

OCEAN ON THE PARK HISTORIC DISTRICT

Designation Report

October 27, 2009



NYC[™]
Landmarks Preservation
Commission

Cover Photograph:
189-199 Ocean Avenue (Eric O. Holmgren, 1917-18; Philip A. Faribault, c. 1915; Axel S.
Hedman, c. 1909)
Christopher D. Braze, 2009

Ocean on the Park Historic District Designation Report

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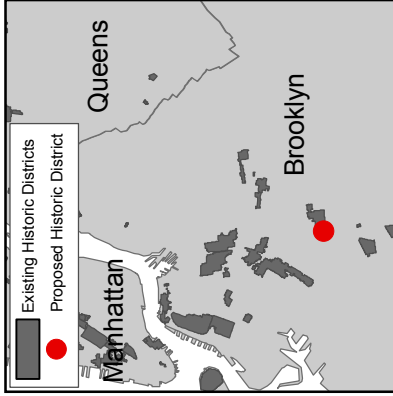
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Ocean on the Park Historic District

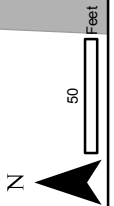
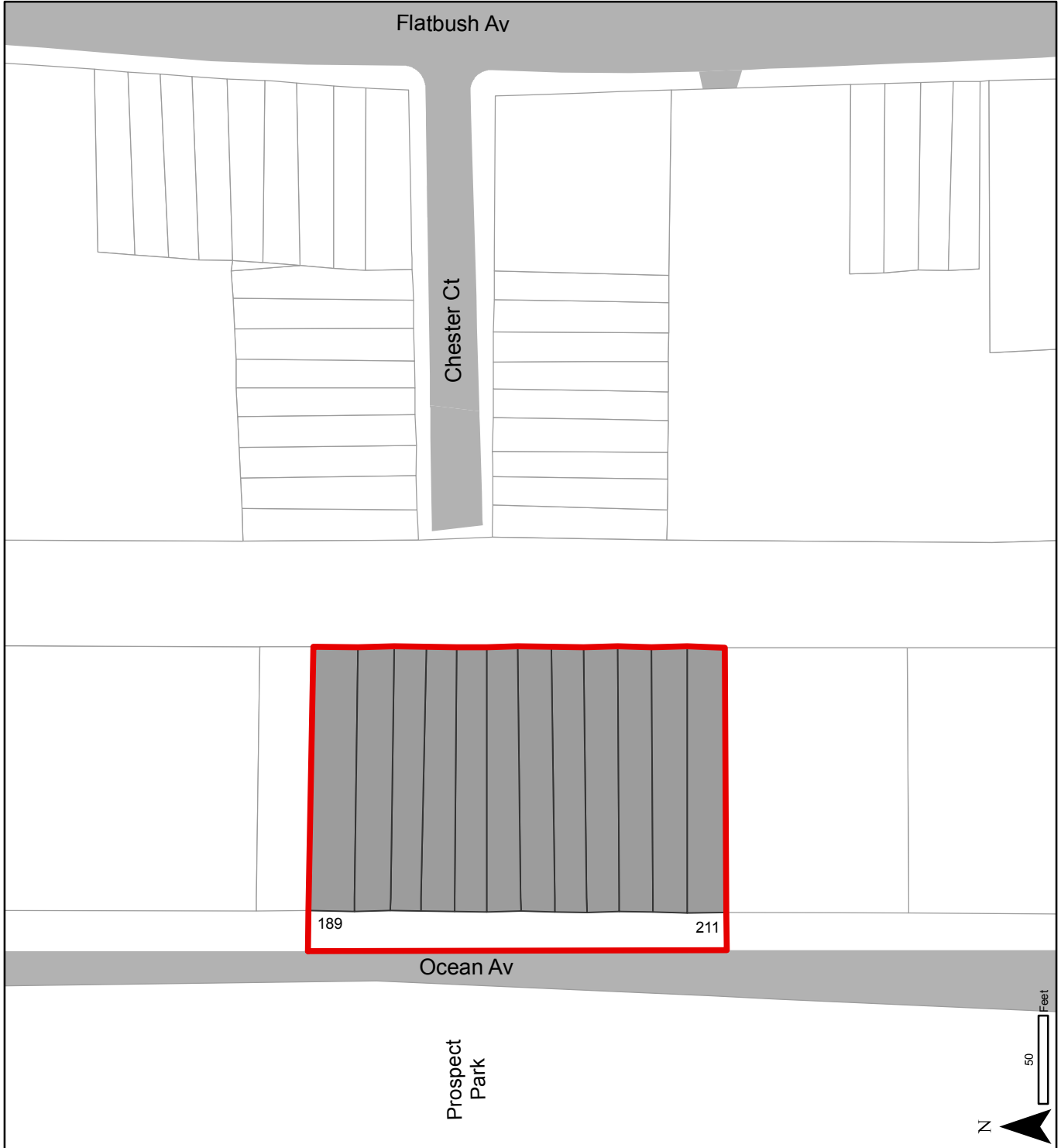
Ocean on the Park
Historic District
Borough of Brooklyn, NY
Landmarks Preservation Commission

Calendared: February 10, 2009
Public Hearing: March 24, 2009
Designated: October 27, 2009

 Boundary of Historic District
 Tax Map Lots in Historic District



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TESTIMONY AT THE PUBLIC HEARING

On March 24, 2009, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Ocean on the Park Historic District (Item No. 9). The hearing was duly advertised in accordance with the provisions of law. Twenty people spoke in favor of designation, including representatives of Brooklyn Borough President Marty Markowitz, City Councilmember Darlene Mealy, State Senator Eric Adams, Historic Districts Council, the Municipal Art Society, the Society for the Architecture of the City, the New York Landmarks Conservancy, the Prospect Lefferts Gardens Neighborhood Association, the Crown Heights North Association, the Prospect Park Alliance and the Lefferts Manor Association. The representative of Councilmember Mathieu Eugene spoke in support of the historic district but requested that the Commission consider excluding No. 189 Ocean Avenue. The current and former owners of No. 189 Ocean Avenue and one other person spoke in opposition to the proposed inclusion of No. 189 Ocean Avenue in the historic district. The owner of No. 211 Ocean Avenue spoke in opposition to the designation of the historic district. One person spoke on the financial and tax advantages of designation but did not directly address the proposed designation. In addition, the Commission received correspondence from State Assemblymember Karim Camara, City Councilmembers Letitia James and Tony Avella, Congresswoman Yvette Clarke, former City Councilmember Una Clarke, Community Board 9, the Metropolitan Chapter of the Victorian Society in America, and several residents and citizens, all in support of designation. On October 27, 2009, during the public meeting to consider designation of the proposed historic district, the public hearing was reopened to allow the owner of No. 189 Ocean Avenue to reiterate her reasons for objecting to the inclusion of her house in the historic district.

BOUNDARIES

The proposed Ocean on the Park Historic District is bounded by a line beginning at a point on the eastern curbline of Ocean Avenue on a line extending westerly from the southern property line of 211 Ocean Avenue, easterly along said line and the southern property line of 211 Ocean Avenue, northerly along the eastern property lines of Nos. 211 through 189 Ocean Avenue, westerly along the northern property line of 189 Ocean Avenue to the eastern curbline of Ocean Avenue, and southerly along the eastern curbline of Ocean Avenue to the point of beginning.

SUMMARY

The Ocean on the Park Historic District comprises a group of twelve row houses built between 1909 and 1918 on Ocean Avenue, between Lincoln Road and Parkside Avenue, in Flatbush overlooking Prospect Park.

Flatbush, an area once home to the Canarsee band of the Lenape, was established by the Dutch in the seventeenth century as a farming community divided into forty-eight large land patents and a civic center with church, courthouse and school. Flatbush retained its rural character until after the Civil War when civic improvements like Prospect Park and the Brooklyn Bridge and improved transportation to Brooklyn and Manhattan attracted developers to the area.

In 1905, Charles G. Reynolds, a prominent Brooklyn developer purchased a large parcel on Ocean Avenue across from Prospect Park that had once belonged to Jeremiah Vanderbilt, a descendant of Jan Aertsen Vanderbilt progenitor of the Vanderbilt family in America, and which had most likely had been part of the 1661 land patent granted to the family by Peter Stuyvesant. After supplementing this parcel with the purchase of a gore in 1909, Reynolds hired Axel S. Hedman, a prolific designer of row houses in Brooklyn, to design a row of fourteen houses. Construction was halted c. 1910 after completion of only ten houses. Nos. 193 to 211 Ocean Avenue are fine examples of the Renaissance Revival style with limestone facades featuring angular or rounded bays, terraces with balustrades or parapets above raised basements, subdued classical ornament and deep galvanized-iron cornices. Taking advantage of the 150-foot deep lots, Hedman set the row back thirty feet providing unusually deep front yards that he interconnected by a common walkway and bordered by a low wall adjoining the sidewalk.

In 1915, Philip A. Faribault, a civil engineer, purchased one of the remaining lots from Reynolds and designed his own residence in the Federal Revival style. The brick house at No. 191 Ocean Avenue has stone sills and lintels, a simple cornice and segmental-arched entrance surround with Ionic columns in antis characteristic of the style. In recognition of the growing popularity of the automobile among the middle-class, a garage (since converted into a medical office) was incorporated into the first story of the house.

No. 189 Ocean Avenue was designed for Charles G. Reynolds in 1917 by Eric O. Holmgren, another prominent Brooklyn architect, and completed the following year. The Arts and Crafts style house, while altered, retains its simple form, subtle brick detailing and a bracketed metal cornice surmounted by a hipped roof with pantiles.

The Ocean on the Park Historic District, with its uniform 30-foot setback and low-scale, reflecting an earlier period in the urbanization of Flatbush, forms a distinctive enclave on a block otherwise densely occupied by apartment houses.

HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE OCEAN ON THE PARK HISTORIC DISTRICT¹

By the latter part of the 19th century and the beginning of the 20th century, the once rural community of Flatbush was developing as a significant residential neighborhood. Residents from the more developed city of Brooklyn as well as Manhattan, attracted by the newly opened Prospect Park and aided by improved transportation and the construction of the Brooklyn Bridge, pushed farther into the rural areas of Kings County. Much of the building in Flatbush during this period took the form of freestanding, single-family, frame residences built for the middle class like those that began to appear on Ocean Avenue by 1888.² As Flatbush's popularity increased, two-family frame dwellings, one- and two-family row houses, apartment houses, and tenements were constructed to house the growing population. Like the nearby Prospect Lefferts Gardens Historic District, the Ocean on the Park Historic District continues the tradition of the turn-of-the-century urbanistic row houses.

Colonial Period

When the Dutch arrived in the seventeenth century, the western end of Long Island was covered by fields and forests divided by a ridge of hills (the glacial moraine) that ran northeasterly from the Narrows. Between these hills and the waters of Jamaica Bay and the Atlantic Ocean was a plain with patches of treeless tracts surrounded by forests through which an Indian trail passed. This is the area that would become the settlements of Flatbush, Flatlands, and New Utrecht.³

Until the arrival of the Dutch colonists, the area had been home to the Canarsee band of the Lenape whose principal settlement, Keskachane (meaning "council fire"), was located near the intersection of modern-day Flatbush Avenue and King's Highway. The main trail, Mechawanienk, meaning old or ancient path or trail, and its adjoining paths provided the Canarsee with access to campsites along the shore for fish and shellfish, the woods for fuel and game and arable land for agriculture.⁴ The Dutch habitation of the area began around the mid-1630s when three plots known to the Dutch

¹ Much of the introduction is based on Landmarks Preservation Commission (LPC), *Prospect Lefferts Gardens Historic District Designation Report* (LP-1024) prepared by Andrew S. Dolkart, Luella Boddewyn, Douglas Brenner, Rachel Carley and Anthony Robins. (New York: City of New York, 1979).

