

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

OMB No. 1024-0018
OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

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

1. Name

historic Ditmas Park Historic District

and or common

2. Location

street & number See Continuation Sheet

not for publication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 type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> NA in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> NA being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<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 Brooklyn Municipal Building

city, town Brooklyn state N.Y. 11201

6. Representation in Existing Surveys

(LP-1236)
title Landmarks Preservation Commission has this property been determined eligible? yes no

date July 28, 1981 federal state county local

depository for survey records Landmarks Preservation Commission, 20 Vesey Street

city, town New York state N. Y. 10007

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Location:

The following streets and numbers are included in the district:

- Dorchester Avenue #1600 - 2000, inclusive
- Ditmas Avenue #1601 - 1917, inclusive
#1602 - 1920, inclusive
- Newkirk Avenue #1711 - 1921, inclusive
- East 16th Street # 444 - 550, inclusive
451 - 549, inclusive
- East 17th Street # 444 - 572, inclusive
443 - 561, inclusive
- East 18th Street # 456 - 554, inclusive
437 - 575, inclusive
- East 19th Street # 424 - 550, inclusive
403 - 551, inclusive

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input 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 <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Ditmas Park Historic District is located near the center of Brooklyn in New York City. The district comprises all or part of ten blocks and the boundaries are the same as those designated by the New York City Landmarks Preservation Commission. Ditmas Park is an homogenous residential area with most of its 172 buildings having been constructed between 1902 and 1914. Its outlines are made clear by the New York City Rapid Transit line which marks the district's western border and by the large numbers of apartment houses which have replaced similar homes beyond the area's other boundaries. The nominated district is almost identical to the original development of the area, the exceptions being a small section of Newkirk Avenue from East 17th Street to East 16th Street, and East 16th Street to the south of No. 550 and No. 549, to Newkirk Avenue. This area was excluded from the Landmarks Preservation Commission district and from this nomination because the modern buildings located there are non-contributing. Within this small historic district are single family homes and one church. The houses are primarily freestanding, frame, two and one-half story structures. (photo nos. 1-3). Most of the facades were originally of clapboard or shingle or a combination of the two. Aluminum siding has been used as a replacement material on some houses. A few houses were built of brick or have brick first stories with clapboard or shingles above. Many of the homes have separate garages built at the same time as the houses. There are no intrusions in the district.

The area was laid out originally with individual lot sizes of approximately 50 X 100 feet, a standard for this type of development at that time. Because of this limited area, the individual lots have no special distinguishing landscaping features. However, numerous trees were planted along the street malls of the original development and these have now matured, with their foliage and shade enhancing the area.

Most of the houses in Ditmas Park are eclectic in form and ornament although there is a heavy emphasis upon the use of colonial or neo-classical detailing.

Outstanding among the eclectic houses of Ditmas Park are the Thomas H. Brush and George Van Ness Residences (George Palliser, 1899) at 1000 and 1010 Ocean Avenue (photo no. 4), which combine such classically inspired details as Georgian quoins, splaved lintels, Palladian windows, a Federal entranceway and oval windows, and a Roman Corinthian temple front. Most of the houses of Ditmas Park use colonial neo-classical ornament forms in an even freer manner. A fine example of this is the house at 463 East 19th Street (photo no. 5) designed by Slee & Bryson in 1902, with its columnar porch, corner tower, brick and shingle siding, and bay windows. These elements and variations of them can be found on numerous homes throughout the district. East 17th Street contains the following excellent examples: 455 East 17th Street (A. White Pierce, 1902, photo no. 6) with its recessed loggia flanked by Ionic piers in the gable; 460 East 27th Street (Charles Gastmeyer, 1902) with its paired Doric porch columns; 484 East 17th Street (Arlington D. Isham, 1902, photo. no. 7) with its combination of Queen Anne and Colonial Revival style details. On East 18th Street, the Colonial Revival detailing is best represented by No. 465 East 18th Street (Arlington D. Isham, 1904) with its Doric porch columns and its central dormer framed by piers; and No. 498 East 18th Street (architect unknown, c. 1900, photo no. 8) which has an angled bay trimmed with dentils and a Palladian window with curved balcony. Ditmas Avenue contains some of the grandest and most elaborate manifestations of these eclectic residences. No. 1700 Ditmas Avenue (architect and date of construction unknown, photo no. 9) is one such house. This large residence has an octagonal corner turret with a finial and round-arched panels over the tower windows which are ornamented with

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wreaths. No. 1890 Ditmas Avenue (Arlington D. Isham, 1904) is similar in its elaborate style with a rounded corner tower topped by a conical roof and finial.

