house. Mercein Thomas, architect, 1887--cornice removed

180 Queen Anne row house. Mercein Thomas, architect, 1887--cornice removed

182 Queen Anne row house. Mercein Thomas, architect, 1887

184 Queen Anne row house. Mercein Thomas, architect, 1886 (photo 10)--cornice removed

186 Queen Anne row house. Mercein Thomas, architect, 1886 (photo 10)--cornice removed

188 Queen Anne row house. Mercein Thomas, architect, 1886 (photo 10)

190 Queen Anne row house. Mercein Thomas, architect, 1886 (photo 10)

192 Queen Anne row house. Mercein Thomas, architect, 1886 (photo 10)

194 Queen Anne row house. Mercein Thomas, architect, 1886 (photo 10)

196 Neo-Grec row house. Robert Dixon, architect, 1879--cornice removed; box stoop replaces original stoop

198 Neo-Grec row house. Robert Dixon, architect, 1879

200 Neo-Grec row house. Robert Dixon, architect, 1879

202 Neo-Grec row house. Robert Dixon, architect, 1879--stoop removed

204 Neo-Grec row house. Robert Dixon, architect, 1877

206 Neo-Grec row house. Robert Dixon, architect, 1877--stoop removed

208 Neo-Grec row house. Robert Dixon, architect, c. 1880

210 Neo-Grec row house. Robert Dixon, architect, c. 1880

212 Neo-Grec row house. Robert Dixon, architect, 1880--parlor floor window enframements gone

214 Neo-Grec row house. Robert Dixon, architect, 1880

226 Neo-Grec row house. John Frost, architect/builder, 1883

NPS Form 10-900-a

NPS Form 10-900-a
(3-82)

MB No. 1024-0018

MB No. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

Clinton Hill South HD

Continuation sheet Kings County, NY

Item number

7

Page 10

St. James Place, east side between Fulton Street and Lefferts Place

- 235 Queen Anne apartment building. J.G. Glover, architect, 1887
- 237 Italianate row house. William Alexander, builder, c.1864
- 239 Italianate row house. William Alexander, builder, c.1864
- 241 Italianate row house. William Alexander, builder, c.1864
- 243 Italianate row house. William Alexander, builder, c.1864
- 245 Italianate row house. William Alexander, builder, c.1864
- 247 Italianate row house. William Alexander, builder, c.1864
- 249 Italianate row house. William Alexander, builder, c.1864

St. James Place, east side between Lefferts Place and Fulton Street

- 265 Italianate row house. Probably built in the 1860s
- 267 Italianate row house. Probably built in the 1860s
- 269 Italianate row house. Probably built in the 1860s
- 271 Italianate row house. Probably built in the 1860s
- 273 Italianate row house. Probably built in the 1860s
- 275 Italianate row house. Probably built in the 1860s
- 277 Italianate row house. Probably built in the 1860s
- 279 Italianate row house. Probably built in the 1860s
- 281 Italianate row house. Probably built in the 1860s--commercial front on parlor and basement levels

St. James Place, west side between Fulton Street and Atlantic Avenue

- 260 "Portland," Queen Anne apartment building. J.S. Ashley, architect, 1890
- 262 "DeKalb," Queen Anne apartment building. J.S. Ashley, architect, 1890
- 264 Neo-Grec row house. Robert Dixon, architect, 1880--cornice removed
- 266 Neo-Grec row house. Robert Dixon, architect, 1880--cornice removed
- 268 Neo-Grec row house. Robert Dixon, architect, 1880
- 270 Neo-Grec row house. Robert Dixon, architect, 1880
- 272 Neo-Georgian apartment building. Neville & Bagge, architects, 1905 (photo 11)
- 276 vacant lot
- 278 Neo-Grec row house with mansard roof. Susanna E.C. Russell, architect; Walter Russell, builder, 1880
(Note: S.E.C. Russell [apparently Susanna E.C. Russell] is listed as the architect of this row on the form filed with the Brooklyn Buildings Department. Her name does not appear in any lists of Brooklyn architects, nor is she listed in the Brooklyn City Directories. There are no known women architects in Brooklyn in the nineteenth century. The professional relationship between Ms Russell and her husband is unknown.) (photo 12)
- 280 Neo-Grec row house with mansard roof. Susanna E.C. Russell, architect; Walter Russell, builder, 1880 (photo 12)
- 282 Neo-Grec row house with mansard roof. Susanna E.C. Russell, architect; Walter Russell, builder, 1880 (photo 12)
- 284 vacant lot, formerly a Neo-Grec row house part of row with Nos. 278-82
- 286 Neo-Grec row house with mansard roof. Attributed to Amzi Hill, architect, 1876--cornice removed
- 288 Neo-Grec row house with mansard roof. Attributed to Amzi Hill, architect, 1876--cornice removed

NPS Form 10-900-a

NPS Form 10-900-a
(3-82)
 18 NO. 1024-0018
 UNITAS 10-31-87
 18 NO. 1024-0018
 EXPIRES 10-31-87

 United States Department of the Interior
 National Park Service

 National Register of Historic Places
 Inventory—Nomination Form

 Clinton Hill South HD
 Continuation sheet Kings County, NY

Item number 7

Page 11

- 290 Neo-Grec row house with mansard roof. Attributed to Amzi Hill, architect, 1876--
cornice removed
- 292 Neo-Grec row house with mansard roof. Attributed to Amzi Hill, architect, 1876
- 294 Neo-Grec row house with mansard roof. Amzi Hill, architect, 1878--cornice removed
- 296 Neo-Grec row house with mansard roof. Amzi Hill, architect, 1878
- 298 Neo-Grec row house. Robert Dixon, architect, 1881
- 300 Neo-Grec row house. Robert Dixon, architect, 1881
- 302 Neo-Grec row house. Robert Dixon, architect, 1881
- 304 Neo-Grec row house. Robert Dixon, architect, 1881
- 306 Neo-Grec row house. Amzi Hill, architect, 1885
- 308 Neo-Grec row house. Amzi Hill, architect, 1885
- 310 Neo-Grec row house. Amzi Hill, architect, 1885
- 312 Neo-Grec apartment building. Amzi Hill, architect, 1885

(Note: In c.1920 this building was purchased by the Roman Catholic church for
use as a residence for the priests on the faculty of the Cathedral College
of the Immaculate Conception located directly to the west.)