² Based on available maps, the earliest development on Ocean Avenue between Lincoln Road and Parkside Avenue began between 1873 and 1888. F. W. Beers, *Atlas of Long Island* (New York: Beers, Comstock & Cline, 1873), pl. 20; *Insurance Maps of Brooklyn, New York* (New York: Sanborn Map & Publishing Co., 1888), v. 7, pl. B-a, B-b.

³ The other Dutch settlements Brooklyn and Bushwick are north and west of the moraine. In 1643, William Kieft granted a patent to a group of colonists from Massachusetts which became Gravesend, the only English settlement in the area. Maud Esther Dilliard, "A Village Called Midwout," *Journal of Long Island History* 11 (Autumn 1974), 7.

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

as “flats” were “purchased” from the Canarsee by Jacobus van Corlear and Wolphert Gerritsen, Andreas Hudde and Wouter van Twiller, director of the province.⁵

The Dutch West India Company’s policy directed that all land be bought and owned by the Company, not individuals.⁶ Consolidation of all land holdings under the company began under Director William Kieft (1637-1647) and continued under his successor, Director-General Peter Stuyvesant (1647-1664). Stuyvesant established the farming hamlet of Midwout or Midwood c. 1652 and on October 1, 1652 he and his councilors annulled all individually held land titles and transferred the property to the company claiming that “private ownership was to the serious damage and prejudice of the new village of Midwout.”⁷

The farms had been laid out in an irregular manner making them poorly defensible. In 1655 Jan Snedecker, Thomas Swartwout and Adrian Hegeman presented Governor Stuyvesant with a new town plan which he accepted. Under this plan, Midwout stretched from the moraine on the north to a pond and creek that separated it from Amersfoort or Flatlands on the south and by hardwood forests on the east and west. Forty-eight lots were staked out running east or west from the old Native American trail.⁸ The lots were distributed by letters patent and others set aside for public buildings such as the church and courthouse.⁹ By 1658 Midwout or Flatbush had become the county seat and an important market town.¹⁰

In 1664 Governor Stuyvesant surrendered New Amsterdam to the British. The British moved the county seat to Gravesend circa 1668 and created a separate administrative district of the five Dutch towns of Brooklyn, Bushwick, Flatbush, Flatlands and New Utrecht. In 1685 under Governor Thomas Dongan, the more centrally located Flatbush became the seat of justice once more. That same year Dongan, in response to an application from the residents of Flatbush, granted a new confirmatory patent covering Flatbush, Canarsee Meadows, Keuters Hook and New Lots. Among the patentees listed in the grant was Aries Jansen Vanderbilt.¹¹

⁵ The Native American “system of land tenure was that of occupancy for the needs of a group” and those sales that the Europeans deemed outright transfers of property were to the Native Americans closer to leases or joint tenancy contracts where they still had rights to the property. Reginald Pelham Bolton, *New York City in Indian Possession*, 2d ed. (New York: Museum of the American Indian Heye Foundation, 1920; reprint, 1975), 7, 14-15.

⁶ Dilliard, 7. In 1670, Eskemoppas, Sachem of the Rockaway tribe and his two brothers claimed that Flatbush and the other property previously purchased from the Canarsees was their property. The Dutch settlers paid a second time to secure the land for themselves. Thomas M. Strong, *The History of the Town of Flatbush, in Kings County, Long Island* (New York: Thomas R. Mercein, Jr., printer, 1842), 30-31.

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

⁸ The trail referred to here later became part of Flatbush Avenue. Since Midwout was a farming community, the lots were substantial. Each lot measured an average 27 Dutch rods by 600 Dutch rods or roughly 331 feet by 7,350 feet at one Dutch rod = 12 feet 3.62 inches and each of the proprietors received two or more lots. Strong, 11-12; Brooklyn (New York, NY) Commissioner of Records, *Report of the Commissioner of Records, Kings County* (New York: M. B. Brown, 1910), 71 (www.archive.org/stream/reportofcommissi00broo/reportofcommissi00broo_djvu.txt, Internet, accessed February 24, 2009.)

⁹ Under the British the original Dutch patents and deeds between the Dutch and Indians were recalled and it has not been established exactly when the Dutch patents were granted. Dilliard, 8.

¹⁰ Strong, 14.

¹¹ Strong, 37, 41-43.

Slavery, already established in Manhattan, spread to Kings County in 1660 under the governorship of Peter Stuyvesant and continued to grow under the British. The first census of Kings County in 1698 recorded the presence of 296 slaves or 15 percent of the population. That year seventy-one of the slaves were owned by residents of Flatbush. By 1737 the percentage of black slaves in Brooklyn had grown to 25 percent. In Flatbush the percentage was slightly higher, nearly 30 percent. One hundred fifty-eight of the town's 539 residents were enslaved; the men working long hours as farm laborers while the women joined the women of the household in domestic chores. By 1771 the slave population for the county had grown to 1,162.¹² Slavery in Flatbush continued until 1827 when it was officially abolished in New York State.

At the start of the American Revolution, the Dutch inhabitants of Brooklyn were ambivalent towards the patriot cause although they did send delegates to a Provincial Congress in 1775. In March 1776, General George Washington ordered the fortification of New York City and the surrounding area in expectation of an attack on New York. The British fleet under Admiral Sir Richard Howe arrived in New York Harbor on June 29, 1776 but he landed his troops in Staten Island to await reinforcements before attacking Long Island. The Battle of Brooklyn (or Battle of Long Island) began with the arrival of the first British troops at what is today Fort Hamilton on August 22, 1776. The British and their Hessian allies soon began the march across Brooklyn aiming for the four passes through the moraine that the Americans defended. The Hessians under General Philip De Heister left for Flatbush on August 25, 1776 where the residents of the town found themselves in the direct line of skirmish between the American forces and the Hessians. On August 27th, the far larger Hessian force attacked the American line under General John Sullivan at Flatbush Pass now the East Drive of Prospect Park.¹³ Following the British victory in the Battle of Brooklyn, Flatbush like the rest of the city remained under the control of the British forces until the end of the war.

Flatbush in the 19th Century

The community of Flatbush was laid out along one of the old Native American trails which was later incorporated into what became Flatbush Avenue. The institutional center with its church, courthouse and school was located at the modern-day intersection of Church and Flatbush Avenues. The first Flatbush Dutch Reformed Church was constructed in 1662 and replaced twice over the course of the next one hundred and thirty-one years. The current Federal-style Flatbush Dutch Reformed Church designed by Thomas Fardon (a designated New York City Landmark) has been in use since 1793.¹⁴ The courthouse was built next door and the first public school was built in 1658 opposite

¹² Gertrude Lefferts Vanderbilt, *The Social History of Flatbush and Manners and Customs of the Dutch Settlers in Kings County* (Brooklyn: Frederick Loeser and Co., 1909), 253; Black and Marrone, 14, 16-18.

¹³ Black and Marrone, 20-23; Strong, 147-148; Henry R. Stiles, *History of the City of Brooklyn* (Brooklyn: Published by Subscription, 1870), 1: 51-54 and map opposite p. 51; Edwin G. Burrows and Mike Wallace, *Gotham: A History of New York City to 1898* (New York: Oxford University Press, 1999), 229-236. During this time, although it is uncertain when, several homes including the old homestead of Jeremiah Vanderbilt's grandfather, also named Jeremiah, were burned. Strong, 143; Vanderbilt, 228.

¹⁴ The 1793 church was designated in 1966; its cemetery, church house and parsonage were designated in 1979. LPC, *Flatbush Dutch Reformed Church Designation Report* (LP-0170) (New York: City of New York, 1966, amended 1979); LPC, *Flatbush Dutch Reformed Church Parsonage Designation Report* (LP-1013) (New York: City of New York, 1979).

the church. In 1787 the private Erasmus Hall Academy, the first secondary school chartered by the New York State Board of Regents, was established near the public school.¹⁵

A fire destroyed the courthouse in 1832 and the courts were moved to the city of Brooklyn. No longer the county seat, Flatbush reverted to a quiet rural community until after the Civil War when continuing advances in public transportation, the construction of the Brooklyn Bridge and the creation of Prospect Park attracted developers to the area. Some residential development had occurred in Flatbush in the 1830s; but, with only Smith Birdsall's single daily stagecoach connecting it to Brooklyn, Flatbush was still too remote from the commercial centers of Brooklyn and Manhattan. In 1840, the population of Flatbush was only 1,537.¹⁶

Transportation between Brooklyn and Flatbush improved as Birdsall's stagecoach was replaced by omnibuses in 1843 and other stage lines in the 1850s with more frequent service. Flatbush Avenue was laid out from Fulton Street Brooklyn to the city line in 1854 and extended to Malbone Street (now Empire Boulevard) in 1858. Meanwhile, the original plank road that ran through the village of Flatbush was replaced with macadam. In 1860, the Brooklyn City Railroad Company extended its horsecar line down Flatbush Avenue to the village of Flatbush, improving travel time between Flatbush and downtown Brooklyn.¹⁷

Development in Flatbush was further spurred by the construction of Prospect Park (Frederick Law Olmsted and Calvert Vaux, 1866-73, a designated New York City Scenic Landmark) whose southern portion lies within the boundaries of Flatbush. Within a year, streets were being laid out near the park and many of the descendants of the old Dutch families were selling off their acreage. By 1880, Flatbush had lost about half of its agricultural land to development.¹⁸

In 1878 the Brooklyn, Flatbush & Coney Island Railroad, the forerunner of today's Brighton Beach (B and Q) Line of the New York City Subway, began service through Flatbush in an open culvert adjoining the eastern boundary of the Ocean on the Park Historic District. Built as an excursion line carrying passengers to the Brighton Beach Hotel, the line inaugurated service on July 2nd of that year. The railroad hit hard times in the mid-1880s after the Long Island Railroad canceled its lease but it was reincorporated as the Brooklyn & Brighton Beach Railroad in 1887 and by 1896 the new company was offering through-service between the Brooklyn Bridge and Brighton Beach over a newly constructed link to the Fulton Street Elevated. The Brooklyn Rapid Transit company acquired the Brooklyn & Brighton Beach in 1899 and under their ownership the line was electrified and service extended to Manhattan. In 1905 the Brighton Beach

¹⁵ Erasmus Hall Academy now a museum still stands in the courtyard of Erasmus Hall High School and was designated a New York City Landmark in 1966. Erasmus Hall High School (C. B. J. Snyder, 1905-6, 1909-11 with later alterations) was designated separately in 2003. LPC, *Erasmus Hall Museum Designation Report* (LP-0171) (New York: City of New York, 1966); LPC, *Erasmus Hall High School Designation Report* (LP-2130) prepared by Virginia Kurshan (New York: City of New York, 2003).