While eclectic residences predominate in Ditmas Park, other period styles are represented. Ditmas Park contains a number of neo-Tudor designs such as the residence at 1712 Ditmas Avenue (Visscher & Thinner, 1909, photo no. 10) with its pseudo-half-timbered gables and brick siding. No. 501 East 17th Street (George F. Showers, 1908, photo no. 11) and No. 481 East 18th Street (Slee & Bryson, 1909-10) are other examples of this style in the district, illustrated by their half-timbering and peaked roofs.

Related to these neo-Tudor designs are houses that incorporate forms borrowed from medieval English cottages. The finest example of this style is the Arthur Ebinger residence (Frank Forster and R.A. Gallimore, 1931, photo no. 12) at No. 445 East 19th Street with its quaint gables, windows, terrace, chimneys and undulating pseudo-thatch slate roof.

The other type of house found within Ditmas Park is the bungalow, with the main concentration of these being located on East 16th Street between Ditmas and Newkirk Avenues. No. 494 East 16th Street (Arlington D. Isham, 1908, photo no. 13) exhibits many typical characteristics of bungalows including a broad sloping roof that sweeps over the porch, deep eaves, stylized oriental brackets, battered enframements, window and door moldings set at the same level, and multi-paned windows. These and related typical bungalow features can be found on other buildings in the style such as Nos. 510 (photo no. 14), No. 549 and No. 519 (photo no. 15) East 16th Street, all designed by Arlington Isham in 1909.

Besides residences, there is one church building within the district, the Flatbush Congregational Church at No. 1802-06 Dorchester Road (photo nos. 16-19). The building is a neo-Georgian brick church (Louis Jallade, 1910) with a Doric temple front of stone, a pediment with a multi-paned roundel window, a tall wooden tower with a square base and an octagonal lantern with a small dome. The neo-Georgian taste is also represented in residential architecture by the house at 900 Ocean Avenue (Charles G. Ramsey, 1910, photo no. 23).

While there are no intrusions in this district, four houses have non-historic additions. These include: No. 1602 East 16th Street (photo no. 20), No. 1700 Ditmas Avenue (photo no. 21), No. 1711 Newkirk Avenue (photo no. 22), and No. 900 Ocean Avenue (photo no. 23).

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1902 - 1940 **Builder/Architect** Various

Statement of Significance (in one paragraph)

Ditmas Park is historically and architecturally significant as an intact representative example of an early twentieth century suburban development in Brooklyn. Developments of this type (of which Prospect Park South and Tennis Court are other, slightly earlier examples) were built on many of the old farms of Flatbush at the turn of the century. They represent one of the major trends in American architecture and planning at that time - - that is, the development of landscaped suburban areas laid out on a street grid in the urban manner and built up with single-family houses that reflect an eclectic use of design forms and stylistic details. Ditmas Park was developed primarily between 1902 and 1914 by realtor Lewis Pounds and his associate Delbert Decker, although contributing structures that embody similar design features and were built respecting the original landscape plan were built in the area until 1940. Most of the designers who worked in this district were local Brooklyn or Flatbush architects, including Frank J. Helmle, Arlington D. Isham, John J. Petit, Benjamin Driesler, and Slee & Byrson. The exception to this was the Boston architectural firm of Allen & Collins, responsible for the design of the district's only non-residential building, the Flatbush Congregational Church. In developing this area, Lewis Pounds did the initial grading and landscaping and imposed firm restrictions on the sale of lots and construction of homes to maintain a high quality suburban section. Much attention was given to softening the urban grid with trees and other foliage. Houses were set back behind wide lawns and small sidewalk malls were planted with numerous trees, which have now matured and add to the uniqueness of the neighborhood. Through his efforts, Pounds achieved a residential section which was visually cohesive and which has retained its special character through the present day.

The dominant architectural style in Ditmas Park is the eclectic. This style was characterized by the use of a wide range of historical forms and details from eighteenth and early nineteenth century American buildings such as clapboard and shingles, dormer windows, hipped and peaked roofs and neo-Classical details picturesquely arranged in a manner clearly derived from Victorian taste. The houses are frequently asymmetrical with interesting and unexpected architectural details, their designs often of high quality. Mixed with the predominant eclectic style are examples of neo-Georgian, bungalow and neo-Tudor style designs.