Washington Avenue, east side between Fulton Street and Atlantic Avenue

- 531 Neo-Grec row house. T.A. Remsen, architect/builder, 1881
- 533A Neo-Grec row house. T.A. Remsen, architect/builder, 1881
- 533 Neo-Grec row house. T.A. Remsen, architect/builder, 1881
- 535 Neo-Grec row house. T.A. Remsen, architect/builder, 1881
- 537 vacant lot
- 539 vacant lot
- 541-561 Cathedral College of the Immaculate Conception. Gustave E. Steinback, architect,
1914-15; extended to Atlantic Avenue, 1920 (attributed to Steinback)

Washington Avenue, west side between Fulton Street and Atlantic Avenue

- 540 Italianate row house. Joseph Kirby, builder, c.1873
- 542 Italianate row house. Joseph Kirby, builder, c.1873
- 544 Italianate row house. Joseph Kirby, builder, c.1873
- 548 Heavily altered house now used as a church; noncontributing building (photo I-7)
- 554 Italianate/French Second Empire house (Note: This house appears to have been
built for Henry Harteau, a dealer in masons materials [his business was at
Clinton and Flushing avenues]. He first appears in the Brooklyn directories
at this address in the 1872-73 edition. He also was a builder/speculator
in the area.)
- 556 Neo-Grec row house with mansard roof. c.1878--parlor window and door enframements removed
- 558 Neo-Grec row house with mansard roof. c.1878--parlor window and door enframements removed
- 560 Neo-Grec row house with mansard roof. c.1878--cornice removed
- 562 Neo-Grec row house with mansard roof. Parfitt Brothers, architects, 1880--cornice removed
- 564 Neo-Grec row house with mansard roof. Parfitt Brothers, architects, 1880--cornice removed
- 566 Neo-Grec row house with mansard roof. Parfitt Brothers, architects, 1880
- 568 Neo-Grec row house with mansard roof. Parfitt Brothers, architects, 1880--cornice removed
- 570 Neo-Grec row house with mansard roof. Parfitt Brothers, architects, 1880--cornice removed
(photo 14)

NPS Form 10-900-a

10-900-a

NPS Form 10-900-a
(3-82)

B No. 1024-0018

B No. 1024-0018

Expires 10-31-87

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Clinton Hill South HD

Continuation sheet Kings County, NY

Item number 7

Page 12

Washington Avenue, west side between Fulton Street and Atlantic Avenue continued

- 572 Italianate row house. Thomas Lambert, builder, c.1875
- 574 Italianate row house. Thomas Lambert, builder, c.1875
- 576 Italianate row house. Thomas Lambert, builder, c.1875
- 578 Italianate row house. William Rushmore, builder, c.1868 (photo 15)
- 580 Italianate row house. William Rushmore, builder, c.1868 (photo 15)
- 582 Italianate row house. William Rushmore, builder, c.1868 (photo 15)
- 584 Italianate row house. William Rushmore, builder, c.1868 (photo 15)

8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)		
		<input type="checkbox"/> invention				

Specific dates c. 1850-1922

Builder/Architect various

Statement of Significance (in one paragraph)

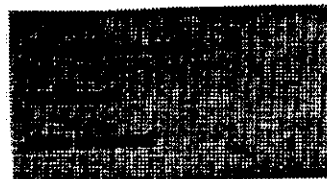
The Clinton Hill South Historic District is a small, architecturally significant enclave that illustrates the high quality of residential design in Brooklyn during that city's peak years of development. The brick, brownstone, and limestone fronted row houses and apartment buildings, the frame and stucco villas, and the institutional buildings of the historic district form a cohesive unit that retains its historic ambiance to a high degree. The Clinton Hill South Historic District contains a concentration of intact Italianate, Anglo-Italianate, Neo-Grec, French Second Empire, Romanesque Revival, Queen Anne, and Neo-Renaissance style row houses, Greek Revival, Italianate, and French Second Empire style freestanding villas, and Neo-Grec, Queen Anne, Beaux Arts, and Neo-Georgian style apartment buildings, illustrating a continuum of development spanning seven decades. These buildings create a unified historic grouping of low rise, finely detailed nineteenth and early twentieth century structures. The buildings reflect a consistent concern for scale, materials, and ornament that is evident on all of the contributing structures. The earliest buildings in the historic district include freestanding suburban villas from the 1850s and a short row of simple brick row houses from the same era; the prime period of development within the historic district was between the mid 1860s and the 1880s, when the majority of the speculatively built row houses were constructed. The open spaces in the district were filled-in in the early twentieth century with row houses and apartment buildings that complement the earlier structures. The row houses erected in the 1860s and 1870s were the work of a group of active Brooklyn builders who also worked in nearby historic districts. In the late 1870s architects began to design the row houses and many of those in the historic district were the work of prominent Brooklyn architects such as Amzi Hill, Robert Dixon, Parfitt Brothers, Mercein Thomas, George L. Morse, and Axel Hedman. The apartment buildings were the work of both well known Brooklyn architects such as Slee & Bryson and Frank S. Lowe, and Manhattan architects such as the firm of Neville & Bagge. In addition to the residential buildings, the historic district contains two nineteenth-century churches designed by Brooklyn architects who attained national prominence (a High Victorian Gothic style church designed for a Unitarian congregation by William Field & Son and a Romanesque Revival style church designed for a Universalist congregation by L.B. Valk) and a parochial school (the early twentieth century Neo-Gothic style Cathedral College of the Immaculate Conception designed by Gustave E. Steinback). The unity of the historic district is accented by its location between two of Brooklyn's major thoroughfares. Fulton Street, a major commercial street, and Atlantic Avenue, a major traffic artery, run parallel to each other only one block apart. It is the quiet residential area set between these two main streets that forms the historic district. Three block long Lefferts Place and one block long Brevoort Place run parallel to Atlantic Avenue and Fulton Street but have a character that is distinctly separate from that of the commercial streets. These places, along with the short flanking streets and St. James Place and Washington Avenue to the west, combine to form this well-preserved nineteenth and early twentieth century residential district.

NPS Form 10-900-1

NPS Form 10-900-1
(2-82):B No. 1024-0018
expires 10-31-87
:B No. 1024-0018
expires 10-31-87

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Clinton Hill South HD

Continuation sheet Kings County, NY

Item number 8

Page 2

Prior to the advent of development in the vicinity of the historic district the area was farmland adjoining the Brooklyn and Jamaica Turnpike (Fulton Street), which ran east/west from the village of Brooklyn to Jamaica, and the Clove Road (approximately the location of Bedford Avenue), which ran south from the turnpike to Flatbush. These two colonial roads met at Bedford Corners, a small village located at the present junction of Fulton Street and Bedford Avenue, just to the northeast of the historic district. This village appears to have been in existence by 1667.¹ Most of the land in the historic district was owned by the Lefferts family, who were among the largest seventeenth- and eighteenth-century landowners in Brooklyn. A Lefferts farmhouse stood just west of the historic district. Other plots were owned by the Ryerson and Hunter families. With the exception of a few small villages, all of Brooklyn was undeveloped farmland until the 1820s when safe and reliable ferry service between Brooklyn and New York City brought about the advent of urban development as people moved to Brooklyn and commuted to jobs in Manhattan. This urban development began in Brooklyn Heights, near the original ferry terminal. Development expanded from the Heights, moving to the south into South Brooklyn (Cobble Hill, Carroll Gardens and Boerum Hill) and Park Slope and to the east into Fort Greene, Clinton Hill, Bedford, and Stuyvesant Heights. The population growth of Brooklyn was unprecedented; the city grew from 2,378 people in 1800 into the third largest city in America by mid century. In every decade between 1830 and 1860 the population more than doubled and in each of the following decades of the century between 100,000 and 300,000 people moved to Brooklyn. With enormous increase in population came a corresponding building boom as thousands of row houses and other residential buildings were built to accommodate these people and as churches, clubs, schools, and other institutions were erected to cater to their social needs.

The urban development of the Clinton Hill South Historic District area was assured in 1835 when a commission was appointed to map streets in the undeveloped sections of Brooklyn. At this time, Washington Avenue, St. James Place (originally Hall Street), Grand Avenue, Classon Avenue, and Franklin Avenue were planned and Lefferts Place was laid out parallel to Fulton Street and Atlantic Avenue between St. James Place and Franklin Avenue. Brevoort Place was not planned as part of this grid.

It was not until the 1850s that James Carson Brevoort and his wife, Elizabeth D. Brevoort, acquired land within the historic district. James Carson Brevoort was born into one of New York City's most prestigious families. He studied engineering in Switzerland and, upon returning to this country, worked with his uncle, James Renwick, on the "Survey of the North-eastern Boundary," in Maine. In 1838, Brevoort became secretary to Washington Irving who had been appointed Minister to Spain. In 1843, he married Elizabeth Lefferts of Bedford and moved into the family's homestead near Bedford Avenue. He spent his time managing the Lefferts family property as well as property which he purchased in the area. In the 1870s, Brevoort began to plan the development of the area adjacent to his house. In order to develop the area to its fullest, Brevoort laid out two streets, Brevoort Place, running from Franklin Avenue to Bedford Avenue and Bedford Place running from Brevoort Place south to Atlantic Avenue. Prior to this, Lefferts Place had ended at Franklin Avenue. At this corner Lefferts Place and Franklin Avenue were joined by Clove Place, a short street which ran diagonally from Atlantic Avenue to Bedford Avenue.

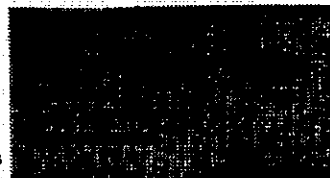
NPS Form 10-900-a

AB No. 1024-0018

NPS Form 10-900-a
G-82AB No. 1024-0018
Expires 10-31-87

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Clinton Hill South HD

Continuation sheet Kings County, NY

Item number

8

Page

4

In the Clinton Hill South Historic District all of the row houses were speculative ventures. Most of the developers working in the district were also builders who erected the houses for rapid sale. The builder/developers active in the historic district, including Thomas Lambert, William Rushmore, Joseph Kirby, William Alexander, J.H. Townsend, Aquila England, and Thomas B. Jackson, were also active in the development of the neighboring Clinton Hill Historic District and Fort Greene Historic District. Several developers retained ownership of a significant number of homes for many years. This is particularly true, for example, on the south side of Lefferts Place between Classon Avenue and Franklin Avenue. Developer John Cotte built the row of three Italianate style houses at 164-168 Lefferts Place in c.1868 and his executors sold the property to Alanson Treadwell in 1893. Treadwell built a large number of houses on this block in the late 1870s and 1880s and he retained ownership of many of them into the twentieth century.

The major period of building in the historic district commenced in the 1870s. During that decade eighty-one of the 219 contributing row houses were erected. This was followed, in the 1880s, by the construction of an additional sixty-seven contributing row houses. Almost all of the row houses erected in the 1870s and the first half of the 1880s are Neo-Grec style brownstones or transitional Italianate/Neo-Grec and French Second Empire/Neo-Grec rows. The Clinton Hill South Historic District contains some of the finest Neo-Grec row houses in Brooklyn. The facades in the historic district display especially sophisticated incised decoration. This is particularly true, for example, on the rows at 562-570 Washington Avenue (Parfitt Brothers, 1880), 298-304 St. James Place (Robert Dixon, 1881), and 306-310 St. James Place (Amzi Hill, 1885). In addition to the row houses, the first apartment buildings appeared in the historic district during this period. The Neo-Grec style multiple dwelling at 312 St. James Place at the corner of Atlantic Avenue was built in 1885 as an adjunct to the neighboring row houses. Two years later, a second apartment building was erected at 235 St. James Place (J.G. Glover, architect). By the late 1880s the popularity of the brownstone Neo-Grec style had been superseded by the freer Romanesque Revival and Queen Anne designs throughout Brooklyn and in the Clinton Hill South Historic District several prominent architects designed brick and stone row houses and apartment buildings in these styles.