¹⁶ LPC, *Prospect Lefferts Gardens Historic District Designation Report*, 4; Stiles, 1: 230-232. The Census of the State of New York for 1855 records the population for Flatbush in 1840 as 2,099. Ira Rosenwaike, *Population History of New York City* (Syracuse: Syracuse University Press, 1972), 31.

¹⁷ Stiles, 1: 231-232; LPC, *Fiske Terrace – Midwood Park District Designation Report* (LP-2208) prepared by Michael Caratzas, Cynthia Danza and Donald Presa (New York: City of New York, 2008), 14.

¹⁸ LPC, *Fiske-Terrace – Midwood Park*, 14.

Railroad through Flatbush was expanded to four tracks, grade-crossings were removed and the overhead power lines were replaced with a third rail. Complementing this newly improved rail service was the construction of a trolley line along Ocean Avenue by the Nassau Electric Railroad circa 1893.¹⁹

With these improvements, the suburbanization of Flatbush began in the 1880s as an increasing number of freestanding homes were constructed for individual owner-occupants. In 1886 large scale speculative development in Flatbush began when Richard Ficken, a local entrepreneur, purchased land in the center of Flatbush for his Tennis Court project. Houses were built within specific boundaries in which the construction and sale of houses could be carefully controlled. Other developers followed, the Germania Real Estate and Improvement Company began their project in Vanderveer Park in 1892, following it with another in South Midwood in 1899.²⁰ That same year Dean Alvord began Prospect Park South between Church Avenue and Beverly Road, west of the railroad tracks, the finest suburban style development in Flatbush and a designated New York City Historic District. Large developments of freestanding houses continued into the first decade of the 20th century with Beverly Square West (1901), Ditmas Park (1902, a designated New York City Historic District), Ditmas Park West (1903) and Fiske Terrace and Midwood Park (1905 and 1903, a designated New York City Historic District).²¹

In the northern section of Flatbush, James Lefferts subdivided his family farm east of Flatbush Avenue into 600 lots in 1893 for the construction of Lefferts Manor, a high-grade, middle-class residential development between Lincoln Road, Fenimore Street, Flatbush Avenue and Rogers Avenue. Covenants restricted construction to stone or brick single-family dwellings, two stories high with basements and set back a minimum of fourteen feet from the street, with bay windows and bow fronts.²²

The first row houses in Flatbush began to appear around the turn of the century. A row of four houses in the Romanesque Revival/Renaissance Revival style were constructed in 1895 at 185-191 Lincoln Road in the Prospect Lefferts Gardens neighborhood (a designated New York City Historic District that includes the aforementioned Lefferts Manor). Between 1897 and 1899 over 160 dwellings of various types were constructed in this area of Flatbush but sales were slow and development ceased altogether in 1903 as a result of the financial panic that occurred that year. Residential development east of Flatbush Avenue resumed in 1905 and continued unabated until 1911.²³ Presumably it was this increased activity that encouraged Charles G. Reynolds to purchase and develop the property on Ocean Avenue.

¹⁹ Brian J. Cudahy, *How We Got to Coney Island* (New York: Fordham University Press, 2002), 87-92, 129-40.

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

²¹ LPC, *Prospect Lefferts Gardens*, 6; Herbert F. Gunnison, ed., *Flatbush of Today* (Brooklyn: All Soul's Church, 1908), 92-101.

²² LPC, *Prospect Lefferts Gardens*, 6-7.

²³ LPC, *Prospect Lefferts Gardens*, 8-9.

Development of Ocean on the Park

The land on which the Ocean on the Park Historic District was constructed was once owned by Jeremiah Vanderbilt, a descendant of Jan Aertsen Vanderbilt, and may have been part of the land patent granted to his ancestor by Peter Stuyvesant in 1661.²⁴

The first Vanderbilt to settle in America, Jan Aertsen Vanderbilt, was born in Bilt, the Netherlands c. 1627.²⁵ He emigrated as a boy in 1640 and settled in Flatbush where he was apprenticed to Peter Wolphertsen Van Couwenhoven for three years. In 1650 he married Annekin Hendricks²⁶ and the following year their son Aris Janse was born. Jan Aertsen received a conveyance for his patent in 1661 from Governor Stuyvesant.²⁷ His name appears on the tax list for Flatbush in 1683. However, at the time of his death c. 1705, he had moved to Bergen County, New Jersey.

Aris Janse Vanderbilt who was named on the 1685 Dongan patent for Flatbush married Hiletie or Hillegond Remsen in 1677 two years after first appearing on the tax rolls for Flatbush. By 1698 the Vanderbilt household not only included Aris Janse and his wife, but their ten children and five slaves. Two of the younger children were Jeremias (b. 1695) whose line would remain in Flatbush and Jacob (b. 1692) founder of the Staten Island branch of the family and ancestor of “Commodore” Cornelius Vanderbilt.²⁸ The Vanderbilt holdings which extended westward from what would become Flatbush Avenue remained intact for several generations until the death of John Vanderbilt, great-great-grandson of Jan Aertsen, in 1812 when it was divided between his surviving sons Jeremiah (1778-1853) and John (1794-1843).²⁹

John (1752-1812), a farmer, and his wife Marritje Ditmars (1757-1830) had ten children (four of whom died in childhood) and owned several slaves.³⁰ Jeremiah and John continued to farm the family land with the assistance of slaves into the 1820s. John manumitted two of his slaves in 1822, five years before the official abolition of slavery in New York State in 1827.³¹

²⁴ In her book *The Social History of Flatbush and Manners and Customs of the Dutch Settlers in Kings County*, Gertrude Lefferts Vanderbilt states “An old paper, bearing the date 1661, conveying the farm on which he lived to Jan vande Bilt [sic], signed by Governor Stuyvesant, is still in the possession of the family.” This is the only reference establishing the date of possession and there is no description of the boundaries. Vanderbilt, 229.

²⁵ The genealogy of the Vanderbilts is based on Jean M. Rand, *Some Descendents of Jan Aertsen Vanderbilt* (Baltimore: Gateway Press, 1991), 5-7, 13, 59-60, 99-101 and Tunis G. Bergen, *The Bergen Family* (Albany: J. Munsell, 1876), 320-321.

²⁶ Annekin Hendricks was the first of Jan Aertsen’s three wives. Following her death in 1655, he married Dierber Cornelis who died in 1680 and Magdalena Hansz or Hanse.

²⁷ Vanderbilt, 229.

²⁸ William Augustine Croffut, *The Vanderbilts and the Story of Their Fortune* (Chicago: Belford, Clarke & Co., 1886), 4-7.

²⁹ A formal conveyance of 1815 between the brothers refers to the disposition of the land by the last will and testament of John Vanderbilt dated May 15, 1812. Kings County, Office of the Register, Deed Liber 40, p. 407 (December 15, 1815; recorded May 9, 1834).

³⁰ In 1790 John Vanderbilt owned ten slaves; by 1800 his household included nine slaves and one “free person not taxed,” possibly a slave that had purchased his or her freedom or one who had been manumitted by Vanderbilt. In 1810, John employed three free blacks while his son Jeremiah had two freed blacks and one slave in his employ. In 1820, Jeremiah and his brother John owned a total of eight slaves. United States Census, 1790, 1800, 1810, 1820.

³¹ Vanderbilt, 257.

When the land was divided between the brothers, the family holdings extended from Flatbush Avenue westward to the “patent line between the towns of Flatbush and Brooklyn.”³² In 1860, Jeremiah’s holdings were sold by the family to investors.³³ Within a decade Prospect Park soon consumed much of the western portion of the former Vanderbilt lands and Ocean Avenue was laid out along the park’s eastern edge between 1871 and 1873. The former Vanderbilt land was further divided when the Brooklyn, Flatbush and Coney Island Railroad obtained easements to lay its line from Lincoln Road to Parkside Avenue.³⁴

The block of Ocean Avenue opposite Prospect Park remained relatively undeveloped until the 20th century. Several frame houses set on large lots had been constructed by 1888 but it was not until Charles G. Reynolds purchased the large 150-foot deep plot on Ocean Avenue in 1905 that the more urbanistic row house type appeared on this block of Ocean Avenue.³⁵

Charles G. Reynolds (1863-1926), the son of an immigrant house builder, had a thirty-year career as a house and apartment developer in his native Brooklyn. Among the 500 buildings he constructed over his career were the row houses at 1291 and 1293 Dean Street (c. 1903) in the Crown Heights North Historic District and 153-181 Rutland Road (c. 1908) in the Prospect Lefferts Gardens Historic District, all of which were designed by Axel S. Hedman, with whom he collaborated on his Ocean Avenue project.³⁶

Reynolds and Hedman filed an application with the Department of Buildings for a row of fourteen, single-family limestone houses on Ocean Avenue in 1909. Ten of the houses (Nos. 193-211 Ocean Avenue) were completed c. 1910. Four of them were purchased in 1910, but it took another eight years to sell the remaining six. Reynolds cancelled the construction of the last four houses in 1911 and the lots remained undeveloped for several years.

The Swedish-born architect Axel S. Hedman (1861-1943) immigrated to the United States in 1880 and settled in Brooklyn. His architectural career appears to have begun around 1894 when he was a principle in the firm of Hedman & Dahlander (1894-1896) with Magnus Dahlander and continued well into the 20th century both as a solo practitioner and a partner in the firm of Hedman & Schoen (1906-1918) with Eugene Schoen. Although Hedman designed a wide variety of buildings he is best known for his row house designs, particularly those in the Renaissance Revival style.³⁷

³² Kings County, Office of Register, Deed Liber 40, p. 408.

³³ At this time both Jeremiah Vanderbilt Sr. and his son Jeremiah Vanderbilt Jr. were deceased, survived by Ann Vanderbilt, her daughter-in-law Margaret and three minor children. By the time of the conveyance to David W. Wetmore, the western boundary of the property was described as the Brooklyn and Coney Island Plank Road (now Coney Island Avenue). Kings County, Office of the Register, Deed Liber 529, p. 315 (June 1, 1860); p. 319 (June 1, 1860); Deed Liber 538, p. 256 (Oct. 5, 1860).

³⁴ Jeremiah Vanderbilt’s house remained standing at 610 Flatbush Avenue until the early 20th century.

³⁵ *Insurance Maps of Brooklyn New York*, 1888, v. 7, pl. B-a, B-b. The southern boundary of the property did not run perpendicular to Ocean Avenue so Reynolds purchased a small gore from the neighbor to the south in 1909. Kings County, Office of the Register, Section 16 Deed Liber 41, p. 328 (May 25, 1905); Section 16 Deed Liber 3178, p. 365 (August 17, 1909)

³⁶ United States Census, 1880, 1900; “Chas. G. Reynolds, Builder Dies,” *Brooklyn Eagle* (February 8, 1926); LPC, *Crown Heights North Historic District Designation Report* (LP-2204) prepared by Michael D. Caratzas, Cynthia Danza and Donald G. Presa (New York: City of New York, 2007), 178; LPC, *Prospect Lefferts Gardens Historic District*, 65.

³⁷ LPC Architects files.

The Renaissance Revival style, popular from about 1880 to 1920, is characterized by simple, restrained Renaissance design forms; an interest in classicism; light-colored facades; subdued classical ornament concentrated around the door and window openings; applied detail including motifs of wreaths, baskets of fruit and garlands of flowers; entrance surrounds featuring a full stone enframing; iron grille-work at the door and simple iron cornices with Renaissance-inspired ornament. The limestone-fronted houses at 193 to 211 Ocean Avenue are fine examples of this style. Similar to rows he was designing at 1374 to 1384 Dean Street and 891 to 901 St. Mark's Avenue (now part of the Crown Heights North Historic District) at around the same time, the three-story houses on raised basements have angular or rounded bays and balustraded terraces in lieu of the traditional L-shaped stoops. Here however, Hedman was able to take advantage of the site's 150-foot depth to set the row back thirty feet providing the houses with unusually deep front yards. Along the row, Hedman alternated rounded and two sizes of angular bays, each of which is associated with specific details at the windows and doors. Yet, through the deft application of different ornamental elements each house is unique from its companions.

The early residents of the Ocean on the Park Historic District were middle-class businessmen or professionals and their families. The most historically prominent of them was Charles H. Ebbets, owner of the Brooklyn Baseball Club (later the Brooklyn Dodgers) and developer of Ebbets Field.³⁸ Others were Warren H. Bristol, a lawyer; William H. Meyer, a retired liquor wholesaler; and Daniel A. Killeen, a proofreader for the *New York Tribune*. Within a few years, they were joined by Frederick Westlake, an executive in a paper company and Ivan Shestacovsky and Semeon (or Simon) Gloushkoff, Russian émigrés who came to the United States with their families following the Russian Revolution.³⁹

In 1915 Philip Faribault (1869-1952) purchased a lot from Reynolds immediately to the north of the completed row. Faribault immigrated to the United States from Canada in 1891. He settled in Brooklyn, where he worked from 1896 to 1908 as a civil engineer in the Bureau of Buildings before opening his own engineering firm.⁴⁰ Acting as his own architect, Faribault designed his brick residence in the then fashionable Federal Revival style. The Federal Revival style drew on the precedents of the earlier Federal style which had been characterized by modest scale and simple architectural ornament inspired by ancient Greek and Roman architecture. The brick dwelling at 191 Ocean Avenue with its stone sills and lintels, simple cornice and entrance with arched brick lintel with Ionic columns in antis is a fine example of the adaptation of Federal-style elements to the needs of the 20th century. The intentional asymmetry of the façade results from Faribault's incorporation of a ground floor garage (since converted to a doctor's office) which he camouflaged with a variation on French doors.

³⁸ Ebbets and his first wife were separated at the time, although he is recorded on the deed as living at 193 Ocean Avenue at the time of the conveyance. Brooklyn Telephone and Address Directories, 1909-1986; Kings County, Office of the Register, Deed Liber 3249, p. 421 (October 6, 1910).

³⁹ United States Census, 1910, 1920 and 1930; New York State Census, Brooklyn, 1915 and 1925; "Daniel Augustine Killeen," *Brooklyn Eagle* (May 14, 1917).

⁴⁰ Ancestry.com, U.S. Nationalization Records Indexes, 1794-1995 (database online) (Provo: Generations Network, 2007); "Gold Watch for Faribault," *Brooklyn Eagle* (May 2, 1908); Brooklyn Telephone and Address Directories.

In 1917-18 Reynolds developed the last of his lots. He hired Eric O. Holmgren to design a pair of houses in the Arts and Crafts style.

Holmgren (1879-1950) practiced architecture in his native Brooklyn from 1896 until shortly before his death in 1950. In addition to the house at 189 Ocean Avenue, he designed the row houses at 122-134 Brooklyn Avenue (c. 1918) in the Crown Heights North Historic District. His institutional designs included St. Paul's Lutheran Church on McDonough Street, Zion Lutheran Church at 59th Street and 11th Avenue and the Kallman Home for Children (now the Adelphi Academy) at Ridge Boulevard and 85th Street. In the 1940s he served as a director of the Brooklyn Chapter of the American Institute of Architects.⁴¹

The Arts and Crafts movement originated in England in the late 19th century as a reaction to the more elaborate revival styles of the time. Its emphasis was on simplicity of form, modest decoration and an 'honest' use of materials. Although modified, the brick dwelling at 189 Ocean Avenue reflects the edict of the Arts and Crafts style through its simple design and subtle brick detailing.

Reynolds sold the semi-attached house at No. 189 to Mrs. Emily Howe, a doctor's wife, who used it as investment property for several years.⁴²

Subsequent History

The population of Flatbush continued to increase as the Brighton Beach subway line was opened in 1920 drawing new residents, many of them Irish or Jewish, to the area. By 1930, the population of Brooklyn had risen to 2,560,401. The previous year the Flatbush Chamber of Commerce estimated that the area's population was approximately 400,000, one third of them Jewish. To house the growing population, residential construction shifted to multiple-family dwellings beginning in the 1920s.⁴³ Along Ocean Avenue, the freestanding houses that had abutted the Ocean on the Park Historic District were replaced by four to six story apartment houses by the end of the decade.

During this period, community boosters and promoters, like the Chamber of Commerce, touted the neighborhood's benefits. Flatbush had fifteen theatres, including the Loew's Kings, an architectural confection inspired by the Palace of Versailles, and one of the chain's five "Wonder Theaters" built in the New York area. Two subways and six trolley lines served the neighborhood. Residents had a choice of five weekly newspapers to read. Education was provided at twenty public schools, nine parochial grade schools and three high schools including Erasmus Hall. During the Great Depression, the New Deal funded the construction of the Brooklyn College campus in Flatbush.⁴⁴

By the 1930s several of the houses in the Ocean on the Park Historic District had been purchased by doctors and converted to residences with medical offices, while others were subdivided to accommodate more than one family. Reflecting the large Jewish population in Flatbush, No. 211 Ocean Avenue was owned by Rabbi Pinchas S. Hamber and served as a synagogue for Congregation Lomdei Torah from 1947 to 1972.

⁴¹ LPC Architect's files

⁴² The freestanding house that Reynolds built at No. 185 Ocean Avenue was demolished in 2008.

⁴³ Black and Marrone, 46-47.

⁴⁴ Ibid., 48-50.

Following the Second World War, the demographics of Flatbush began to change. The population of Flatbush remained predominately white through the 1950s but increasing numbers of black families moved into Flatbush in the 1960s. By 1980 Flatbush had become home to a population that was 80 percent non-white, many of the new residents were from the Caribbean as well as parts of Asia and Latin America.⁴⁵

Located across from Prospect Park, the deeply setback three-story dwellings with generous front yards in the Renaissance Revival, Federal Revival and Arts and Crafts styles represent the early stages of urban development in Flatbush. Now dwarfed by the apartment houses which share the blockfront between Lincoln Road and Parkside Avenue, the Ocean on the Park Historic District remains as a fine example of small scale residential development in Flatbush, Brooklyn.

⁴⁵ Ibid., 58; Pete and Denis Hamill, "Can Flatbush Be Turned Around?" *Village Voice* (October 20, 1975). Contributing factors to the demographic changes were: Black and Puerto Rican migration to New York in the 1950s; middle-class blacks moving to Flatbush for better housing filling the void left by returning veterans who used FHA mortgages to move to the new suburban developments not open to African-Americans. Redlining, begun under the Home Owners' Loan Corporation, defined which neighborhoods were and were not desirable for investment and was continued by the banks in this period. By the 1970s the disincentive of redlining, racial steering and blockbusting contributed to white flight.

FINDINGS AND DESIGNATION

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

That the Ocean on the Park Historic District comprises a group of twelve row houses on Ocean Avenue, between Lincoln Road and Parkside Avenue, opposite Prospect Park; that the houses were built between 1909 and 1918 and reflect the popular styles of that time; that Flatbush retained its rural character until after the Civil War when civic improvements like Prospect Park and the Brooklyn Bridge and improved transportation to Brooklyn and Manhattan attracted developers to the area; that the land purchased in 1905 by developer Charles G. Reynolds had once been owned by Jeremiah Vanderbilt, a descendant of Jan Aertsen Vanderbilt progenitor of the Vanderbilt family in America, and most likely had been part of the 1661 land patent granted to the family by Peter Stuyvesant; that in 1909, Reynolds hired Axel S. Hedman, a prolific designer of row houses in Brooklyn, to design a row of fourteen houses of which ten were completed; that Nos. 193 to 211 Ocean Avenue are fine examples of the Renaissance Revival style with limestone facades featuring angular or rounded bays, terraces with balustrades or parapets above raised basements, subdued classical ornament and deep galvanized-iron cornices; that taking advantage of the 150-foot deep lots, Hedman set the row back thirty feet providing unusually deep front yards that he interconnected by a common walkway and bordered by a low wall adjoining the sidewalk; that in 1915 Philip A. Faribault, a civil engineer, purchased one of the undeveloped lots from Reynolds and designed his own residence in the Federal Revival style; that the brick house at 191 Ocean Avenue has stone sills and lintels, a simple cornice and segmental-arched entrance surround with Ionic columns in antis characteristic of the style; that in recognition of the growing popularity of the automobile among the middle-class, a garage (since converted into a medical office) was incorporated into the first story of the house; that No. 189 Ocean Avenue was designed for Charles G. Reynolds in 1917 by Eric O. Holmgren, another prominent Brooklyn architect, and completed the following year; that the Arts and Crafts style house, while altered, retains its simple form, subtle brick detailing and a bracketed metal cornice surmounted by a hipped roof with pantiles; that the Ocean on the Park Historic District, with its uniform 30-foot setback and low-scale, reflecting an earlier period in the urbanization of Flatbush, forms a distinctive enclave on a block otherwise densely occupied by apartment houses.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 (formerly Section 534 of Chapter 21) of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Historic District, the Ocean on the Park Historic District, consisting of the properties bounded by a line beginning at a point on the eastern curblin of Ocean Avenue on a line extending westerly from the southern property line of 211

Ocean Avenue, easterly along said line and the southern property line of 211 Ocean Avenue, northerly along the eastern property lines of Nos. 211 through 189 Ocean Avenue, westerly along the northern property line of 189 Ocean Avenue to the eastern curbline of Ocean Avenue, and southerly along the eastern curbline of Ocean Avenue to the point of beginning.

Robert B. Tierney, Chair

Pablo E. Vengoechea, Vice Chair

Diana Chapin, Joan Gerner, Christopher Moore, Margery Perlmutter,

Elizabeth Ryan, Roberta Washington, Commissioners

BUILDING PROFILES

189 Ocean Avenue

Borough of Brooklyn Tax Map Block/Lot: 5026/9

Date: 1917-18 (NB 3064-1917); garage 1918-19 (NB 2055-1918)

Architect: Eric O. Holmgren

Owner/Developer: Charles G. Reynolds

Type: Semi-detached house

Style/Ornament: Arts and Crafts

Material: Brick

Stories: Three



History The Arts and Crafts style house at 189 Ocean Ave was designed by Eric O. Holmgren and constructed 1917-18 for Charles G. Reynolds. Built on one of Reynolds' remaining undeveloped lots, it was originally paired with a freestanding dwelling, now demolished, with which it shared a driveway and double two-car garage located at the rear of the lot. Holmgren's original drawings show a three-story house with gambrel roof with dormers on the front and rear elevations and a porch. The design may have been altered during the course of construction; the facade is little changed from its appearance at the time of the c. 1939 tax photograph.

Reynolds sold the house in 1919 to Emily S. Howe, the wife of a doctor. The property was occupied in 1920 by Henry Hazlitt, his mother, Bertha Jarvis, and five roomers.⁴⁶ A writer and newspaperman, Mr. Hazlitt had a long and distinguished career writing books and editorials on literary criticism and economics for *The Nation*, *Wall Street Journal*, *New York Times* and H. L. Mencken's *American Mercury* among others. A fierce supporter of free market economics, he became renowned for his book *Economics in One Lesson* which was published in 1946. Mr. Hazlitt had moved out of No. 189 by 1924. In 1925, the house was sold to Lafayette O'Connell who at the time lived with her husband, John at 57 Ocean Avenue. The O'Connells lived in No. 189 until 1940. In 1941, their sons sold the house to Gladys Candel. Dr. Samuel Candel, one of the many physicians who moved into the district in the 1930s and 1940s, maintained a practice in the house with his partner Dr. Samuel Leeshutz until his death in 1967. Since then it has been used exclusively as a residence.

Although the first story has been altered, the house retains its historic fenestration pattern, Arts and Crafts-style brick detailing, chimney with corbelled cap and bracketed cornice surmounted by a clay-tiled roof.

⁴⁶ The 1920 U.S. Census records that Mr. Hazlitt owned the house; this is not substantiated by the deeds in the Office of the Register for Kings County. He had moved by 1924 but it cannot be determined exactly how long he and his mother lived in the house.

Description Ocean Avenue façade: Two bays on the first story, three bays at the second and third story; low stone stoop with brick side walls with stone or cast stone caps; raised brick terrace with decorative spandrel panels and stone or cast stone balustrade; window at first story with brick soldier course lintel and stone sill; brick sill course below second story; windows at second story with stone sills and brick lintels that are incorporated into the decorative spandrel panels; windows at third story with stone sills incorporated into a brick sill course and brick surrounds incorporating a brick lintel course; metal cornice with foliate brackets surmounted by a hipped roof with pantiles; gabled termini with decorative brick panels and stone or cast-stone caps extend above the roof. Alterations: porch roof removed, brick posts cut to height of porch balustrade and historic stone or cast-stone caps reset; façade repointed; door surround removed; door replaced, doorbell in reveal; replacement sash and panning; screens; first-story window reconfigured; metal window grille on first story; security camera at second story; steps of stoop resurfaced; light above door. North façade: four bays at basement, three bays on the upper stories; brick façade with decorative brick course above the basement, brick sill courses at second and third stories continued from the Ocean Avenue façade, diamond-shaped decoration between second and third stories and decorative brick parapet with gabled termini with decorative brick panels; brick chimney with corbelled cap; windows at basement with possibly historic wrought-iron grilles; windows at first and second stories (including one triple window at the first story) with stone sills and brick lintels; windows at third story with stone sills incorporated in a brick sill course and brick lintels. Alterations: casement window at second story rear, sill raised; replacement sash and panning; screens; through-wall air conditioner at third story; security camera at second story; wires from roof attached to façade; water faucet and remote utility meter at basement. East Façade (partially visible): two bays at third story, one possibly two bays at second story; brick façade. Alterations: façade painted; new leader; replacement sash. Garage: two bays (attached to two-bay garage belonging to No. 185); brick facade; gabled parapet with stone cap. Alterations: doors removed; roll-down gates. East façade (partially visible): brick; tile coping. Site Features: brick gate posts with stone caps; possibly historic metal fence and gates; planting beds; concrete driveway and paths.

Significant Resources

Brooklyn Address Directories, 1929-1967; “Deaths,” *The New York Times* (August 14, 1967), 31; Kings County, Office of the Register, Deed Liber 3767, p. 138 (February 7, 1919); Liber 4540, p. 168 (May 22, 1925); Liber 6053, p. 322 (July 19, 1941); Llewellyn H. Rockwell, Jr., “Henry Hazlitt (1894-1993)” (<http://mises.org/about/3233>, Internet, March 30, 2009); New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) files; New York City Department of Finance, ACRIS database; New York City Department of Finance, photographic record, c. 1985; New York City Department of Taxes, photographic record, c. 1939; United States Census, 1920 and 1930.

191 Ocean Avenue

Borough of Brooklyn Tax Map Block/Lot: 5026/8

Date: c. 1915 (NB 2660-1915)
Architect: Philip A. Faribault
Owner/Developer: Philip A. Faribault
Type: House
Style/Ornament: Federal Revival
Material: Brick
Stories: Three

History This Federal Revival-style house with L-shaped footprint was designed c. 1915 by Philip A. Faribault, a civil engineer, as his personal residence. In recognition of the growing importance of the automobile in American life, Faribault originally located a one-car garage on the first story deftly camouflaging its purpose with a variation on wood-and-glass French doors. In 1936 the architectural firm of S. Millman & Son converted the garage into a waiting room for a doctor's office, replacing the doors with a new bulkhead and triple window. At the same time a one-story addition was erected in the rear adjoining the original two-story ell.



The house has had only three occupants in its nearly one hundred year history. Philip A. Faribault (1869-1952) emigrated from Canada in 1891 and worked as a civil engineer in the Bureau of Buildings in Brooklyn from 1896 to 1908. By 1917 he was president of his own firm Faribault Building Corporation and eight years later presided over Commonwealth Engineering Corporation. In 1935 the Faribaults sold the house to Dr. Charles H. Birnberg and his wife. Dr. Birnberg, an obstetrician and gynecologist, did research in the field of birth control. Following Dr. Birnberg's death in 1979, Mrs. Birnberg sold the house to the current owner.

Description Two bays including triple windows at the first and second stories; three bays at the third story; brownstone step at entrance; entrance with Ionic columns in antis; segmental-arched brick entrance surround with limestone keystone and stucco tympanum; bracketed limestone ledge above the first story with possibly historic decorative metal railing; triple window with brick surround with limestone corner blocks and sill and single window with limestone sill and lintel at second story; three single windows with splayed limestone lintels with prominent keystones and limestone sills; galvanized-iron cornice with dentil course and molded crown surmounted by a decorative parapet. Alterations: triple window, stone course and bulkhead at first story installed c. 1936, bulkhead painted; metal replacement sash and panning; retractable metal awning across first story; metal window grilles at first story altered to accommodate an air conditioner; sign for doctor's office; remote utility meter and electrical outlet attached to basement wall. East Façade (partially visible): three bays at third story; one-bay, two-and-a-half story ell on north; two windows at third story; two windows at second story

rear of ell; molded cornice. Alterations: façade and ell painted; window opening at third story converted to door; replacement sash and panning; metal awnings at third story; window at second story altered and replaced with glass block; retractable awning on second story of the ell; metal chimney stacks, spotlight and leader on ell. Shed (partially visible): clapboard; gable roof with asphalt tiles. Site Features: concrete-paved areaway used as a parking pad; non-historic metal fence and double gates with center post; gooseneck pipe and pipe with hose faucet.

Significant Resources

Ancestry.com, *U. S. Nationalization Records Indexes, 1794-1995* [database online], Provo, UT: Generations Network, 2007; Brooklyn Directories, 1897/98-1904; New York City Directories, 1918-1925; Nassau County, Long Island Telephone Directory, 1942; "Gold Watch for Faribault," *Brooklyn Eagle* (May 2, 1908); Emma Harrison, "Gains Described on Birth Control," *New York Times* (October 9, 1963), 15; Kings County, Office of the Register, Deed Liber 3549, p. 108 (May 10, 1915); Liber 5474, p. 338 (Dec. 18, 1935); Reel 1094, p. 1059 (August 17, 1979); "New Test Devised in Birth Control," *New York Times* (April 24, 1958), 26; New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT) files; New York City, Department of Finance, ACRIS database; New York City Department of Taxes, photographic record, c. 1939; "Obituary – 1," *New York Times* (October 21, 1952), 29; United States Census 1900, 1910, 1920 and 1930

193, 195, 197, 199, 201, 203, 205, 207, 209, 211 Ocean Avenue

Borough of Brooklyn Tax Map Block/Lot: 5026/7, 6, 5, 4, 3, 2, 1, 362, 361, 360

Date: c. 1909 (NB 4968-1909)

Architect: Axel S. Hedman

Owner/Developer: Charles G. Reynolds

Type: Row houses

Style/Ornament: Renaissance Revival

Material: Limestone (plan specifications call it natural sand[stone])

Stories: Three and basement

General History and Description These ten Renaissance Revival-style row houses were designed by architect Axel S. Hedman in 1909 for Charles G. Reynolds, a prominent Brooklyn developer. Originally intended as a row of fourteen dwellings, construction was halted in c. 1910 after the completion of only ten houses and the final four houses were cancelled in 1911. Four of the ten houses sold quickly. Sales slowed after 1910 and the remaining six sold between 1911 and 1918.

The limestone-fronted row is a uniform height with raised terraces above the basements; stoops balanced by basement entrances; round or angular bays and deep galvanized-iron cornices. Taking advantage of the property's 150-foot depth, Hedman set the row back thirty feet from the building line creating uncommonly deep front yards, interconnected by a common walkway and a low wall adjacent to the public sidewalk. To create visual interest Hedman alternated three basic designs, full-height angular bays (A), full-height

rounded bays (B, B') and two-story angular bays (C). Although the pattern A-B-B-A-C-B-B'-B-C-A appears random, a drawing in the Department of Buildings showing the footprint of the intended row of fourteen leads one to speculate that the pattern would have had a more balanced distribution of bay types, for example the set of three houses with rounded bays (Nos. 203-207) would be juxtaposed by three houses with angular bays (No. 193 and two houses never built). While each of the three designs (A, B and C) has a specific set of ornamental details associated with it at the windows and doors, Hedman made each house distinct through the use of a wide array of additional ornamental elements and in the case of No. 205 (B') he used a completely unique design.

193 Ocean Avenue

History No. 193 was sold in October 1910 to Charles H. Ebbets (1858-1925) who, according to the deed, was living in the house at the time of the sale.⁴⁷ Ebbets had started in 1883 with the Brooklyn Baseball Club (later known as the Brooklyn Dodgers) becoming an owner and president of the team in 1898. By 1909 he owned 100 percent of the team but soon sold part of his interest to the McKeever brothers to raise capital for the building of the eponymous Ebbets Field in 1912 and 1913. In 1921, the house was sold to Victoria Cannava and her husband John, a contractor. An alteration permit issued in 1922 notes that the house was then a two-family dwelling but it appears that by 1924 the house was accommodating three families: the Cannavas, George Butler, a drug salesman, and his wife (from 1924 to 1935), and Robert Koons, a coffee salesman, and his wife (from 1924 to 1928). In 1930, Emma Innis, a school teacher, moved in and remained in residence until 1941.⁴⁸ When he purchased the house in 1950, Dr. Jacob W. Goldstein converted the first floor into his office keeping the second floor as an apartment for himself and that on the third for a tenant. Dr. Goldstein sold the house in 1978. The house has been sold three times since then.