The neo-Georgian residences used Colonial and neo-Classical forms such as peaked roofs with pedimented dormers, keystones and columns in a more historically precise fashion, with a more formal, symmetrical massing and arrangement. The neo-Tudor style became increasingly popular for suburban homes at the turn of the century and usually included such features as pseudo-half-timbered gables, brick or stucco siding and leaded windows. The bungalow was a form of housing which gained widespread popularity in the early twentieth century. Bungalows were seen as easy and inexpensive to build and thus, the ideal form for the middle-class family. The most notable feature of the exterior of the bungalow is the broad, sloping roof, often with deeply projecting eaves supported by either projecting purlins or framed brackets. Other common bungalow features are wood shingle siding, battered window enframements, multi-

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paned windows, heavy porch posts and subtle, Japanese-inspired ornament. The only non-residential building in the district, the Flatbush Congregational Church, was also designed in the neo-Georgian style.

Attached to this nomination is the New York City Landmarks Preservation Commission designation report for the Ditmas Park Historic District which further defines and describes the qualities of the area.

9. Major Biogeographical References

9. Major Biogeographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property Approx. 35 acres

Quadrangle name Brooklyn, N.Y.

Quadrangle scale 1: 24:000

UTM References

A	1,8	5,8,7,9,6,0	4,4,9,9,2,3,0	B	1,8	5,8,8,0,2,0	4,4,9,8,8,4,0
	Zone	Easting	Northing		Zone	Easting	Northing
C	1,8	5,8,7,7,2,0	4,4,9,8,9,0	D	1,8	5,8,7,6,7,0	4,4,9,9,0,2,0
E				F			
G				H			

Verbal boundary description and justification

See Continuation Sheet

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

state	code	county	code
			NA
state	code	county	code

11. Form Prepared By

name/title Contact: Larry Gobrecht National Register Program Coordinator

organization Historic Preservation Field Services date August, 1983
Bureau

street & number Agency Bldg. #1, E. S. P. telephone (518) 474-0479

city or town Albany state N. Y. 12238

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 Commissioner

date

8/13/83

For NPS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Dolkart, Andrew S. "Prospect Park South, Flatbush and the Rise of the American Suburb." Unpublished Typescript. New York: Columbia University, 1978.

Gunnison, Herbert F., Ed. Flatbush of To-Day. Brooklyn, 1908.

New York Landmarks Preservation Commission. Research Files: Ditmas Park Historic District.

Schuyler, Montgomery. "Some Suburbs of New York. II—Westchester and Long Island." Lippincott's Magazine, 34 (August, 1884), 113-126.

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Verbal Boundary Justification:

Ditmas Park Historic District is bounded on the north by the south side of Dorchester Avenue, on the east by the west side of Ocean Avenue, on the west by East 16th Street, and on the south by the north side of Newkirk Avenue and by a line which cuts across East 17th and East 16th Streets at the southern property lines of Nos. 550 and 549 E. 16th St. and No. 572 E. 17th Street between Ditmas and Newkirk Avenues.

See also attached Ditmas Park Historic District Map and Designation Report.

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Form Researched and prepared by:

Virginia Kurshan
Landmarks Preservation Commission
20 Vesey Street
New York, N.Y. 10007

(212) 566-7577

DITMAS PARK HISTORIC DISTRICT · BROOKLYN

DITMAS PARK HISTORIC DISTRICT
Kings County, New York
Landmarks Preservation Commission Map

District Boundaries

Boundary lines extend around the edges of the properties. The numbers shown are within the district. 1600

MARLBOROUGH RD.

DORCHESTER AVE.

E. 16 STREET

E. 17 STREET

E. 18 STREET

E. 19 STREET

OCEAN AVE.