It was during the 1870s, 1880s, and 1890s that some of Brooklyn's leading architects were active in the historic district. Amzi Hill, Robert Dixon, and George L. Morse designed houses in the Neo-Grec style. Amzi Hill, the architect of 286-296 St. James Place (1878), 123-27 Lefferts Place (1882), 22-24 Brevoort Place (1883), and 306-312 Washington Avenue (1885) was, perhaps, the most talented designer working in the Neo-Grec style in Brooklyn. Hill established his practice in 1858 and by the time he designed the buildings in the Clinton Hill South Historic District he was one of the most successful architects in the city. Hill's Neo-Grec style row houses exhibit a fine use of angular forms and incised detail. He was one of the first architects in Brooklyn to turn his attention to the design of apartment houses for middle-class tenants and was responsible for several fine multiple dwellings including that at 312 St. James Place in the historic district, the Clinton (1881) on the southwest corner of Greene and Vanderbilt avenues in the Fort Greene Historic District, and the Quincy Flats (c.1886) on Quincy Street in Bedford-Stuyvesant.

NPS Form 10-900-a

NPS Form 10-900-a
(3-62)B No. 1024-0018
Expires 10-31-87
B No. 1024-0018
Expires 10-31-87United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormClinton Hill South HD
Continuation sheet Kings County, NY

Item number 8

Page 3

Clove Place was closed when Brevoort Place and Bedford Place were laid out.

It was in the 1830s that the large land holdings in the vicinity of the Clinton Hill South Historic District began to be broken up. It was not, however, until the 1850s the buildings began to appear within the historic district. Among the first houses built in the district were freestanding suburban villas. As early as the 1840s the elevated area at the top of Clinton Hill had begun to attract families who wished to reside in suburban homes. Many of these were located on Clinton and Washington avenues within the Clinton Hill Historic District, but others appeared on Lefferts Place. Stylistically, the earliest of these to survive is the Greek Revival house at 96 Lefferts Place, which dates from 1853 or earlier. Nearby is an Italian Villa built c.1854 by James W. Elwell, a commercial merchant. The earliest row houses in the historic district also date from this period. This is a row of three Italianate style brick dwellings at 575-579 Classon Avenue erected by builder Richard Crook in c.1854. Upon completion, these houses were immediately sold to businessmen. It is curious that the first row houses in the historic district were built at such an early date and are located as far east as Classon Avenue. In the 1850s, most builders were just beginning to show an interest in land to the east of Flatbush Avenue (the earliest houses in the Fort Greene Historic District date from this period). Although Crook's houses sold rapidly, they are the only row houses in the historic district built before the mid 1860s. Perhaps the presence of the new Brooklyn City Railroad Company's horsecar line on Fulton Street and the Brooklyn and Jamaica Railroad and the Long Island Railroad on Atlantic Avenue (with stations at Bedford Avenue and Franklin Avenue) led to a belief that housing this far from the center of Brooklyn would be successful. These railroad and horsecar lines transported people to and from the various ferry terminals.

In the 1860s, several other suburban villas were erected, most on the north side of Lefferts Place between Classon Avenue and Franklin Avenue where a pair of semi-detached Italianate style homes (c.1860) and two French Second Empire style villas (c.1863-65) still stand. It was during the 1860s that the construction of row houses gained momentum. Most of the Italianate and Anglo-Italianate style houses within the historic district date from this decade.

The early row houses in the district were not designed by architects. Most building in Brooklyn at this time was undertaken by developers who purchased land with the intention of building row houses on speculation. These houses were to be sold or rented to the affluent families moving to Brooklyn in ever increasing numbers. The developers did not intend to build architectural masterpieces, but were interested in building houses that would provide the largest profit margin. Most often the developer was also a builder and was responsible for overseeing the actual construction of the row houses. The identity of these builders can be found on deed records. If the developer was not a builder himself, he would hire a builder to erect the houses. The builders did not design the ornamental detail on the row house facades. These features were carved by stone masons and carpenters, either working at stone yards and lumber yards or at the building sites. After completion, most row houses were sold, usually to someone who planned to reside in the new house. Occasionally, a developer retained ownership of some houses and rented them.

NPS Form 10-900-a
(3-82)
NPS Form 10-900-a
(3-82)

NHB No. 1024-3013
Expires 10-31-87
NHB No. 1024-300.9
Expires 10-31-87

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Clinton Hill South HD

Continuation sheet Kings County, NY

Item number

8

Page 6

All of the residential neighborhoods that developed in Brooklyn during the nineteenth century are dotted with handsome institutional buildings. These churches, schools, clubs, and health facilities are a reflection of the affluence of local communities and of the values of their residents. Many of these buildings are extremely impressive and were designed by architects of notoriety. Within the boundaries of the Clinton Hill South Historic District are two contributing churches and a parochial school. On the northeast corner of Grand Avenue and Lefferts Place is the Romanesque Revival style church built in 1882 for the Church of Our Father, First Universalist Church Society of Brooklyn (now Bethel Seventh Day Adventist Church). This church was designed by Laurence B. Valk, a prolific Brooklyn-based ecclesiastical architect (there are at least five other extant churches in Brooklyn designed by Valk) who designed churches all over the country. The Universalist church is built of Trenton brick and is extensively ornamented with terra-cotta trim.

A block away from the Universalist Church is the High Victorian Gothic style Third Unitarian Society's Unity Chapel (now Holy Trinity Baptist Church). This small stone chapel was designed in 1868 by William Field & Son. William Field established an office in New York City in 1837. He lived in Brooklyn and much of his work was commissioned by Brooklyn residents. In 1889, he opened a second office in Brooklyn. Field designed houses in both Brooklyn and Manhattan, but is best known as the architect of Alfred Tredway White's pioneering Home, Tower, and Riverside model tenements in the Cobble Hill and Brooklyn Heights historic districts. This is his only known church design.

The Cathedral College of the Immaculate Conception, located on the northeast corner of Washington and Atlantic avenues, was a prestigious Roman Catholic preparatory school affiliated with the Cathedral of the Immaculate Conception. This cathedral was to have been built on Greene and Vanderbilt avenues, but was never completed. The Neo-Gothic style school was designed by Catholic-church architect Gustave E. Steinback in 1914. The school was planned with a clock tower that was to rise 300 feet. This tower was never completed. The initial phase of construction (1914-15) consisted of a school wing and refectory on Washington Avenue. In 1920 the building was extended to Atlantic Avenue, continuing Steinback's plan. The building is no longer used as a school.

By 1890, the development of single-family row houses in the historic district had virtually ended. In the 1890s only four row houses were erected; the last pair of row houses was built in 1905. The blocks within the district remained as quiet residential streets housing middle-class families. An examination of the Brooklyn City Directories from the 1860s through the 1880s shows that the original residents of the row houses tended to be the families of fairly affluent businessmen and professionals. The houses were occupied by a large number of lawyers, dry goods merchants, commercial merchants, brokers, produce dealers, etc. Almost all of these men worked in lower Manhattan and commuted to their offices every day. Historian E. Idell Zeisloft described the typical Brooklyn neighborhood and his description fits the blocks within the Clinton Hill Historic District. In 1899, Zeisloft wrote that Brooklyn is:

a dwelling-place for business folk and employees who possess moderate incomes, and those of greater means who abhor the

NPS Form 10-900-a
 NPS Form 10-900-a
 (3-82)

B No. 1024-0018
 B No. 1024-0018
 Expires 10-31-87

**United States Department of the Interior
 National Park Service**

**National Register of Historic Places
 Inventory—Nomination Form**

Clinton Hill South HD

Continuation sheet Kings County, NY

Item number 8

Page 5

The most active architect in the historic district was Robert Dixon, who designed thirty contributing row houses: the transitional Italianate/Neo-Grec rows at 533-43 Franklin Avenue (1876) and 35-45 Brevoort Place (1878) and the Neo-Grec rows at 196-214 Lefferts Place (1877-80), 264-70 St. James Place (1880), and 298-304 St. James Place (1881). Dixon, born in 1852, was a native of Brooklyn. He apprenticed as a carpenter with his father, who was a successful local builder, and then trained with Brooklyn architect Marshall J. Morrill. In the late 1870s Dixon established his own office and the rows in the Clinton Hill Historic District appear to be among his earliest work. Later in his career, Dixon designed Romanesque Revival style row houses such as those at 212-216 St. James Place one block north of this historic district in the Clinton Hill Historic District.

The two rows in the historic district designed by George L. Morse, 106-12 Lefferts Place (1876) and 183-91 Lefferts Place (1877-78), are early works by an architect who designed several of Brooklyn's most prominent landmarks. Besides these row houses and others in nearby historic districts, Morse was the architect of the Franklin Savings Bank, a Romanesque Revival style early skyscraper on the corner of Court and Montague streets in the Brooklyn Heights Historic District, Grace Chapel, in the proposed Prospect-Lefferts Gardens Historic District, and the A.G. Jennings mansion, at 313 Clinton Avenue in the Clinton Hill Historic District.

Two of Brooklyn's finest architectural offices designed notable row houses in the Clinton Hill South Historic District in the late 1880s. The architect Mercein Thomas was born and trained in Brooklyn and opened his architectural office in 1878. In 1886 he was described as "a young man [who] has already gone through a long course of practical experience and training in the wide field of architecture."² Thomas was an extremely successful architect, designing a wide range of buildings. Thomas designed a large number of row houses such as the Queen Anne rows at 176-182 Lefferts Place (1887) and 184-94 Lefferts Place (1886) in this district and the superb trio of houses at 400-404 Washington Avenue in the Clinton Hill Historic District. Thomas also designed mansions, factories, commercial structures, and institutional buildings (notably the former Methodist Home in Crown Heights).

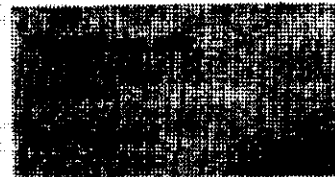
The two rows designed by the firm of Parfitt Brothers illustrate the architectural development of this very successful Brooklyn firm. Parfitt Brothers was a partnership between three brothers, all of whom were born in England. The two eldest, Walter (d.1924) and Henry (d.1888), opened an office in Brooklyn in 1875. In 1882 they were joined by Albert Parfitt (1863-1926). Parfitt Brothers designed hundreds of buildings in Brooklyn, some of which are among the finest designs of the late nineteenth century. During the 1870s and early 1880s, Parfitt Brothers designed a series of Neo-Grec style brownstone houses, such as the row at 562-570 Washington Avenue (1880). Examples of their Neo-Grec work can also be found in the Clinton Hill Historic District, the Park Slope Historic District, and the Prospect Heights Historic District. In the mid 1880s, Parfitt Brothers became the first Brooklyn architects to design Queen Anne buildings with extensive terra-cotta ornament. During the 1880s and early 1890s they were also responsible for several Romanesque Revival style houses such as the pair at 155-57 Lefferts Place (1891).

NPS Form 10-900-a
(1-82)
NPS Form 10-900-a
(3-82)

NB No. 1024-0018
Expires 10-31-87
NB No. 1024-0018
Expires 10-31-87

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Clinton Hill South HD

Continuation sheet Kings County NY

Item number 8

Page 7

feverish and artificial joys of the modern Babel [New York City]. It is a vast aggregation of home and family life, and the social pleasures that appertain thereto. There is little to be seen in Brooklyn save the streets and avenues, hundreds of miles of them, filled with rows of dwelling houses....All of Brooklyn, indeed, with the exception of the cloud piercing office buildings [in the Civic Center area]... is the exclusive domain of women and children during the daylight hours.²

In the first decades of the twentieth century, a small amount of building occurred in the historic district. This entailed the construction of eight apartment buildings and two row houses. These were erected on undeveloped sites or replaced some of the early freestanding villas. The apartment buildings from this period were designed in the Beaux-Arts and Neo-Georgian styles. The Beaux-Arts style apartment house at 56 Lefferts Place and the two adjoining row houses at 64-66 Lefferts Place are the work of Axel Hedman, one of the most active architects in Brooklyn during the first decades of the twentieth century. Hedman specialized in the design of limestone-fronted Beaux-Arts and Neo-Renaissance style buildings and his buildings in these styles, found in the Prospect-Lefferts Gardens area and in the Stuyvesant Heights and Park Slope historic districts, are among the finest in New York City. The apartment buildings at 93 and 103 Lefferts Place, the last two contributing buildings in the historic district, are also the work of a prominent Brooklyn architectural firm--Slee & Bryson. John Slee and Robert Bryson founded their firm in 1905. They designed a large number of freestanding row houses and apartment buildings. Other examples of their work can be found in the Prospect Park South, Albemarle-Kenmore Terraces, and Clinton Hill historic districts and in Prospect-Lefferts Gardens. One Manhattan architectural firm, Neville & Bagge, designed a building in the historic district--the Neo-Georgian style apartment house at 272-74 St. James Place (1905). Neville & Bagge established their office in 1892 and were extremely active in the design of apartment buildings in Manhattan, particularly on the Upper West Side and in Harlem. This is their only known work in Brooklyn.

After the construction of Slee & Bryson's apartment buildings in 1921 construction ceased in the historic district. The district has remained a residential enclave set between two major commercial streets, but many of the single-family row houses have been divided into apartments. The facades of the majority of the buildings have been well maintained over the years and there continues to be a high rate of owner occupancy in the district. The Clinton Hill South Historic District retains much of its nineteenth and early twentieth century ambiance. The brownstone, brick, and limestone fronted residential buildings retain their stoops, cornices, and other ornamental features to a high degree and the blocks within the district emit the aura of a prime nineteenth-century residential neighborhood.

1 New York City Landmarks Preservation Commission. Brooklyn Survey: Bedford-Stuyvesant Proposed Historic District. n.d., p.13

2-Idell E. Zeisloft, The New Metropolis, (NY: Appleton & Co.. 1899), p. 36.

Note: The Brooklyn Heights, Cobble Hill, Albemarle-Kenmore Terraces, Prospect Heights, Prospect Park South, Park Slope, Stuyvesant Heights, Clinton Hill and Fort Greene historic districts are listed on the National Register. Prospect Lefferts Gardens has been proposed for listing on the National Register.

9. Major Bibliographical References

Brooklyn Buildings Department. Plans and permits.
 New York City Landmarks Preservation Commission. Clinton Hill Historic District Designation
 Report, LP-2017, 1981. report prepared by Andrew S. Dolkart
 Brooklyn Survey: Bedford-Stuyvesant Proposed Historic District. n.d.

10. Geographical Data

Acreeage of nominated property approx. 23 acres

Quadrangle name Brooklyn, NY

Quadrangle scale 1:24,000

UTM References

A

1,8	5,88	3,60	4,50	3,58	0
Zone	Easting	Northing			

B

1,8	5,88	3,30	4,50	3,45	0
Zone	Easting	Northing			

C

1,8	5,88	0,00	4,50	3,54	0
Zone	Easting	Northing			

D

1,8	5,87	6,30	4,50	3,60	0
Zone	Easting	Northing			

E

1,8	5,87	4,30	4,50	3,68	0
Zone	Easting	Northing			

F

1,8	5,87	4,10	4,50	3,83	0
Zone	Easting	Northing			

G

1,8	5,87	5,70	4,50	3,77	0
Zone	Easting	Northing			

H

1,8	5,88	1,80	4,50	3,60	0
Zone	Easting	Northing			

Verbal boundary description and justification

see map

List all states and counties for properties overlapping state or county boundaries

NA

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Merrill Hesch, Field Representative
 organization NYS Office of Parks, Recreation and Historic Preservation date May 1986
 street & number Empire State Plaza Agency Building 1 telephone 518-474-0479
 city or town Albany state NY

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Deputy Commissioner for Historic Preservation date 6/6/86

For NPS use only

I hereby certify that this property is included in the National Register

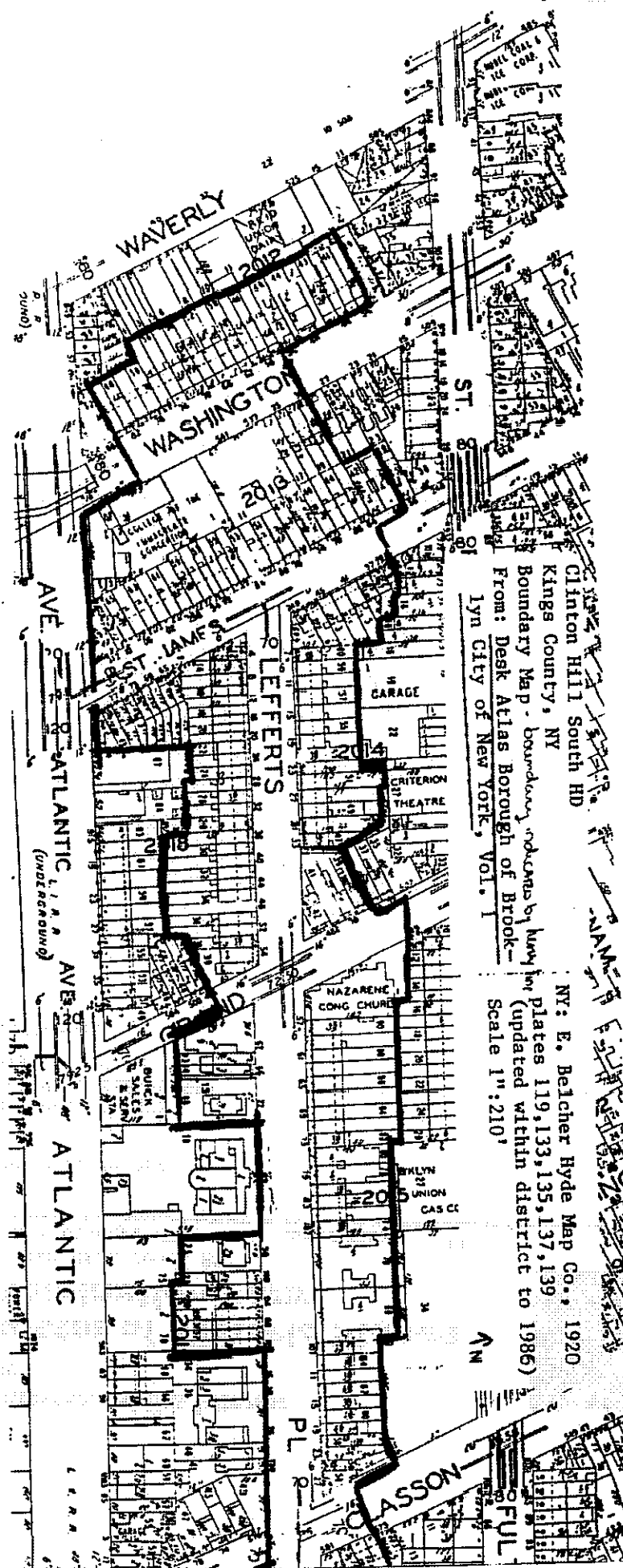
date

Keeper of the National Register

date

Attest:

Chief of Registration



NPS Form 10-900-a

NPS Form 10-900-a
(3-82)

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

.B No. 1024-0018
10-31-87
.B No. 1024-0018
Expires 10-31-87

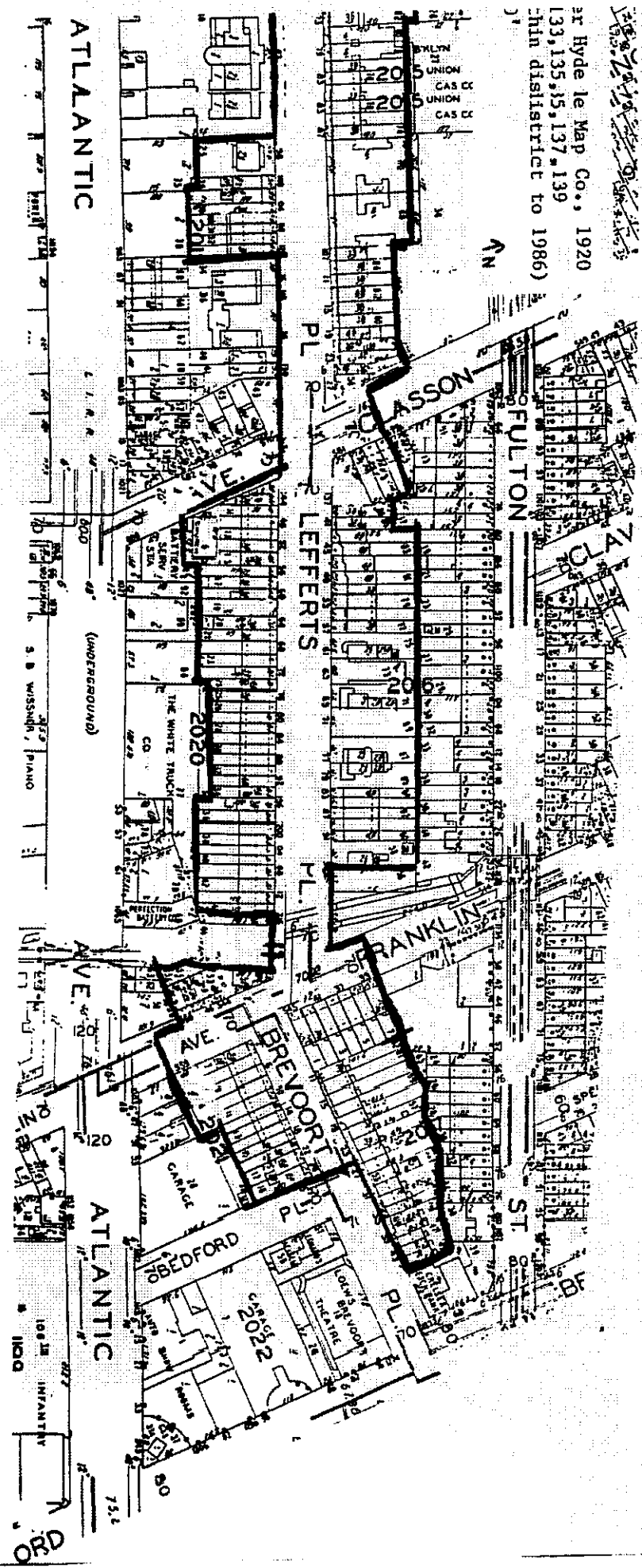


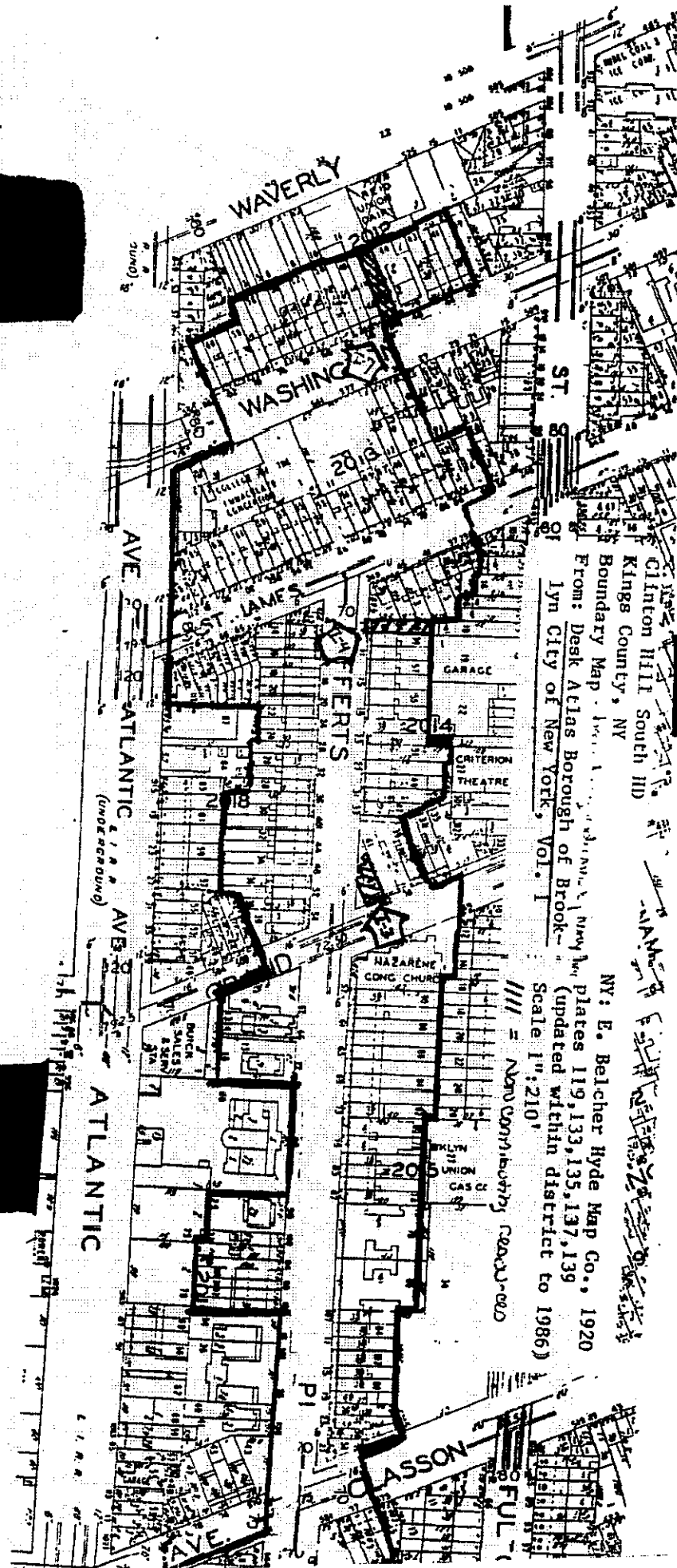
Continuation sheet Clinton Hill South HD Item number 11 Page 2
Kings County, NY

Report researched and written by:

Andrew Scott Dolkart
201 West 92nd Street--3F
New York, NY 10025
(212)-877-2088

Hyde le Map Co., 1920
133, 135, 137, 139
thin district to 1986)

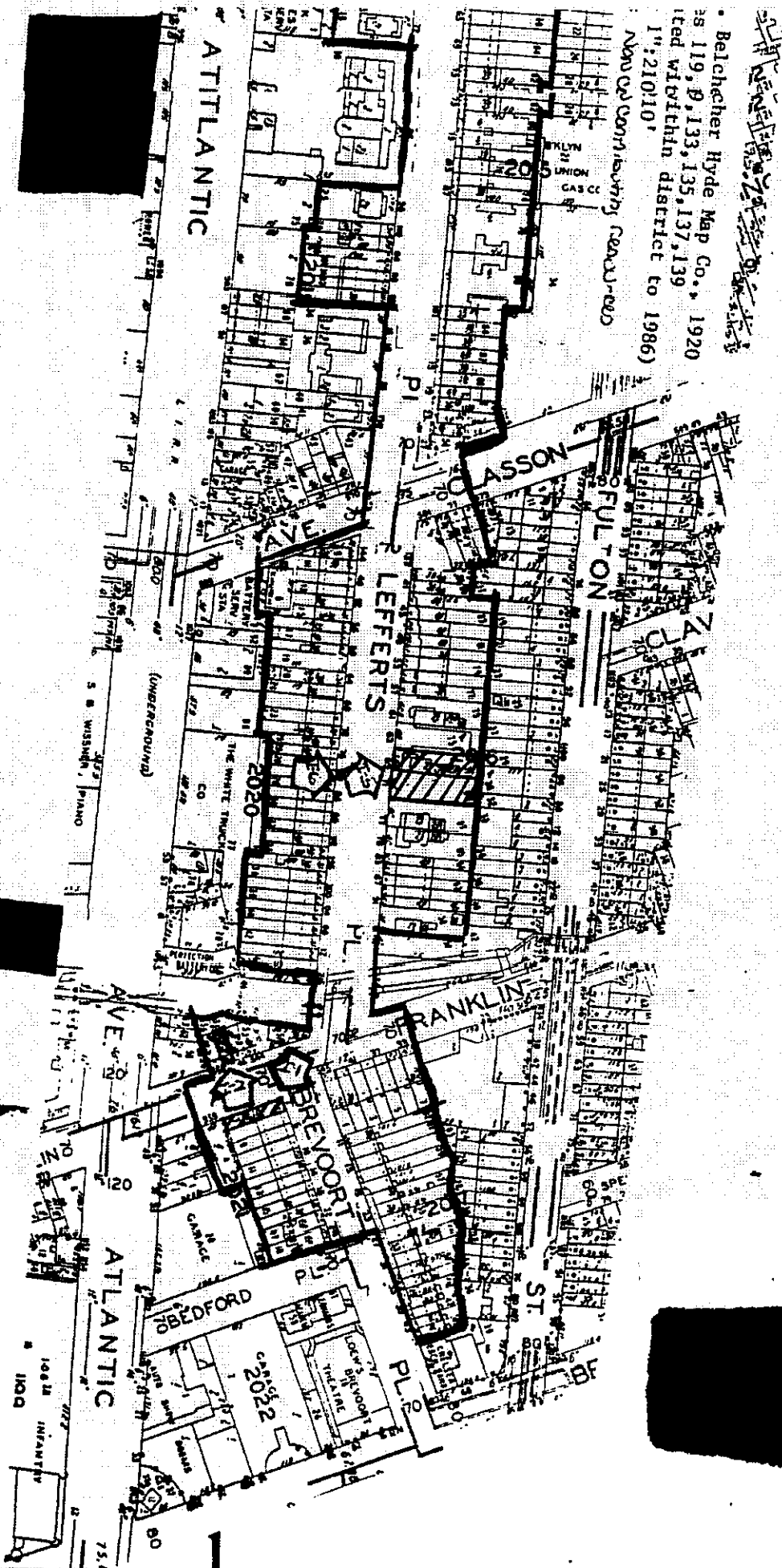




Clinton Hill South HD
Kings County, NY
Boundary Map
From: Desk Atlas Borough of Brook-
lyn City of New York, Vol. I

NY: E. Belcher Hyde Map Co., 1920
plates 119, 133, 135, 137, 139
(updated within district to 1986)
Scale 1"=210'

/// = Non Combustible Record



Belcher Hyde Map Co. 1920
as 119, B, 133, 135, 137, 139
ited within district to 1986
1":210'10"

New York City

A A. 588360/4503580
B B. 588330/4503450
C C. 588000/4503540
D D. 587630/4503600
E E. 587430/4503680
F F. 587410/4503830
G G. 587570/4503770
H H. 588180/4503600

Clinton Hill South HD
Kings County, NY
Quadrangle Brooklyn
Scale 1:24,000
Zone 18