Description Four bays including a three-window-wide angular bay; stone stoop with stone sidewalls balanced by a basement entrance with similar sidewalls and steps down; raised terrace bordered by a stone wall with molded cap on the north and balustrade with turned balusters, paneled pedestals and molded railing along the front; entrance surround

⁴⁷ Charles Ebbets and his wife Minnie were living apart prior to the purchase of the house and through most of the family's ownership of the house. Mrs. Ebbets is listed at No. 193 in the telephone directories beginning in October 1910. Mr. Ebbets' name appears at No. 193 only in the Brooklyn directories of 1912 and 1913. He is listed as Head of Household in the New York State census for 1915; however, it cannot be corroborated by a listing in the telephone directories. The Ebbets' marital difficulties played out in the press for several years before Minnie Ebbets was granted a divorce in 1922. Mr. Ebbets married Grace E. Slade.

⁴⁸ The 1930 U.S Census lists only the Cannavas and Emma Innis and her sister Marian; but, the Brooklyn Address Directories continue to list George Butler through 1935.

with egg-and-dart molding, half-pilasters with foliate corbels and arcaded lintel; decorative metal-and-glass single-leaf door and transom; house number painted on the transom; single window opening at grade in the wall of the terrace; first-story windows with egg-and-dart surrounds, molded sill course and lintels with scallop shells or cartouche and foliation; overlapping engaged pilasters between windows at the first and second stories of the bay topped by a stylized finial at the second story; continuous band of alternating rosettes and pilasters bordered by moldings above the first story; second-story window above the door with egg-and-dart molding and foliate lintel; center window at the second story of the bay with egg-and-dart molding; band across the bay above the second story of the bay; continuous projecting molding below the sill course of the third story; galvanized-iron cornice with foliate brackets, dentils, egg-and-dart and leaf-and-tongue moldings and frieze with cartouche and foliation above each bay and large bracket at the junction with No. 195. Alterations: metal replacement sash and panning; metal window grilles at the basement and first story; basement door replaced; wall lamp and mailbox at entrance; two metal railings added at stoop and one at basement entrance; steps of stoop resurfaced; light fixture on wall of stairs to the basement; metal fence attached to north wall of the terrace with brackets on the outside of the wall. Eastern Façade (partially visible): two bays; one-bay-wide, two-story-and-basement ell with oriel; segmental-arched windows at third story; chimney on ell. Alterations: façade parged; replacement sash; window grilles; leader; dish antenna on ell. Site Features: areaway wall replaced with non-historic fence and gate; concrete-paved areaway used for parking.

Significant Resources:

Brooklyn Telephone and Address Directories, 1909-1986; "C. H. Ebbets Dies of Heart Disease," *The New York Times* (April 19, 1925), 26; Kings County, Office of the Register, Deed Liber 3249, p. 421 (October 6, 1910); Liber 4031, p. 348 (April 21, 1921); Liber 7593, p. 367 (April 4, 1950); New York City Department of Buildings, Borough of Brooklyn, new buildings (NB) and alterations (ALT) files; New York City Department of Finance ACRIS database; New York State Census, Brooklyn, 1915 and 1925; United States Census, 1910, 1920 and 1930.

195 Ocean Avenue

History No. 195 was among the last houses in the row to be sold. In 1916, Ivan Shestacovsky, a Russian émigré, purchased the house and lived there with his family until 1939. When he sold the house in 1940 he was living in the home of his fellow émigré Semeon (or Simon) Gloushkoff at 207 Ocean Avenue and continued to reside there until 1943. In 1941 Mrs. Lydia Ghegan purchased the house and lived there with her husband Arnold until around 1953. In 1955 house was sold to Frank A. and Lucille Margiotta who lived in the house until 1976 when it was sold to the current owners.



Description Four bays including a three-window-wide rounded bay; stone stoop with stone sidewalls and molded cap balanced by a basement entrance with similar sidewalls; raised terrace bordered by solid walls on the north and south and by a pierced parapet across the front; concrete urn planters on the pedestals; main entrance surround with shouldered molding decorated with bell-flowers, carved lintel with roundel, oak leaves and olive branches and foliate pendants; decorative metal-and-glass, single-leaf door and transom; first-story windows with bead-and-reel molding and molded sill course; carved spandrel panels with wreaths and cartouche above the first story; windows in second story with molded sills and paneled lintels; two-story paneled pilasters separating the windows of the bay; alternating paneled and fluted spandrel course above second story; second-story window above the door with molded sill, full surround with rosettes topped by a pedimented drip molding and decorative carving; galvanized-iron cornice with foliate brackets, dentils, egg-and-dart and leaf-and-tongue moldings, rinceau frieze and large bracket at the junction with No. 197. Alterations: stoop resurfaced; metal railings added to stoop; window frames and door painted; metal window grilles at first story; basement door replaced; basement window opening altered and window replaced with sliding window and vent; aluminum storm sash on upper stories; spotlight attached to window above door; metal house numbers affixed to glass transom. East Façade (partially visible): two-story-and-basement ell with oriel. Alterations: chimney with dish antenna on ell; dish antenna attached to façade at third story. Site Features: historic stone areaway wall; planting beds; concrete-paved walkways.

Significant Resources

“Annual Record of Assessed Valuation of Real Estate in the City of New York, Section 16,” *City Record* Supplements, 1910-1917; Brooklyn Telephone and Address Directories, 1909-1986; Kings County, Office of the Register, Deed Liber 3598, p. 350 (April 21, 1916); Liber 5902, p. 437 (August 22, 1940); Liber 6080, p. 277 (September 18, 1941); Liber 8324, p. 318 (March 15, 1955); New York City Department of Finance, ACRIIS database; New York City Department of Buildings, Borough of Brooklyn, alterations

(ALT) files; New York State Census, Brooklyn, 1925; United States Census, 1920 and 1930.

197 Ocean Avenue

History No. 197 was sold in 1913 to Frederick W. Westlake, an officer of a Canadian paper manufacturing firm, who appears to have been living in the house with his family at the time of the conveyance. Thirteen years later Westlake, then Vice President of the Perkins-Goodwin Company, died suddenly after an operation and within a year the family sold the house to Otilie Meurlin. Mrs. Meurlin and her husband, Dr. Alfred Meurlin, resided in the house until around 1930 when they moved to New Jersey. The Meurlins apparently rented the house for the next two years to Mrs. C. H. Nichols before selling it in 1932 to Malachi Garvey, an employee of the New York City Fire Department and his family. By 1942, the Garveys had moved to Florida. The house was purchased that year by Albert and Bessie Rand. Mr. Rand died in 1950, and Mrs. Rand continued to live in the house until she sold it to Henry and Grace Kuhn in 1959. There have been two resident owners since the Kuhns left in 1974.



Description Similar to No. 195; balustrade with turned balusters across the front of the terrace; lintel at main entrance with roundel and foliation; spandrels with wreathes and fruit; possibly historic window grille at basement. Alterations: stoop resurfaced; metal replacement sash and panning; metal window grilles at first story; metal gate at basement entrance; mailbox attached to main entrance door; house numbers replaced; lock with exposed wire on wall of basement entrance; brick nose on top step to basement; remote utility meter above basement entrance. East Façade (partially visible): two bays; brick; segmental-arched windows at third story; two-story-and-basement ell with oriel and cornice decorated with swags. Alterations: façade partially parged and peeling; multiple dish antennas on the roof; replacement sash; window opening at third story altered to accommodate standard sash. Site Features: historic stone areaway wall; planting beds; concrete-paved walkways.

Significant Resources

“Annual Record of Assessed Valuation of Real Estate in the City of New York, Section 16,” *City Record* Supplements, 1910-1917; Brooklyn Telephone and Address Directories, 1909-1986; “F. W. Westlake Dies after an Operation,” *New York Times* (November 12, 1926), 23; Kings County, Office of the Register, Deed Liber 3412, p. 518, (April 28, 1913); Liber 4884, p. 267 (December 4, 1927); Liber 5258, p. 154 (March 3, 1932); Liber 6180, p. 156 (May 9, 1942); Liber 8693, p. 106 (January 12, 1959); New York Department of Buildings, Borough of Brooklyn, alterations (ALT) files; New York City Department of Finance, ACRIS database; New York State Census, Brooklyn, 1915 and

1925; "Obituaries," *New York Times* (Jan 29, 1976), 35; September 29, 1950, p. 27; September 25, 1968, p. 47; United States Census, 1920 and 1930.

199 Ocean Avenue

History No. 199 was sold in 1910 to Daniel A. Killeen, a proofreader for the *New York Tribune*, and his wife Nora Curtis Killeen. Mrs. Killeen died in 1914. The following year the New York State Census records Mr. Killeen sharing the house with his sister Mary C. Killeen, a teacher and his sister-in-law Mary A. Curtis, a school principal. After a brief illness Mr. Killeen died in 1917 and Mary Killeen continued to reside in the house until 1944 when she sold it to August R. Fasolino, a real estate investor. The following year the house was purchased by Harry Gerofsky. Mr. and Mrs. Gerofsky lived in the house until their deaths in the early 1950s. Their son, David Gerof, established his medical office at 199 Ocean Avenue c. 1947 and practiced there until 1980.



Description Similar to No. 193; pierced parapet across the front of the terrace; possibly historic window grille at basement; spandrels in bay feature shells and palmettes. Alterations: stoop resurfaced and painted; metal replacement sash and panning; metal mesh added to grille at basement; metal screens at second story; door or gate removed from foot of basement stairs; remote utility meter on wall by entrance to basement; concrete planters; mailboxes by entrance. East Façade (partially visible): two bays; brick; segmental-arched windows at third story with brick lintels; two-story-and-basement ell with oriel and cornice decorated with swags; chimney. Alterations: half of façade parged; replacement sash and panning; window openings altered to accommodate standard sash. Site Features: historic areaway wall, planting beds and concrete paved walkway; raised stone flag across connecting walkway between Nos. 199 and 201.

Significant References

Brooklyn Telephone and Address Directories, 1909-1986; "Daniel Augustine Killeen," *Brooklyn Eagle* (May, 14, 1917); Kings County, Office of the Register, Deed Liber 3220, p. 79 (April 16, 1910); Liber 6603, p. 45 (October 16, 1944); Liber 6688, p. 9 (April 10, 1945); Liber 7680, p. 402 (September 25, 1950); Reel 1189, p. 802 (October 9, 1980); New York City Department of Finance, ACRIS database; New York State Census, Brooklyn, 1915; "Wills Filed Today: Nora Curtis Killeen," *Brooklyn Eagle* (January 30, 1914).

201 Ocean Avenue

History No. 201 was sold in 1916 to Eugene Gauvin, an independent insurance agent, and his wife Gertrude. The Gauvins lived there for five years before selling the house in 1921 to the Two Hundred One Ocean Avenue Corporation owned by the Colgan family. George A. Colgan was a civic leader and held positions with both the city and the state. Starting in the 1910s as Superintendent of Parks in Brooklyn, in 1920 he was appointed Deputy Commissioner of Markets by Mayor John F. Hylan. He left that position in 1922. At the time of the 1925 New York State Census, his business was listed as contracting and insurance and by the late 1920s he was an officer of the Hygrade Builders Supply Company, Inc. and president of the Greater New York Sand and Gravel Dealers Protective Association. In 1929 he was appointed Deputy State Athletic Commissioner under Governor Franklin D. Roosevelt and was reappointed in 1944 by Governor Thomas E. Dewey. The house remained in the family after Mr. Colgan's death in 1954 until Anna Colgan sold it to Zultan and Helen Tammaskovits in 1968 shortly before her own death. Helen Tammaskovits lived at No. 201 until 1992 when she sold the house to the current owner.



Description Four bays including three-window-wide angular bay at the first and second stories, three bays at third story; stone stoop with stone sidewalls balanced by a basement entrance with similar sidewalls; raised terrace bordered by solid walls on the north and south and by a paneled stone parapet across the front; main entrance with egg-and-dart molding, pilasters extending to the sill course at the second story interrupted by a continuous molding creating two foliate spandrel panels; molding gabled above the door and decorated with crockets, cartouche with fleur-de-lis and foliation above door head; decorative metal-and-glass door and transom; house number painted on the transom; wrought-iron window grille and gate at basement; windows at first story separated by overlapping pilasters; simple recessed surrounds; molded sill and lintel courses; decorative treatment of the center window of the bay similar to that of the door; windows at the second story with molded sill course, center window of bay and window above door with simple recessed surrounds; band course with projecting molding above second story windows; galvanized-iron cornice with foliate brackets, dentils, egg-and-dart and leaf-and-tongue moldings and paneled frieze with foliate decoration and large brackets at the junctions with Nos. 199 and 203. Alterations: iron railing on bay (altered prior to the late 1930s); aluminum storm sashes; light fixture by entrance; mailbox in jamb; stoop resurfaced and painted. East Façade (partially visible): two bays; brick; segmental-arched windows at second and third stories; one-story ell. Alterations: replacement sash; window openings altered to accommodate standard sash; television antenna on chimney. Site Features: historic areaway wall; planting beds; concrete-paved walkway.

Significant References

“Annual Record of Assessed Valuation of Real Estate in the City of New York, Section 16,” *City Record* Supplements, 1910-1917; Brooklyn Telephone and Address Directories, 1909-1986; “George A. Colgan, Brooklyn Leader,” *New York Times* (March 27, 1954), 17; Kings County, Office of the Register, Deed Liber 3627, p. 516 (October 16, 1916); Liber 4266, p. 388 (December 8, 1921, recorded July 12, 1923); Reel 277, p. 1865 (September 18, 1968); Reel 2972, p. 2379 (January 8, 1993); New York City Department of Finance, ACRIS database; New York State Census, Brooklyn, 1925; “Obituary Notes,” *New York Times* (July 26, 1923), 13; “Obituary 1,” *New York Times* (January 2, 1969), 31; United States Census, 1920 and 1930.

203 Ocean Avenue

History No. 203 was sold in July 1910 to Ella Glynn who was recorded as living in the house at the time of the 1915 New York State Census and 1920 United State Census. She sold the house to Eleonor (aka Eleanor) L. Grimes in 1920. In 1925 Harry Voege, the president of a wooden ware company, purchased the house from Ms. Grimes under the name of West Beach Holding Co., Inc. a realty firm that had been incorporated the prior year. The Voeges resided in the house from 1925 until they sold the property in 1938. The house had several owners before being sold in 1943 to Mrs. Hattie Sasuly and her daughters Ruth S. Feuerstein and Berenice Gerstman who had been residing in No. 203 with their families since 1939. Surviving members of the extended Sasuly family remained in the house at least until 1986. The house is currently owned by the second generation of the family that purchased it in 1993.



Description Similar to No. 195; balustrade with turned balusters across the front of the terrace; wrought-iron gate at entrance to basement; lintel at main entrance with roundel and foliation; spandrels with wreathes and foliation; possibly historic awning hardware in entrance surround. Alterations: metal replacement sash and panning; metal grilles at basement and first story; stoop painted; metal railings added to stoop; door altered with mail slot; transom numbers replaced with press-on numbers; door bell in reveal; mailbox by entrance; brass house numbers and remote utility meters above basement entrance; plastic planters on terrace; television and dish antennas on roof; pipe with hose faucet through basement window. East Façade (partially visible): two bays; segmental-arched windows at third story; chimney on party wall. Alterations: façade pared; replacement sash and panning. Site Features: historic areaway wall; planting beds; concrete-paved walkway with step at sidewalk.

Significant References

“Annual Record of Assessed Valuation of Real Estate in the City of New York, Section 16,” *City Record* Supplements, 1910-1917; Brooklyn Telephone and Address Directories, 1909-1986; Kings County, Office of the Register, Deed Liber 3238, p. 81 (July 20, 1910); Liber 3826, p. 273 (February 18, 1920); Liber 4473, p. 459 (February 4, 1925); Liber 5631, p. 359 (June 16, 1938); Liber 6371, p. 583 (August 16, 1943); Reel 3421, p. 481 (December 1, 1994); “New Incorporations,” *New York Times* (April 19, 1924), 21; New York City Department of Finance, ACRIS database; New York State Census, Brooklyn, 1915, 1925; “Obituary 1,” *New York Times* (August 24, 1960), 29; (January 18, 1986), 10, (June 22, 2001), B8; United States Census, 1920 and 1930.

205 Ocean Avenue

History No. 205 was the last of the row to be sold. On December 28, 1918 Annie M. C. Walter, wife of Young Walter, a paper manufacturer, purchased the house from Charles and Maria Reynolds. In 1922 Mrs. Walter sold the property to Mary J. D’Arcy Lloyd who was already living in No. 205 at the time of the conveyance.⁴⁹ Mrs. Lloyd and her husband Robert, whose business had been real estate, lived in No. 205 until the mid-1930s. In 1939, the house was sold to Aaron S. Werner, a Brooklyn physician, who used the house as both his office and residence until the late 1960s. Michael and Penny Phelan who purchased the house in 1970 converted the house to a two-family dwelling but the Phelans lived there only briefly. The property was sold to Sara Halbert and Schillie Maier in 1971 and remained in the possession of Schillie Maier and his family until 2004 when it was sold to the current owners.



Description Four bays including a three-window-wide round bay; stone stoop with stone sidewalls balanced by a basement entrance with similar sidewalls; raised terrace bordered by solid walls on the north and south and by a pierced parapet across the front; main entrance surround with egg-and-dart molding, cartouche with foliation in the lintel and full molded surround with foliate “eared” pediment with carved cartouche; decorative metal-and-glass door and transom; possibly historic metal gate at basement; first-story windows separated by fluted pilasters; spandrel bordered by molded courses with carved panels separated by carved blocks with fleur-de-lis; band with blocks carved with rosettes below the molded sill course of the second story of the bay; windows at second story of the bay separated by foliation; windows with simple molded surrounds with carved

⁴⁹ According to the Brooklyn telephone directories issued in February and May 1920 Mrs. Anna C. Walter resided at 205 Ocean Avenue. However, the 1920 United States Census enumeration records the Walter family living in Queens at around the same time. Directories published immediately prior and immediately after 1920 are not available to verify the actual years of residence at No. 205.

keystones; window at second story above the door with simple architrave surround and molded sill; band course above the second story; continuous molded sill course at third story; galvanized iron cornice with brackets, dentils, egg-and-dart and leaf-and-tongue moldings and frieze with swags and wreaths and large bracket at the junction with No. 207. Alterations: doorbell in reveal, wall lamps and mailbox by entrance; house numbers replaced with press-on numbers; stoop steps replaced; electrical outlet and conduit attached to sidewall of stoop; metal grille with metal mesh at basement; metal mesh on gate at basement; dish antenna on roof; concrete planters. East Façade (partially visible): two bays; segmental-arched windows at second and third stories; one-story ell. Alterations: façade painted; replacement sash and panning; double window and through-wall vent at second story; fence around parapet of ell; retractable awning; dish antenna, bulkhead, ventilators and metal chimney stack on roof. Site Features: historic areaway wall; planting beds; concrete-paved walkway.

Significant References

Brooklyn Telephone and Address Directories, 1909-1986; Kings County, Office of the Register, Liber 3760, p. 207 (January 2, 1919); Liber 4157, p. 470 (June 30, 1922); Liber 5795, p. 562 (January 3, 1940); Reel 393, p. 570 (February 10, 1970); Reel 519, p. 226 (November 10, 1971); New York City Department of Buildings, Borough of Brooklyn, alterations (ALT) files and certificates of occupancy; New York City Department of Finance, ACRIS database; New York State Census, Brooklyn, 1915, 1925; United States Census, 1910, 1920 and 1930.

207 Ocean Avenue

History Evidently unable to sell No. 207, Charles Reynolds leased the house to William Thomson, a broker, and his family around 1915. Two years later it was sold to Semeon P. Gloushkoff whom the conveyance indicated was residing in the house at the time of purchase. Mr. Gloushkoff had emigrated with his family from Odessa where he had been a member of the judiciary under the czarist government. In the United States he had a varied career, working as a manager for a steamship company in 1920 then, in 1923, establishing Marvo Beauty Laboratories with two other investors to manufacture beauty products. In 1933 the Gloushkoff's eldest daughter Nina married Baron Adolph Giesl von Gieslingen, Jr. the descendant of Austro-Hungarian nobles. The wedding announcement in the *New York Times* reflects the close friendships that were established among the residents of Ocean Avenue. The guest list included Mr. and Mrs. Ivan Shestacovsky (195 Ocean Avenue), Anna May Voegel (formerly of 203 Ocean Avenue) and Vera Middendorf (formerly of 209 Ocean Avenue). The Gloushkoffs resided at No. 207 until 1944. Edmond and Aline Clermont who purchased the house used it as an investment renting it to multiple households. In



1947 it was purchased by Theodore Kahn, a dentist, who converted it to a two-family residence with dental office. He and his wife sold the house in 1961 to Arthur and Dorothy Janis who lived there until around 1968. The following year they sold the house to a couple who lived there only briefly before the house was sold to the current owner in 1971.

Description Similar to No. 195; balustrade with turned balusters across the front of the terrace; wrought-iron gate at basement; possibly historic window grille at basement; house numbers painted in transom. Alterations: stoop steps resurfaced with slate; metal replacement sash and panning, single pane windows in center openings of the bay; doorbell in reveal; light fixture by main entrance; alarm box at second story; remote utility meter above basement entrance; mail slot cut in door; planters on balustrade of terrace. East Façade (partially visible): two bays; segmental-arched windows; one-story-and-basement ell. Alterations: façade pared; replacement sash; fence around parapet of ell; dish and television antennas. Site Features: historic areaway wall; planting beds; concrete-paved walkway with concrete step at sidewalk.

Significant References

Brooklyn Telephone and Address Directories, 1909-1986; Kings County, Office of the Register, Deed Liber 3684, p. 526 (October 5, 1917); Liber 6484, p. 383 (March 10, 1944); Liber 7178, p. 424 (August 27, 1947); Liber 8931, p. 186 (June 22, 1961); Reel 353, p. 1036 (August 8, 1969); Reel 517, p. 1554 (November 4, 1971); “New Incorporations,” *New York Times* (September 12, 1923), 30; New York City Department of Buildings, Borough of Brooklyn, alterations (ALT) files and certificates of occupancy; New York City Department of Finance, ACRIS database; New York State Census, Brooklyn, 1915, 1925; “Nina Gloushkova to be Wed Feb. 25,” *New York Times* (Feb. 11, 1933), 12; United States Census, 1920 and 1930.

209 Ocean Avenue

History Warren H. Bristol was the first person to purchase one of the newly completed row houses on Ocean Avenue when he bought No. 209 from Charles Reynolds in April 1910. Mr. Bristol, a graduate of Yale Law School was a lawyer for title and trust companies. He and his family sold the house in 1920 to George Frederick Middendorf, Jr., a lawyer and son of a founder and president of the East New York Savings Bank in Brooklyn. The Middendorf family moved to Garden City, Long Island around 1931 and rented No. 209 to various tenants including George Stenger, a doctor, until they sold the house in 1941. Mrs. Sara Kuskin purchased the house for herself and her husband Dr. Lawrence Kuskin, a specialist in pediatric cardiology and authority on rheumatic fever. A graduate of Tufts Medical School, Dr. Kuskin



served in the Navy during World War II and worked at Downstate Medical Center, Coney Island Hospital and Maimonides Hospitals in Brooklyn before retiring in 1987. The following year he sold No. 209 to the current owner.

Description Similar to No. 201; paneled parapet across the front of the terrace; wrought-iron gate and window grille at basement; possibly historic wood window frames; fluted parapet on the angular bay. Alterations: metal replacement sash with half screens, single pane window at third story above the door; stoop repaired and painted; hardware replaced and mail slot cut into door; wall lamps by main entrance; electrical outlet and metal brackets attached to basement wall; remote utility meter above basement entrance; concrete planters on terrace wall. East Façade (partially visible): two bays; brick façade; segmental-arched windows with header brick lintels; cornice with crown molding; two-story brick ell with oriel. Alterations: storm windows at third story; metal chimney stack on ell. Site Features: historic areaway wall; planting beds; concrete-paved walkway with step at sidewalk; metal pipe.

Significant References

Brooklyn Telephone and Address Directories, 1909-1986; Kings County, Office of the Register, Deed Liber 3210, p. 415 (April 14, 1910); Liber 3938, p. 341 (April 1, 1920); Liber 6083, p. 244 (September 18, 1941); Liber 6119, p. 200 (December 10, 1941); Reel 2202, p. 1224 (September 9, 1988); “G. F. Middendorf Jr.,” *New York Times* (May 8, 1957), 37; “Lawrence Kuskin, 92, Children’s Fever Expert,” *New York Times* (October 27, 1993) (online version); New York City Department of Finance, ACRIS database; New York State Census, Brooklyn, 1915, 1925; United States Census, 1920 and 1930; “Warren H. Bristol,” *New York Times* (Sept. 28, 1943), 25.

211 Ocean Avenue

History In May 1911, Charles and Maria Reynolds sold No. 211 Ocean Avenue to William H. Meyer, a retired liquor wholesaler, who lived there with his wife Ida until 1947. From 1947 to 1972 the house was owned by Pinches S. Hamber, Rabbi of Orthodox Congregation Lomdei Torah and used as a synagogue. In 1972 Edward and Mattie Cox purchased the building from an intermediary owner and Ms. Cox lived there until 1998 when the house was sold to the current owners.⁵⁰

Description Similar to No. 193; pierced parapet across the front of the terrace; double-leaf, metal-and-glass door and transom. Alterations: stoop treads and risers resurfaced; metal gate at the basement; metal

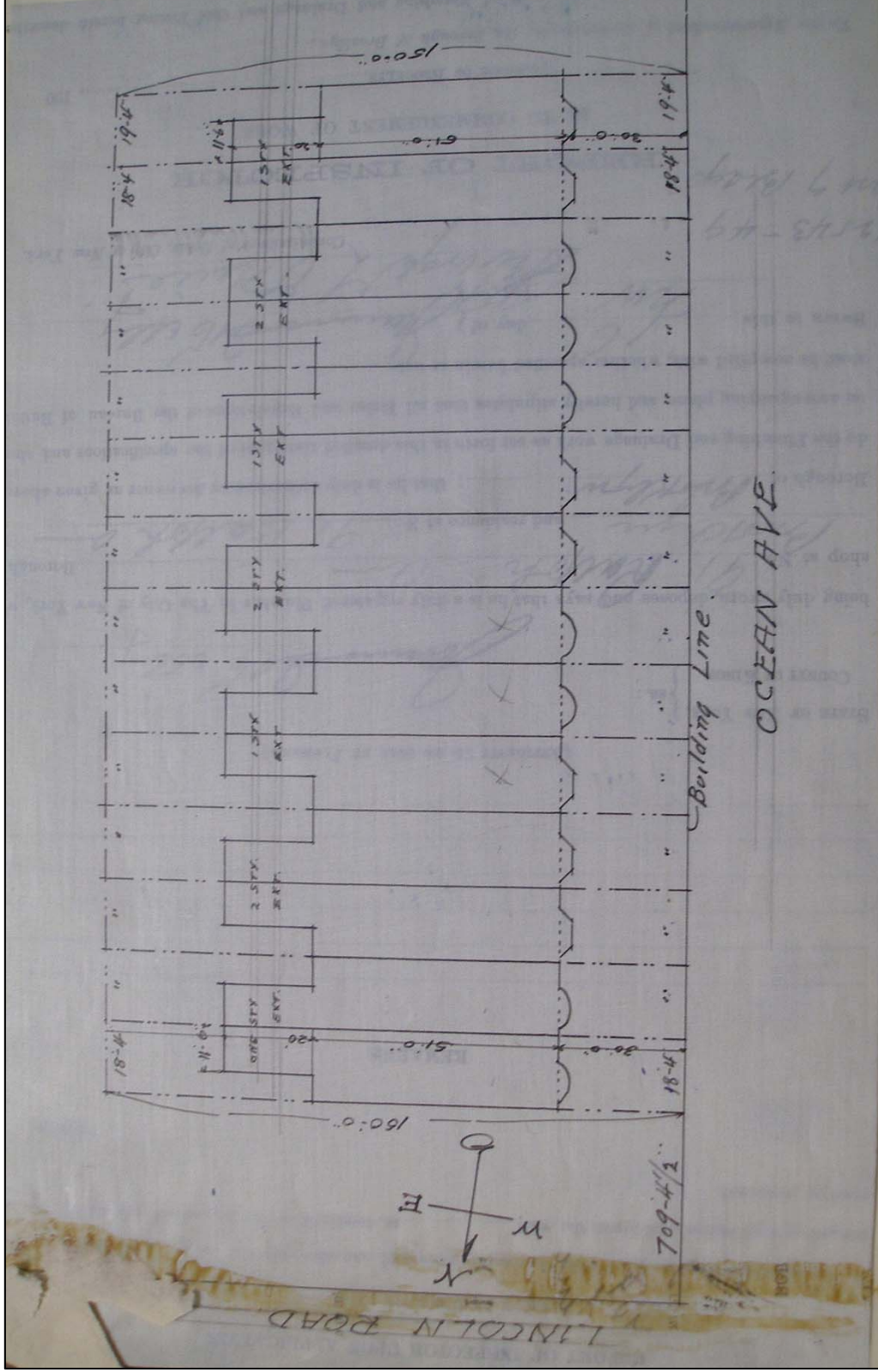


⁵⁰ The Coxes are not listed at 211 Ocean Avenue in the Brooklyn Address Directories; but, conveyances dated 1986 and 1998 record 211 Ocean Avenue as Ms. Cox’s address. Brooklyn Address Directories list Mrs. Dorothy Williams as residing at 211 Ocean from 1973 until at least 1986.

replacement sash and panning and half-screens; light fixtures, mailbox and wood plaque with house number by main entrance; remote utility meter with exposed wire by basement window. South Façade: brick; two windows at basement, five bays at first and third stories and three bays at the second story; clay-tile coping at roof. Alterations: façade painted; air conditioner on first story. East Façade (partially visible): two bays; segmental-arched windows with header brick lintels; two-story-and-basement ell with oriel; wood cornice with crown molding; chimneys. Alterations: façade painted; replacement sash and panning at third story; new leader and chimney with clay cap on ell. Site Features: historic areaway wall on stone curb incorporating non-historic metal fence and gate; metal fence between Nos. 209 and 211; concrete-paved areaway with planting bed; stone step at gate.

Significant References

Brooklyn Telephone and Address Directories, 1909-1986; Kings County, Office of the Register, Deed Liber 3283, p. 546 (May 18, 1911); Liber 7228, p. 440 (December 3, 1947); Reel 550, p.1746 (April 14, 1972); Reel 4334, p. 451 (November 30, 1998); New York City Department of Finance, ACRIS database; New York State Census, Brooklyn, 1915, 1925; United States Census, 1920, 1930.



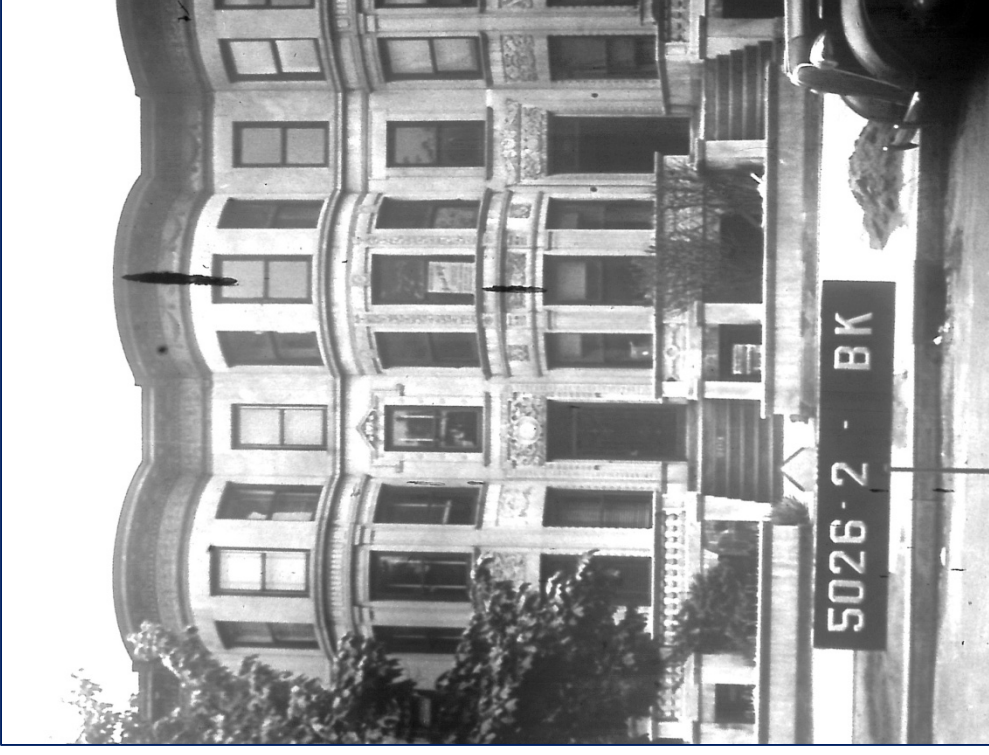
Block plan showing the row of fourteen houses originally proposed by developer Charles G. Reynolds and architect Axel S. Hedman (New York City Department of Buildings, Borough of Brooklyn, New Building Permit 4968-1909)



Nos. 189 (left) and 191 (right) Ocean Avenue
New York City Department of Taxes, c.1939.



Nos. 193 and 195 (left and 197 and 199 (right) Ocean Avenue
New York City Department of Taxes, c. 1939.



Nos. 199 and 201 (left) and Nos. 203 and 205 (right) Ocean Avenue
New York City Department of Taxes, c. 1939



Nos. 207 (left) and 209 and 211 (right) Ocean Avenue
New York City Department of Taxes, c. 1939