DITMAS AVENUE

1601
1602

550
549

572

561

554

575

550
551

1921

1010

1917
1920

456

437

424

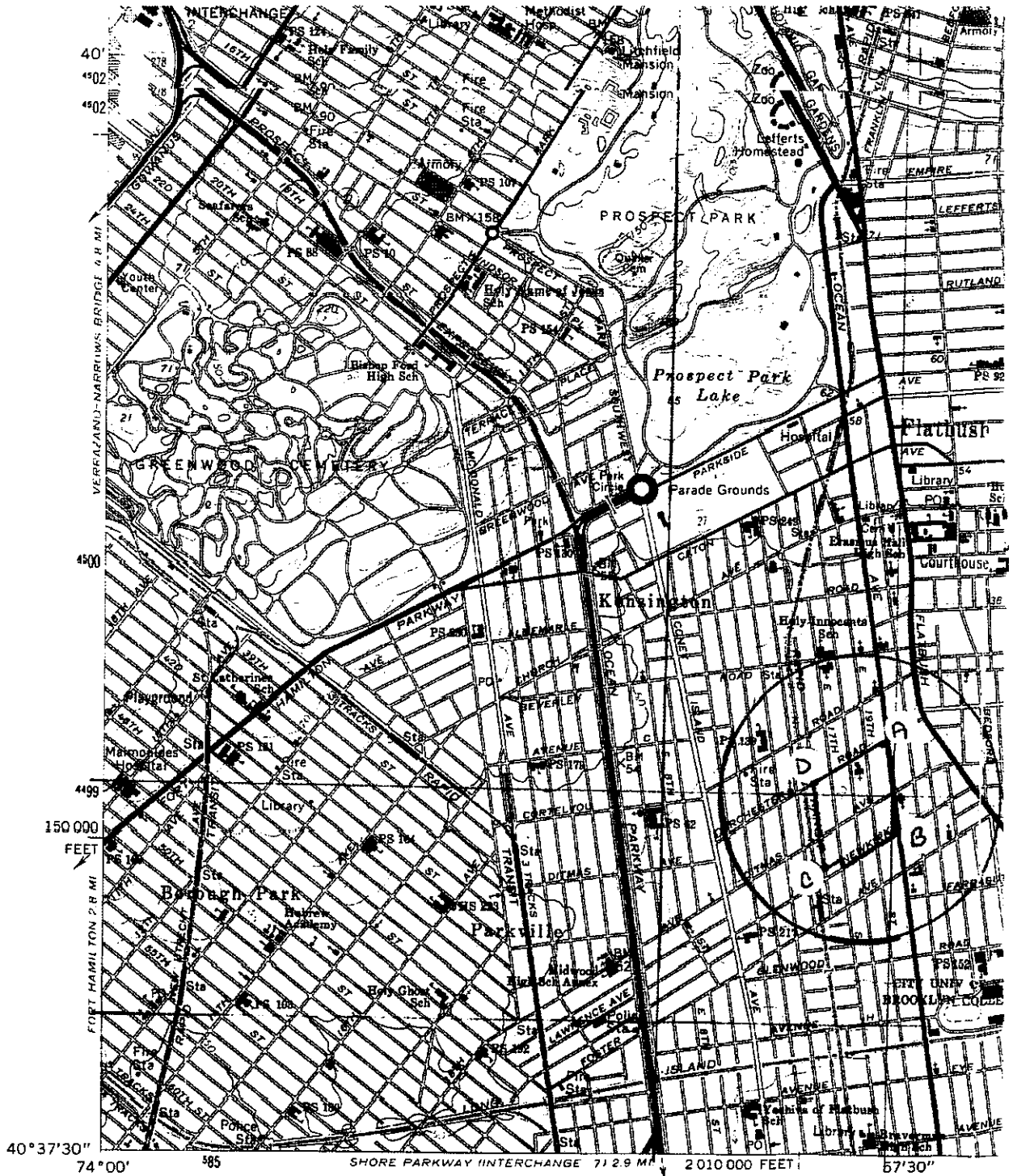
403

2000

870



NUMBERS SHOW BUILDINGS INSIDE BOUNDARY OF DISTRICT



DITMAS PARK HISTORIC DISTRICT
Kings County, New York
UTM References

- A. 18 587960 4499230
- B. 18 588020 4498840
- C. 18 587720 4498690
- D. 18 587670 4499020

Brooklyn Quad
Scale- 1:24,000

Geological Survey
 Department of Transportation
 of New York Board of

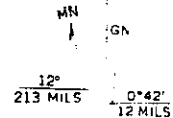
aerial photographs
 194, T-5335, T-5454

Revised from
 dated 1967

SC&GS Charts
 This information

datum
 state system, Long Island zone
 1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue

Red tint indicates areas in which only landmark buildings are shown
 Entire area lies within New York City



UTM GRID AND 1979 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET