
CARROLL GARDENS
HISTORIC DISTRICT
DESIGNATION REPORT

1973

City of New York
John V. Lindsay, Mayor

Parks, Recreation and
Cultural Affairs Administration
Richard M. Clurman, Administrator

Landmarks Preservation Commission
Harmon H. Goldstone, Chairman

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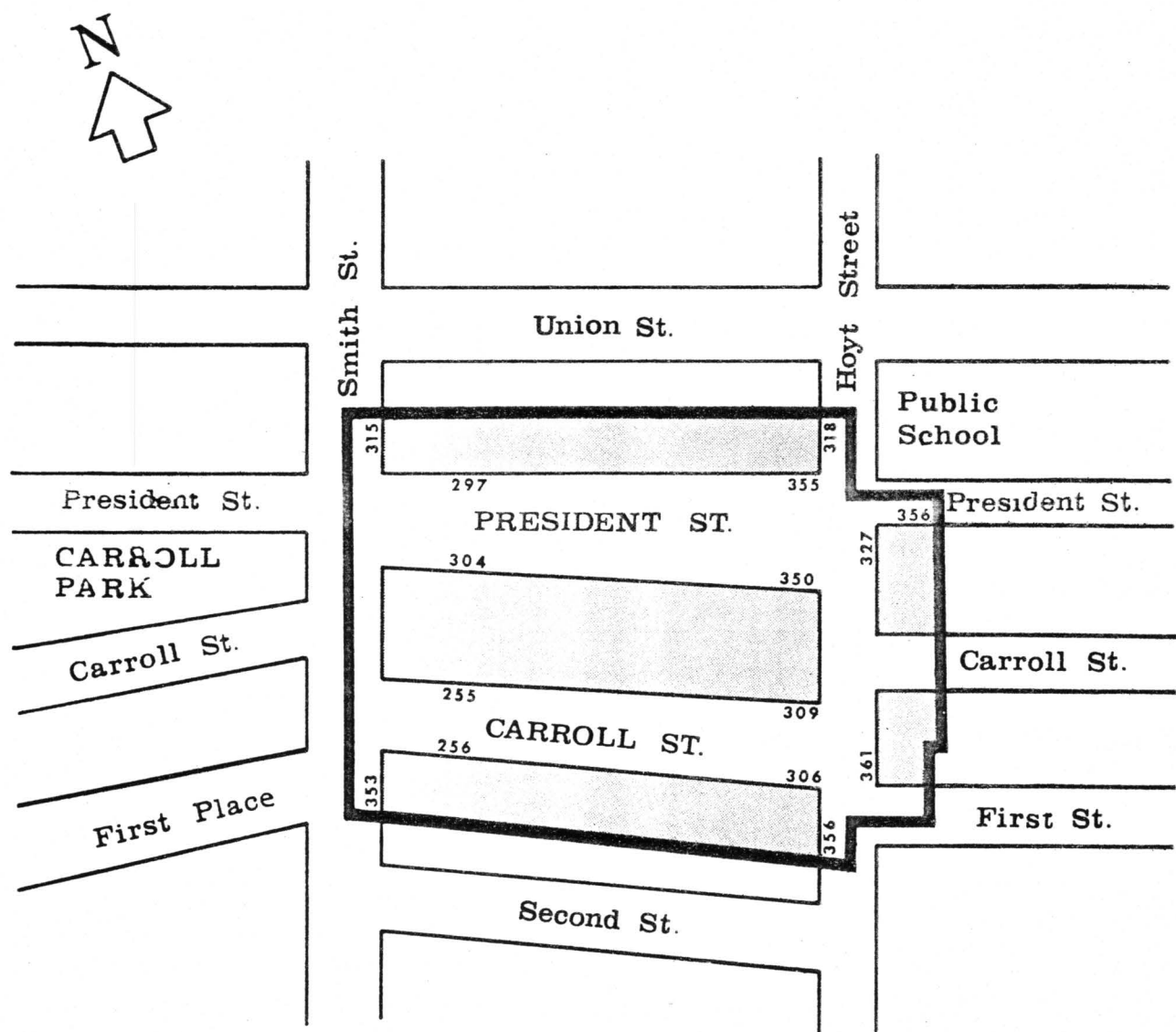
Though many individuals have been associated with different phases of this report, final responsibility for the facts and opinions expressed rests with the Commission as a whole.

LANDMARKS PRESERVATION COMMISSION
September 25, 1973

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CARROLL GARDENS HISTORIC DISTRICT

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Numbers show buildings inside boundary of district

CARROLL GARDENS HISTORIC DISTRICT, Borough of Brooklyn.

INTRODUCTION

The Carroll Gardens Historic District includes the buildings on President and Carroll Streets between Smith and Hoyt Streets and the western ends of the two blocks between President and First Streets. It includes over 160 buildings and covers the equivalent of two very long city blocks.

BOUNDARIES

The District comprises the property bounded by the southern property line of 353 Smith Street, the southern property lines of 256 through 302 Carroll Street, the southern property line of 356 Hoyt Street, Hoyt Street, First Street, the eastern property lines of 361 through 355 Hoyt Street, part of the southern property line of 353 Hoyt Street, the eastern property lines of 353 through 347 Hoyt Street, Carroll Street, the eastern property lines of 345 through 335 Hoyt Street, the eastern property line of 356 President Street, President Street, Hoyt Street, the northern property lines of 355 through 297 President Street, the northern property line of 315 Smith Street and Smith Street to the southern property line of 353 Smith Street.

TESTIMONY AT THE PUBLIC HEARINGS

On December 13, 1966, (Item No. 3) and on January 31, 1967 (Item No. 3), the Landmarks Preservation Commission had held public hearings on a proposed Historic District in the Carroll Gardens neighborhood. The Commission was not able to act upon all the proposed Historic Districts heard in 1966 and 1967.

On May 26, 1970 the Landmarks Preservation Commission held a public hearing (Item No. 2) on an area which included the area described above which is now proposed as an Historic District. The hearing had been duly advertised in accordance with the provisions of law. Fourteen persons spoke in favor of the proposed designation and one individual, from outside the District, opposed it by letter. The witnesses favoring designation clearly indicate that there is great support for this Historic District from the property owners and residents of the proposed Historic District.

HISTORICAL INTRODUCTION

Carroll Gardens is the new name for the area which, until the mid-1960s, was considered part of Red Hook. Its history goes back to the purchase of a large tract of land by the Dutch West India Company from the Mohawk Indians in 1636, later known as Gowanus. During the Revolutionary War, a number of forts were erected to protect the inhabitants. One such fortification was just west of the Historic District on Bergen's Hill, between Smith and Court Streets near First Place.

Early 19th century development was determined by commercial interests in the Gowanus and Red Hook areas. After 1835, miles of streets were laid out in South Brooklyn. The names of the streets within the District reflect the early origins of Carroll Gardens: Charles Carroll, a signer of the Declaration of Independence, Samuel Smith, a Brooklyn mayor and Charles Hoyt, a local real estate speculator.

Colonel Daniel Richards, a successful merchant, was instrumental in the commercial development of South Brooklyn. He built many warehouses and factories at the Atlantic Docks, and the Atlantic Basin was enlarged, which increased the prosperity of South Brooklyn. Richards also devised a plan to construct the Gowanus barge canal whose purpose was to serve the industrial area one mile inland. It was hoped that the canal would also drain a large tract of marshland bordering the Gowanus Creek and rid the area of disease and fever, thereby enhancing the value

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of the area for further commercial and residential development. Richards' plan for the construction of the Gowanus Canal was officially approved by the New York State Legislature in 1849. No construction took place, however, until after 1867, when dredging of the Gowanus Creek was provided for by an Act of the State Legislature.

Another important citizen who was indirectly influential in the development of the area of the Historic District was Henry Pierrepont of Brooklyn Heights. In 1838 he organized the corporation which acquired the highest ground in King's County for the site of Green-Wood Cemetery, New York's first cemetery to have been laid out as a romantically landscaped park. With Jacob E. Leroy, a fellow philanthropist, Pierrepont conceived and implemented a ferry service "for the better accommodation of funerals and passengers to Green-Wood Cemetery." Known as the Hamilton Avenue Ferry, it began service in 1846 and this added service was a great impetus to the development of the entire area and that now occupied by the Carroll Gardens Historic District. Horse cars, superseded in the 1890s by trolley lines, provided the first rapid transport. They linked the District to the ferry and to the busy commercial center of Manhattan, so that Brooklyn business men in this area could commute to their work and return to their quiet residential community at the end of the day.

One of the many amenities of this area is Carroll Park, bounded by Carroll, Smith, President and Court Streets. It was laid out as a private garden in the late 1840s. The land for the park was secured through an act of the New York State Legislature in 1850, but was not improved until 1870. The park was named after Charles Carroll, Maryland signer of the Declaration of Independence, in honor of the Maryland regiment which defended the "Old Stone House at Gowanus," on Third Street, during the Revolutionary War Battle of Long Island. The development of the Historic District in the 1870s spurred by its proximity to the park, since it was only natural that this area would become a highly prized residential center. In addition, the draining of the swampland near the Gowanus Canal in the late 1860s stimulated land speculation east of Smith Street. At the end of the sixties, construction began in the Historic District.

ARCHITECTURAL INTRODUCTION

Carroll Gardens is a quiet residential community which retains much of its 19th century atmosphere. As one enters the District from Smith Street and leaves it on Hoyt, one is immediately aware of an area which constitutes a separate, self-contained entity within the larger fabric of the city. Both Carroll and President Streets are dead-end streets, shut off from the bustle of the city by Smith Street at the western end and by Hoyt at the east. The impression is that of a protected enclave, an oasis within the city.

The sense of remoteness and the feeling of sunny, airy openness, not only on Carroll and President Streets but also on Smith Street, due to its location opposite Carroll Park, is the result of the foresighted, mid-19th century planning of Richard Butts, a surveyor. In his map of 1846 for the creation of a series of Places from First through Fourth Streets, he provided blocks of unusual depth, resulting in lots with houses set back behind front yards 33.5 feet deep. This pattern, modified to yards ranging from 25 to 39 feet in depth, was followed for the streets between Smith and Hoyt: Union, President, Carroll and Second. President and Carroll Streets, within the Historic District, bear witness to the success of Butts' plan, and are a fine expression of rational urban planning. The tree-lined streets, with long rows of low two- and three-story houses, set back uniformly behind carefully tended gardens, exhibit, to a degree unusual in an urban environment, an awareness of the values of open space, a remarkable degree of architectural unity and a quiet dignity.

Development of the Historic District began in the late 1860s, when the construction of rows of two- and three-story brownstones began, and was completed by the early 1880s. This short span of time gives the District an architectural coherence it would probably not otherwise have had. The builders carefully accommodated the houses to the slope of the streets, with gradual adjustments in the height of stoops and roof cornice lines. On Smith Street, stores at

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street level, with living quarters above, provided the area with the shops and services it required. The houses were built to accommodate prosperous merchants and those of more modest means. It was, and still is today, a representative, solidly middle class community. Architecturally the buildings serve as reminders of the high standards of builders of a century ago. Using brownstone facing shipped by barge from quarries in New Jersey and Connecticut, and choosing from a wide variety of ornamental elements manufactured in small local factories, the builders arranged them in various combinations to offer house buyers distinctive designs. The buildings illustrate a number of the popular styles of the later 19th century: late Italianate, French neo-Grec and even Victorian Gothic in the only church and former parsonage within the District.

Two neighborhood builder-developers, in association with others, were particularly prominent in the development of Carroll Gardens.

The first was William J. Bedell, whose activity within the District began in 1870 on Smith Street and at the northwest end of President Street. At that time, he was listed in the Brooklyn Directory as a builder at Court Street, corner Joralemon, in Brooklyn Heights, and lived at 377 Degraw Street. In the mid-1870s, he moved his business to 327 Smith Street, within the Carroll Gardens Historic District, and lived in Morristown, New Jersey. In 1877/78, the last year he was listed in the directories, he was at 337 Smith Street. Other members of the Bedell family continued their activity within the District through 1883 or 1884, after William had moved to Morristown, New Jersey. The Bedells often worked in association with Edward P. Crane, a neighborhood mason and builder, whose business and home was nearby on Sackett Street until 1880, when he moved his residence to First Street, just outside of the Historic District. Theodore Pearson, carpenter-architect, also worked with the Bedells. He lived nearby on Smith Street, at No. 381 in the early 1870s and by 1880, at 291 Smith Street.

John Layton, the second builder and real estate developer, was also important in the development of Carroll Gardens. He began building in the late 1870s and appears to have worked closely with the Bedells. His real estate office, from 1877 on, was at the same address as Bedell's at 337 Smith Street.

Thus, in addition to the short span of time during which the development of Carroll Gardens took place, there appears to have been a spirit of cooperation among the various builders, resulting in an architecturally unified approach to the building of a neighborhood. It is evident that careful attention was always given to creating a design which would be in harmony with earlier adjacent buildings. The street, in its totality, becomes much more than the sum of its parts.

While a few of the buildings have been altered by the replacement of roof cornices by masonry parapets, the smooth-stuccoing of the original decorative detail and the refacing of house fronts, the general character of the houses in the Carroll Gardens Historic District remains remarkably homogeneous.

CARROLL STREET Between Smith & Hoyt Streets

Almost all the row houses along this wide street were built by William J. Bedell, or by Bedell in association with the neighborhood mason Edward P. Crane, between 1871 and 1874. Construction began at the Smith Street end of the street in 1871-72 with Nos. 256-260 and continued through 1874, when the long row of houses on the north side was erected. The church and former parish house, at the east end of the street on the north side, were built in 1873 and 1878 respectively, while the five adjoining two-story houses at Nos. 301-309 were probably built in the late seventies.

SOUTH SIDE (Nos. 256-306)

Nos. 256-268. This row of seven three-story brownstones was constructed by William J. Bedell on land he purchased from the New Haven County National Bank in August 1871. Nos. 256-264 were built in 1871-72 and Nos. 266-268 were completed in 1873. The seven facades were originally almost identical in design.

CARROLL STREET Between Smith & Hoyt Streets

The "eyebrow" lintels over the windows and door of No. 260 are also found at No. 268. These two houses differ, however, in certain decorative features. Diamond-shaped panels are set in the wall below the parlor floor windows at No. 260. There, the pronounced "eyebrow" lintel over the doorway is carried on small brackets, while that of No. 268 is supported by elegant foliate brackets. The handsome paneled double doors of No. 268 further enhance the distinctive quality of this prototype house, which retains its original, bracketed roof cornice.

Nos. 270-284. These eight brownstones also were developed by Bedell in 1873, in association with the neighborhood mason Edward P. Crane. In their general design they resemble his high stoop three-story houses on the north side of the street at Nos. 269-293. Nos. 282 and 284 best exemplify this type but are differentiated from one another by distinctive features. The original character of most of the houses in this row is most clearly seen at No. 282. Beveled panels are set in the plane of the wall just below the parlor floor windows. The upper floor windows have simple lintels and sills set on small corbels. The recessed doorway is flanked by handsome grooved pilasters which are terminated by brackets supporting a triangular pediment. The original appearance of the doors probably resembled those at No. 274, which retains its 19th century hardware in its left-hand leaf. Several unusual features distinguish No. 284. Above the rusticated basement, the parlor floor windowsills are set on elongated corbels. All the windows are enframed by strongly accentuated moldings. The segmental-arch motif of the basement windows recurs at the impressive pediment crowning the doorway with central keystone. The facade is crowned by a bracketed wood roof cornice which appears on many of the other houses in this row.

Nos. 286-306. Smaller in scale than the preceding row, these thirteen two-story houses were also built in 1872-73. The land was sold by William J. Bedell in July 1872 to William B. Sheldon and Edward P. Crane, the mason who undoubtedly built these houses. Approached by high stoops, many of the doorways are surmounted by triangular pediments supported by brackets. In some cases, beveled panels separate the rusticated basements from the parlor floor windows, as may be seen in its original form at No. 300. The window lintels at some of the houses still retain their cap moldings. The row is unified both by the handsome yard railings with cast-iron finials and a number of bracketed roof cornices.

NORTH SIDE (Nos. 255-309)

Nos. 255-267. These seven three-story brownstone houses, separated from the house at the Smith Street corner by a two-car garage, have deep yards enclosed by wrought iron railings of the same general design. Low stoops lead to recessed doorways which are gracefully crowned by segmental arches. The homogeneity of design in each facade is created by the use of segmental arches over all the windows. At Nos. 257 and 265 the windowsills of the top two floors are carried on corbel blocks. Several of these houses of 1872 retain their metal bracketed roof cornices of identical design. This and neighboring rows were built by William J. Bedell on land purchased from the Phoenix National Bank of Hartford, Connecticut.

Nos. 269-293. The thirteen brownstone houses in this row, erected by Bedell in 1874, are differentiated from the preceding row by their basements and high stoops, but are related to it by the recurrence of segmental-arched doorways. Only No. 277 displays a square-headed doorway. Cornice slabs or segmental arches carried on brackets embellish many of the entrances, and provide a decorative accent to these facades. With its rusticated basement, handsome doorway and decorative detail, No. 273 shows the influence of the French neo-Grec style. Projecting from the flat wall surface, the windowsills, set on corbels, as well as the accentuated window lintels, animate the facade. Although the interlaced wrought iron gates are the same as at the yards to the west, the yard railings have more widely spaced uprights, with cast-iron finials.

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CARROLL STREET Between Smith & Hoyt Streets

Nos. 295-299. In 1872, the Carroll Park Methodist Episcopal Church acquired this property from William J. Bedell, a member of the congregation which worshiped in a store on Smith Street near Carroll before the church was built. It therefore seems probable that he was the builder of the parsonage and the church.

The former parsonage at No. 295, completed by 1878, has similar proportions to the adjoining row, but is stylistically related to the Victorian Gothic brick church next door. The recessed doorway of the parsonage has been distinctively treated. It is flanked by engaged columns with composite capitals which support the pointed arch above. A decorative incised panel is set in the arch, and this same motif recurs above the windows. The cornice has been replaced by a masonry parapet.

The church (Nos. 297-299) was purchased in 1891 by the Norwegian Methodist Episcopal Church, reflecting the influx of Norwegians into the area, and in 1949 by the South Brooklyn Christian Assembly. It is harmonious in scale with the row houses and serves as a focal point of this residential community. The low Victorian Gothic pointed arch is the dominant design element of the facade and gives form to the projecting doorway and side-aisle windows. The central stained glass window has a tri-partite division defined by tracery. Above, a louvered oculus is centered in the gable which is set off by carved corbel blocks and crowned by a small bell-cote. Buttresses, capped by stone pinnacles, rise above the roofline at either side of the facade. The church has a cornerstone dated "1872", and was completed the following year.

Nos. 301-309. These two-story brownstone houses display many features of the row houses to the west including rusticated basements, high stoops and segmental-arched doorways. The double windows of the first floor at each house, with the exception of No. 309, share a common sill and lintel block. Neo-Grec cornices with brackets and unusually large dentils crown each house. No. 305 has a mansard roof with dormer windows, similar to the mansards on Second Street. The elaborate cast-iron yard railing at No. 303 is noteworthy and is similar to those at Nos. 329-355 President Street, which date in the late 1870s. The Carroll Street row may well have been built by Bedell after he moved to Morristown, New Jersey, but before 1878/79, when his name is dropped from the Brooklyn Directory.

CARROLL STREET East of Hoyt Street

SOUTH SIDE

No. 314, the corner apartment house is described under No. 347 Hoyt Street.

NORTH SIDE

The building at the corner is described under No. 345 Hoyt Street.

FIRST STREET East of Hoyt Street

NORTH SIDE ONLY

The house at the corner is described under No. 361 Hoyt Street.

HOYT STREET

EAST SIDE (Nos. 327-345) Between President & Carroll Streets

These two-story rows of brick and brownstone houses closing the eastern end of Carroll Street are dominated by two four-story apartment houses at the southeast corner of Carroll Street. A tall church spire, outside the Historic District, dominates the vista to the north.

Nos. 327-333. Built for Mary Sheldon, in 1869, these two-story brick houses with high stoops are, with No. 356 President Street around the corner, the earliest in the Historic District. They retain many of their original features. The curvilinear design of the cast-iron railings at Nos. 327 and 333 is typical of the period, as are the handsome arch-paneled double doors. The doorway of No. 331 has a cornice slab supported by console brackets. The windows at all stories have simple stone lintels and sills. In addition, the original wrought iron grilles with cast-iron finials have been preserved at the basement windows of Nos. 329 and 333. A uniform wood roof cornice with carved foliate brackets crowns each facade. On the President Street side of No. 327, there is a handsome wooden bay window at the parlor floor, crowned with brackets and dentils supporting its cornice. A three-car garage fills the rear lot.

Nos. 335-337. At the center of the block, this pair of slightly higher, elegant brownstones, erected in 1874 by neighborhood builder Owen Nolan, contrasts engagingly with the adjacent brick row houses. The distinctive character of these two buildings is best illustrated by No. 337, with its rusticated basement and decorative door and window enframements. The recessed arched doorway is flanked by paneled pilasters carrying large stone consoles which support a projecting triangular pediment. Embellishing this facade, accentuated cornices cap the segmental-arched lintels of the parlor floor windows, supported on small corbel blocks. Just below them, diamond-shaped panels enliven the wall surface. The second story window lintels have cap moldings. Unusually closely spaced brackets, interspersed with square panels, support the wood roof cornices. The variety of ironwork displayed in these two buildings illustrates the enthusiasm for this material in the post-Civil War era. Both houses retain their delicate wrought iron yard railings with cast-iron finials and basement grilles. The bold forms of the massive cast-iron posts and balustered hand railings enhance the high stoops.

Nos. 339-343. These two-story brick houses of 1873 above high basements are essentially similar in design to Nos. 327-333. Crowned by bracketed roof cornices, they also display simple window enframements at all floor levels. These facades are distinguished, however, by the richly carved brackets which support cornice slabs above the arched doorways. No. 343 retains its original paneled, arched double doors, glazed at the top.

No. 345. This corner building of 1883, which until recently had a ground floor store, is slightly taller than the row to the north, making an effective termination. Like its neighbor, it has handsome foliate brackets at the roof cornice.

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HOYT STREET

EAST SIDE (Nos. 347-361) Between Carroll & First Streets

No. 347. The four-story brick apartment house at the corner of Carroll and Hoyt Streets was designed by architect Charles Rentz, Jr., for Henry Menken, and built in 1884. A cast-iron fluted pilaster may still be seen at the right-hand side of the ground floor store. The residential upper floors are separated from the commercial ground floor by a stone bandcourse which also serves as a sill for the second story windows. All the windows have plain rectangular stone lintels. A boldly projected roof cornice with grooved brackets surmounts the building. The Carroll Street side (No. 314) displays many of these same features, plus a corbeled molding beneath the second floor windowsills.

No. 349. Architect-builder J. G. Miller constructed this four-story brick apartment house in 1884 for H. D. Eastman. A low stoop, with its handsome original wrought iron newel posts, of neo-Grec design, and handrailings, leads to the square-headed doorway. A two-sided bay with a groove at its apex extends the full height of the facade and is outlined at either side by "toothed" brickwork. Stone bandcourses extend across each story, connecting the windows at the sills and serving as impost blocks for the lintels. The striking profile of the ornate neo-Grec roof cornice reflects the planes of the facade.

Nos. 351-353. These two-story row houses above high basements were designed by architect W. J. Morrill and erected in 1878 by their builder-owner, John Thomas. No. 353 retains more of its original features than its neighbor. Here, unadorned pilasters support a cornice slab and enframe the arched doorway. There are segmental-arched windows at each story and a bracketed wood roof cornice of neo-Grec design.

Nos. 355-361. In 1874, neighborhood architect-builder William Corbett designed and erected these four neo-Grec row houses. Their original character is well exemplified by No. 357. Two stories in height above a basement, it is approached by a high stoop leading to recessed, paneled double doors. Above the segmental-arched doorway, a cornice slab rests on delicately carved brackets. The treatment of the windows differs at each story. The segmental-arched basement windows have iron grilles. At the parlor floor, the long, narrow square-headed windows have simple lintels and sills. Beveled panels may still be seen beneath these windows at No. 355. At the second story of Nos. 355 and 357, small corbel blocks support the windowsills. The bracketed wood roof cornices of both houses are typically neo-Grec.

HOYT STREET Between Union & Second Street

WEST SIDE

(Note that the street numbering sequence on the north-south blocks is interrupted because the corner buildings are numbered on the east-west streets and described in connection with them.)

The south half of the block between Union & President Streets, which is within the Historic District, is occupied by the side of No. 355 President Street and a small garage at the rear of the lot, No. 318.

The north half of the block between President & Carroll Streets is occupied by the side of No. 350 President Street and has a one-story, four-car brick garage filling its rear lot. The south half of the block is occupied by the side of No. 309 Carroll Street, its yard, and two three-story houses at Nos. 346 and 348. Built as a pair, they occupy the rear lots of Nos. 307 and 309 Carroll Street. No. 346 is a simple brick house which retains much of its original appearance including a neo-Grec roof cornice and fine yard railing.

The north half of the block between Carroll and Second Streets is occupied by the side at No. 306 Carroll Street, a wide brick garage and a small house at 356, both located on the rear lots of Nos. 304 and 306 Carroll Street. The two-story brick house, which has a low stoop and a bracketed sheetmetal roof cornice, was designed as a stable by Stanley S. Covert and built in 1881. The south half of the block is outside the Historic District.

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PRESIDENT STREET Between Smith & Hoyt Streets

SOUTH SIDE (Nos. 304-350)

The handsome rows of houses on this street were erected between 1870 and 1883 by the builder-developer Bedell family and by John Layton. As was the case on Carroll Street, development was begun at the Smith Street end by William J. Bedell's two houses at Nos. 297 and 299. A five-house row by Bedell at Nos. 319-327 went up at the same time, followed by rows of 1876 and 1883 buildings. John Layton was responsible for the development of long rows at Nos. 329-355 and 314-324 in 1878 and 1881.

No. 302 is described under No. 325 Smith Street.

Nos. 304-312. The handsome original appearance of this row of five residences, built in 1872 by William J. Bedell, is best illustrated by No. 312, which retains most of its original late Italianate features. It is separated from the street by gates and a delicate yard railing featuring cast-iron finials which recur along the street. Above the rusticated basement, a stoop leads to an impressive arched doorway, which is surmounted by an arched pediment resting on elaborately carved foliate brackets. The high, narrow, segmental-arched windows at the right retain their original proportions and are crowned by "eyebrow" moldings above the lintels. This motif is also repeated above the windows of the second and third stories, where the sills rest on small corbels. The deep roof cornice, supported by four brackets, features a row of dentils above the fascia.

Nos. 314-330B. This long row of fifteen brownstones was erected in the early 1880s by neighborhood builders. The six houses at Nos. 314-324 were built in 1881 by John Layton. The two residences at Nos. 326 and 326A were built in 1883 by Charles Bedell in association with the carpenter-architect Theodore Pearson, who also worked for Chester Bedell at Nos. 326B through 330B, a seven-house row built in 1883.

These three-story houses are approached by high stoops and in some cases the rustication at the basements has been retained. In keeping with their later date, the buildings show the influence of the French neo-Grec style. The massive cast-iron newel posts at the stoops are typical. Like Nos. 304-312, most of the decoration is focused at the arched doorways. There, the wide grooves of the pilasters is characteristic of the neo-Grec, as is the handsome original double door at No. 330B. Above them, long, richly carved vertical brackets support shallow triangular pediments, well preserved at several of the houses. Further dignity is given to the facades by the strongly projecting window lintels and sills resting on small corbels at the upper floors and larger, characteristically incised brackets at the parlor floors. The roof cornices are similar in design to those at Nos. 304-312, but are stepped down in height along the row to reflect the slope of the street.

Nos. 332-350. Stretching to the corner of Hoyt Street is a long, low row of twelve modest two-story residences, only two windows wide, built in 1881. The developer and builder was William J. Bedell, again in association with Theodore Pearson and Edward P. Crane. The influence of the French neo-Grec style appears again in this row. The dominant element of each facade is the finely detailed arched doorway which is quite similar in design to those of the adjoining row. At each house, above the rusticated basement, the wide parlor floor window is framed by a molding as are the second story windows. In accord with the smaller scale of these houses, the roof cornice has a delicate design. Here the roof cornice has diamond-shaped panels set between paired brackets, similar to those on the north side of the street. The original paneled doors remain at Nos. 334, 336-1/2 and 338. Most of the yards are enclosed by their handsome original cast-iron railings, which are late Italianate in style.

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PRESIDENT STREET Between Smith & Hoyt Streets

NORTH SIDE (Nos. 295-355)

No. 295 is the side entrance of No. 323 Smith Street. It has a projecting vestibule entrance with foliate brackets supporting the cornice slab. The rear of the lot is now occupied by a one-story commercial building.

Nos. 297-299. This pair of imposing three-story brownstone residences was built by William J. Bedell in 1870. Careful attention to decorative detail was given to these facades. At the rusticated basements, the arched windows have keystones and grilles with ornate cast-iron finials. Above them, panels support the sills of the parlor floor windows. The cornice slabs above the lintels are carried on deep brackets which also support the segmental-arch pediment over the arched doorway at each house. The projecting sills and lintels of the upper story windows rest upon small corbel blocks. The roof cornices have deep foliate brackets with diamond-shaped panels between. The yard railings are similar to those of their neighbors. The houses are in the process of being refaced.

No. 301 is not in the city street numbering system.

No. 303-317. William J. Bedell constructed these ten brownstone houses in 1876. No. 313 shows most clearly the original character of this row. Centered in the rusticated basement, the double segmental-arched window is accented by a keystone incised with the fleur-de-lis design, a popular motif at this period. The long double windows at the parlor floor are aligned with those below, and separated from them by panels with a circular motif at the center. The parlor floor windows are prominently enframed and crowned by cornices; the single windows of the upper stories are treated in a similar manner with corbel blocks beneath the sills. The enframing of the doorway is neo-Grec and the pilasters once resembled those at No. 317. The paneled double doors are the original, with glass substituted for the main panels. Some of the houses retain their original roof cornices, with diamond-shaped panels between the brackets. At a number of the houses, the original, balustered cast-iron handrailings at the stoops and the yard railings with cast-iron finials and gates, survive.

Nos. 319-327. These five dignified brownstones, among the earliest in the District, were among the first houses built by William J. Bedell in 1870. In overall design, they recall the houses at Nos. 297-299. Among the notable differences between the two groups are the use here of a triangular pediment over the arched doorways and the retention of the fine foliate ornament at the parlor floors and basements. The paneled, arched double doors at No. 319, with glass lights only at the tops, are the originals. The roof cornices with diamond-shaped panels were the prototypes for Bedell's later houses to the west. The arched cast-iron handrailings of the stoops and the heavy newel posts, topped with balls, remain at two of these houses. The yard railings set the pattern for those to the west.

Nos. 329-355. John Layton constructed this long row of fourteen neo-Grec brownstones in 1878. An unusual feature of these two-story houses is the varied window arrangement. Some have paired windows and others have large single ones. In accord with the smaller scale of these houses, the decorative details have been reduced in size. Paired brackets distinguish their typically neo-Grec roof cornices. The original paneled door, with glass light at the top and its paneled reveals, remains at No. 345. The cast-iron stoop and yard railings, different from their neighbors, effectively display a criss-cross pattern set mid-height in their arched uprights.

Carroll Gardens Historic District

PRESIDENT STREET East of Hoyt Street

SOUTH SIDE ONLY

No. 356, a tall, handsome, three-story brick house with a high basement dominates the head of the street. It has a round-arched doorway with triangular pediment above, and its fine original paneled doors. The tall double-hung parlor floor windows extend to a stone bandcourse separating them from the basement. The house retains its original, late Italianate cast iron handrailings, newel posts at the stoop and its yard railing. A bracketed and paneled roof cornice crowns the building, which was erected in 1869. Together with the row houses around the corner on Hoyt Street, these are the earliest buildings in the District.

SMITH STREET

EAST SIDE ONLY (Nos. 315-353) Between Union & Second Streets.

These rows of three-story brownstone houses, built in the early 1870s by William J. Bedell, enjoy an open prospect opposite Carroll Park and a modern, three-story school, P. S. No. 58. Nos. 315-323, the five houses north of President Street, were built in 1870 and are among the earliest in the District. The five houses at Nos. 345-353, south of Carroll Street, were erected in 1871-72, while the long row between President and Carroll Streets was built in 1872-73.

Although they have shops at their ground floors with apartments above, they are generally in character with the houses on President and Carroll Streets. The buildings on Smith Street are basically similar, stepped down to follow the incline of the street toward the north. A number of the buildings have been resurfaced, but the street still retains much of its small-town, 19th century atmosphere.

The original detail of these facades is best seen at No. 319, in the block between Union and President Streets. The shopfront, with its large display windows set in wood frames, is distinctly separated from the residential upper part of the building by a projecting sheetmetal cornice set on console brackets. The two functions of the building are further signaled at street level by the separate side entrance leading to the apartments above. At these upper stories, square-headed windows with lintels crowned by cap moldings are set in the brownstone facade. The windowsills rest on small corbel blocks. The building has a late Italianate roof cornice resting on foliate console brackets, a recurring design throughout these blockfronts. No. 347, in the block between Carroll and Second Streets, also retains most of its original features.

The row of ten brownstone houses, between President and Carroll Streets, was once quite similar to Nos. 319 and 347 on the adjoining blocks. Several of the houses retain their original doors leading to the upper stories; two have corbel blocks under their third-story windowsills and all but two still have their original roof cornices with foliate brackets and dentils. The building at the southeast corner of Smith and President Streets has been extensively altered

FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, the architecture and other features of this area, the Landmarks Preservation Commission finds that the Carroll Gardens 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 periods or styles of architecture typical of one or more eras in the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the City.

The Commission further finds that, among its important qualities, the Carroll Gardens Historic District is a quiet residential community developed between 1869 and 1884, that it retains much of its 19th century atmosphere, that because of its unusual street pattern, the impression is that of a protected enclave, a separate self-contained entity within the larger fabric of the area, that the sunny tree-lined streets, with rows of low-lying houses set uniformly far back behind carefully tended gardens, achieve a sense of space unusual in an urban environment, that the long rows of two and three-story houses are architecturally compatible as the result of the cooperation between neighborhood builders and the short span of time during which they were erected, that these long rows give architectural coherence and dignity to the streetscape, that the architecture is representative of the popular styles of the period, including the late Italianate, neo-Grec and Victorian Gothic, that the District was, and still is today, a solid community which, because of its location, atmosphere, architecture and spirit continues to attract newcomers to the area.

Accordingly, pursuant to the provisions of Chapter 63 of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as an Historic District the Carroll Gardens Historic District, Borough of Brooklyn, containing the property bounded by the southern property line of 353 Smith Street, the southern property lines of 256 through 302 Carroll Street, the southern property line of 356 Hoyt Street, Hoyt Street, First Street, the eastern property lines of 361 through 355 Hoyt Street, part of the southern property line of 353 Hoyt Street, the eastern property lines of 353 through 347 Hoyt Street, Carroll Street, the eastern property lines of 345 through 335 Hoyt Street, the eastern property line of 356 President Street, President Street, Hoyt Street, the northern property lines of 355 through 297 President Street, the northern property line of 315 Smith Street and Smith Street to the southern property line of 353 Smith Street.