
BOERUM HILL
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

ACKNOWLEDGMENTS

Early in 1970, a compendium of photographs and description of houses in the Historic District was compiled under the auspices of the Boerum Hill Association. A major part of the research for this designation report was carried out in the summer of 1970 by an ad hoc committee of Boerum Hill residents, comprised of Joyce Bailey, Josephine Harris, George Herzog, Judith Kleinman, Frances Russell, Anne Udasco and Mark Zulli. Our thanks also go to Lois Brown, Olivia Buehl and Frances Muller, of Boerum Hill, who assisted in typing the designation reports of the nearby State Street houses.

Grants from the New York State Council on the Arts and the Massachusetts Audubon Society made possible the assistance in 1973, on a part-time basis, of the following people in preparing the designation report: Ann Bedell and Deborah S. Gardner wrote a first draft, which was revised by Marjorie Pearson and May N. Stone. Eric Weissler did additional research in the summer of 1973 under the City's Urban Corps Program.

Staff members who were directly concerned with the report include: Alan Burnham, Director of Research, and Ellen W. Kramer, Deputy Director, who are responsible for its final form; Daniel Brunetto did additional research in City records and a working map; members of the Preservation Department prepared the map of the Historic District; Dorothy Abel, Mitzi Gevatoff and Irene Mahnken typed successive drafts and the final report; and production was carried out under the direction of John W. Benson, Office Administrator.

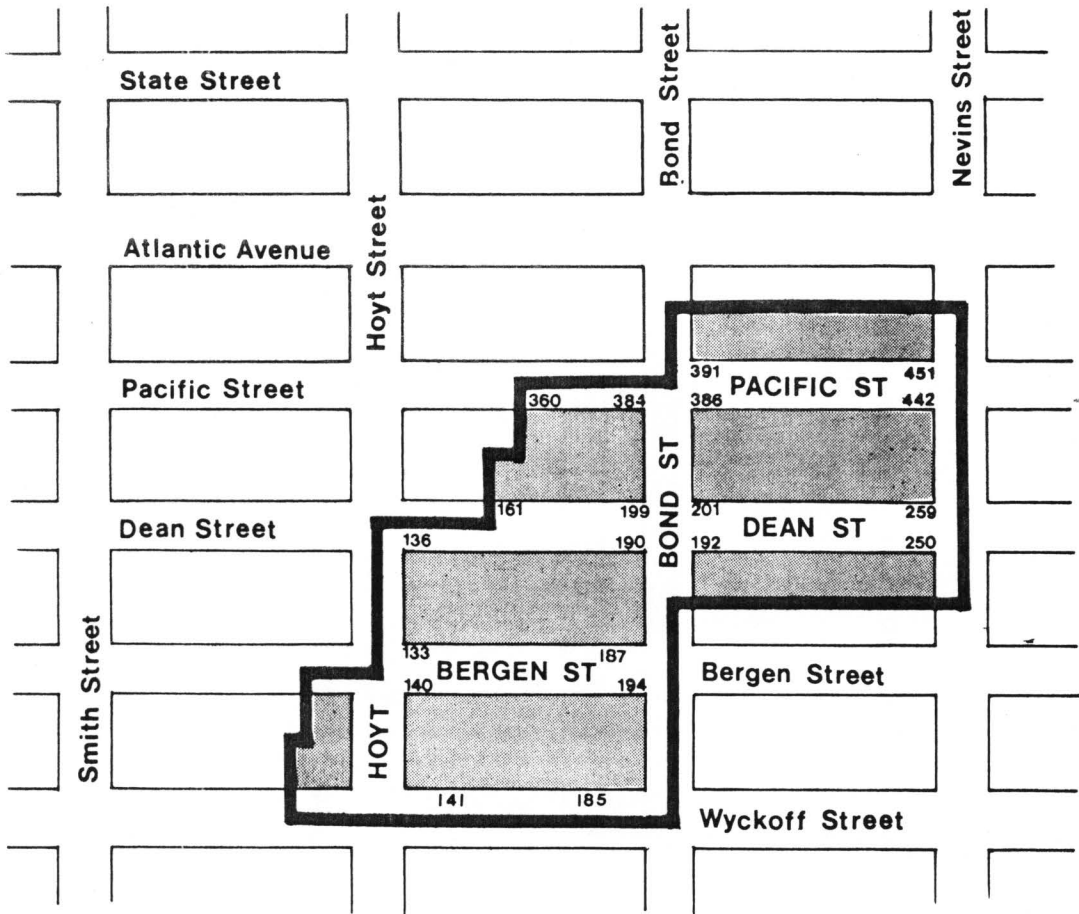
Grateful acknowledgment is made to many individuals in various City agencies who made available conveyances of property, tax assessment records and building plans and applications, and to other public and private repositories of information, most particularly the Long Island Historical Society.

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
November 20, 1973

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BOERUM HILL HISTORIC DISTRICT
BROOKLYN



DESIGNATED NOVEMBER 20, 1973

Numbers show buildings inside boundary of district

BOERUM HILL HISTORIC DISTRICT, Borough of Brooklyn.

BOUNDARIES

The property bounded by Wyckoff Street, beginning at its intersection with Hoyt Street, Bond Street, the southern property lines of 192 through 200 Dean Street, part of the western property line of 202 Dean Street, the southern property lines of 202 through 248 Dean Street, the southern property line of 134 Nevins Street, Nevins Street, the northern property line of 96 Nevins Street, the northern property lines of 449 through 441 Pacific Street, the northern and part of the western property lines of 439 Pacific Street, the northern property lines of 437 and 435 Pacific Street, part of the eastern and the northern property lines of 433 Pacific Street, the northern property lines of 431 through 413 Pacific Street, part of the eastern and the northern property lines of 411 Pacific Street, the northern property lines of 409 through 405 Pacific Street, the northern and part of the western property lines of 403 Pacific Street, the northern property lines of 401 through 391 Pacific Street, Bond Street, Pacific Street, the western property line of 360 Pacific Street, part of the northern property line of 169 Dean Street, the northern property lines of 167 through 161 Dean Street, the western property line of 161 Dean Street, Dean Street, Hoyt Street, Bergen Street, the western property lines of 148 through 156 Hoyt Street, part of the northern and the western property lines of 158 Hoyt Street, the western property lines of 160 through 166 Hoyt Street and Wyckoff Street to the intersection of Hoyt Street.

TESTIMONY AT THE PUBLIC HEARINGS

On June 23, 1970 the Landmarks Preservation Commission held a public hearing on the proposed designation of this Historic District (Item No. 80). The hearing had been duly advertised in accordance with the provisions of law. Twenty-six persons spoke in favor of the proposed designation, and none against it. The witnesses favoring designation clearly indicated that there is great support for this Historic District from the property owners and the residents of Boerum Hill.

On December 13, 1966 (Item No. 2) and on January 31, 1967 (Item No. 1) the Landmarks Preservation Commission had held public hearings on a Boerum Hill Historic District. The Commission was not able to act upon all the proposed Historic Districts heard during its first series of public hearings in 1965 and 1966, and so, several Historic Districts were heard in 1970, including this proposed Historic District where there continues to be great interest in preserving the fine buildings of the community.

HISTORICAL INTRODUCTION

The history of the Boerum Hill Historic District can be traced back as far as 1645, when the first of three land patents in the area was bought by Jan Eversen Bout, a Dutch settler who was to play an important role in the development of the small and burgeoning community. The two other land patents were taken by Jacob Stoffelson and Gerrit Wolfertsen van Couwenhoven, and the three patents together comprised that part of Brooklyn now bounded by Fulton Avenue, Smith and Nevins Streets. The hamlet which grew up in this region, between the Wallabout and Gowanus, was known as Breuckelen, after a city in Holland of the same name and with much the same topographical character as the American town.

The town of Breuckelen gained official recognition in 1646, when a constable and two petty justices, one of whom was Jan Everson Bout, were appointed to administer the affairs of the settlement. By 1660, thirty-one families--a population of 134 people--lived in Breuckelen. In the next year, the first school in the village was set up in a little church which stood near the present junction of Fulton Avenue and Bridge Street, to the north of the Historic District.

During the eighteenth century, the region continued to grow. In March 1704, the long Kings Highway, a portion which is now Fulton Street, was laid out from the Fulton Ferry, linking the several villages comprising the future Kings County. The irregular course of the road resulted from the unwillingness of many of the residents who owned land in line with its proposed route to sell their properties.

The name Boerum appears frequently in the chronicles of Brooklyn during the eighteenth century. Boerum Hill, Boerum Place, which lies in close proximity to the Historic District, and Boerum Street, northeast of the Historic District, were named for this family, which during several generations played a significant role in the development of the area. Simon Boerum, who served as the Clerk of King's County from 1750-1775, represented the County at an important meeting of the Assembly in March, 1764. This session of the Assembly was called to pass resolutions against the British-imposed Sugar and Stamp Taxes. The action of the Assembly was in vain, however, and resulted in the suspension of political rights for the members of the colony.

As the struggle for independence from England progressed, it became necessary to protect this region from the invading British troops. Among the Brooklyn citizens who defended their territory during the American Revolution were William Boerum, who served as a first lieutenant in the Brooklyn Light Horse regiment, Peter Wyckoff, who was a quartermaster, and Isaac Boerum and Hendrick Wyckoff, both of whom served as privates in the horse troop.

The Long Island forces were under the command of General Anthony Greene, who ordered a line of fortifications to be constructed through the present Borough of Brooklyn, extending from Wallabout Bay to the Gowanus Bay. Three forts and two redoubts were erected to make up this line of defense. Closest to the Historic District was Fort Box, located near the present Pacific Street, slightly above the present Bond Street. This fort was named in honor of Major Daniel Box, General Greene's brigade-major. Fort Greene stood about three hundred yards to the north of Fort Box, approximately between State and Schermerhorn Streets, just above Bond Street. This fort is said to have been the largest fortification on Long Island, garrisoned with an entire regiment. After the defeat of the American troops in the Battle of Long Island, General Washington ordered a retreat on August 29, 1776, abandoning these fortifications to the British for the duration of the War.

During the War of 1812, when the threat of British occupation again arose, the sites of the earlier forts were reactivated. Fort Fireman was close to the former location of Fort Box, and Fort Masonic replaced Fort Greene. These defenses, however, were not used during the War.

In the early decades of the nineteenth century, Brooklyn was a satellite community of the great metropolis across the East River. Its development was spurred on by its proximity to Manhattan, to which it was linked by ferry service, and there even existed a sense of competition among Brooklyn residents to outdo or at least to emulate their Manhattan neighbors. An article in The Long Island Star in 1815 urged that Brooklyn "must necessarily become a favorite residence for gentlemen of taste and fortune, for merchants and shopkeepers of every description, for artists, artisans, mechanics, laborers and persons of every trade in society." The city, however, was still primitive in many respects. Its streets and sidewalks were in poor condition, and the police and fire departments were not well organized. The growth of the area was slow, but as residents came to recognize the need for certain improvements, a self-conscious community began to emerge.

When the City of Brooklyn was incorporated in 1834, the land comprising the Historic District was owned by the Gerritsen and Martense families. The two families were related by marriage and had been Brooklyn residents for many years. Samuel Gerritsen's property was bounded roughly by the present State, Smith, Warren and Bond Streets, while George Martense's estate extended from State to Baltic Streets, and from Bond to Nevins Streets. The family properties were lotted beginning in 1833-34, when much of the Martense estate was sold to Charles Hoyt and his associate, Russell Nevins. The names of the streets in the Historic District indicate the significance of the role these two men played in its development. The Gerritsen family held their property longer than the Martense family and was still selling lots in 1855.

At the end of the 1840s, construction was begun in the area of the Historic District, in its northern section along Pacific and Dean Streets. The buildings along Bergen and Wyckoff Streets were constructed after the Civil War, at the end of the 1860s and early 1870s. Among the prominent citizens who lived in the primarily residential neighborhood was Samuel G. Arnold, editor of The Brooklyn Eagle. There were also local merchants in the area.

At the turn of the century, the demographic character of the community changed with the influx of immigrants from Ireland, Italy and Germany. The town houses became multi-family dwellings, but the handsome exteriors of the buildings remained essentially unaltered.

Today the neighborhood has a racially and ethnically mixed population. The pride which many residents feel about the area is expressed in numerous cases by restoration work on individual houses. The Boerum Hill Association has exerted a good influence in establishing a sense of community pride and unity throughout this neighborhood.

ARCHITECTURAL INTRODUCTION

The Boerum Hill Historic District, comprising nearly 250 buildings--most of them row houses--displays a striking homogeneity along its streets. Despite the fact that most of these houses were constructed from the 1840s through the 1870s, ranging in style from the Greek Revival to the Queen Anne, they harmonize well with each other and give this area of Brooklyn a special character.

The earliest houses in the District, those built in the late 1840s and early 1850s, exhibit certain features of the Greek Revival style, an architectural mode popular in America through the second quarter of the 19th century. The architecture of Athenian democracy was reinterpreted by the architects and builders of the new Republic, be it State Capitol or small row house. Elements of Greek architecture were adapted by American architects and builders to suit current needs. Architectural handbooks which proliferated in the 1840s made the forms readily available to builders. These manuals abounded with illustrations of columns, cornices and pilasters, all of which were relatively inexpensive and could be applied to the facade of any building.

The American builders' handling of the elements of Greek architecture was often an imaginative and novel one. Free-standing columns were reduced to paneled pilasters flanking the doorway, with an entablature above, often surmounted by a shallow pediment. The doorway was the focal point of the Greek Revival facade, with other details of the building handled in a more restrained manner. A simplified version of the Greek Revival style continued to be used by Boerum Hill builders into the 1850s at the same time as, and sometimes adjacent to, houses built in the new Italianate style.

The 1840s and 1850s also brought the romantic Gothic Revival style to the United States. No. 374 Pacific Street is the sole example of this style of house in Boerum Hill, while No. 188 Dean Street displays fine Gothic Revival cast-iron railings.

The Italianate style, which characterizes many of the houses in the Historic District, became popular in America at the beginning of the 1850s and was in vogue for more than two decades -- certainly with the builders of Boerum Hill. It was more ornate than the simple Greek Revival style, with doorway and window pediments carried on foliate or scrolled brackets and bracketed roof cornices, all adding great visual interest to the facade. A free adaptation of Italian Renaissance architecture, the style was indicative of the rising affluence of American society.

During the building boom which followed the Civil War, the Italianate style continued to be used in Boerum Hill, although it was generally out of favor in Manhattan by this time. Other styles made their appearance, too, but not in any great numbers. A row of gabled Victorian cottages on Dean Street adds a suburban note to this urban area. The French Second Empire style, expressed in the use of an occasional mansard roof, and the neo-Grec style, characterized by the use of angular and incised ornamental details, also made their appearance in the 1870s. Queen Anne floral details, typical of the later 1880s, also appear on several buildings.

Brick was the building material most commonly used by the builders in Boerum Hill, no matter what the style of house. Although it was common practice to build Greek Revival and Italianate houses above rusticated brownstone basements, in Boerum Hill the basements were also often faced with brick. The use of brownstone was frequently reserved for decorative features. Today most of these brick fronts are painted in a wide variety of colors. The use of the more elegant complete brownstone front for late Italianate and neo-Grec houses became more common in the period following the Civil War. A curious decorative feature was added to the brownstone basements of many houses in the area, probably in the 1880s. Local stonecutters carved Queen Anne style motifs, such as rosettes and sunbursts, above and between the basement windows.

The different architectural styles used in the Historic District are also reflected in decorative ironwork. The wrought-iron stoop and yard railings of the Greek Revival period incorporated fine curvilinear details and fretwork patterns. In the 1850s early Italianate railings utilized cast-iron curvilinear forms bolted to wrought-iron frames. Post-Civil War railings were composed entirely of cast-iron balustered forms. Cast-iron railings of the 1870s display both angular neo-Grec forms and foliate patterns adapted from French designs. Decorative iron grilles which protect the basement windows were yet another popular form of ironwork. All these designs were popular during their respective periods and could be found in the many advertisements for factory-made stoop and yard railings, appearing in Brooklyn directories from the 1840s onward. Along some streets in the District, the well-preserved ironwork literally ties the row together, as well as greatly enhancing its appearance and linking it visually to the adjacent rows.

Despite the fact that a number of builders were responsible for the construction of the houses in the Historic District, the buildings harmonize well with one another. One of the major builders in the 1850s was John Doherty, who later worked in the Park Slope Historic District of Brooklyn. Doherty, like many other American builders of that time, used both the Greek Revival and the Italianate styles, as illustrated by his buildings along Pacific Street. Other builders who were active in the area were Thomas Maynard, James P. Miller, Michael Murray, Thomas Skelly, and John Monas. All these builders constructed rows of houses to be sold on a speculative basis. Relatively uniform facades with easily applied decorative details and virtually identical interior plans aided in the speed of construction, a vital factor in such speculative ventures.

The concept of "streetscape" adds to the architectural value of an Historic District. As one walks down the streets of Boerum Hill, the unity and coherence achieved within each block is a striking feature. Because the builders in this District erected houses in homogeneous rows, with variations among the rows, they achieved a harmonious as well as interesting vista along each block. Visual coherence gives the District a special character as a residential neighborhood, set apart from the busy commercial thoroughfares to the north.

While a few of the buildings have been altered by the smooth-stuccoing of the original decorative detail, the refacing of house fronts, the replacement of roof cornices by masonry parapets and of stoops by basement entrances, the general character of the houses in the Boerum Hill Historic District remains remarkably intact. Designation of the District will strengthen the community by preventing this needless loss through the review of future alterations and construction. Designation is a major step towards insuring protection and enhancement of the quality and character of an entire neighborhood.

DESCRIPTIONBERGEN STREET Between Hoyt and Bond Streets

SOUTH SIDE (Nos. 140-194)

Most of this blockfront is occupied by twenty-eight houses separated architecturally into several groups. The houses are quite uniform but vary in their details according to the styles current between 1849 and the mid-1870s. At the corner of Bond Street is The Sacred Heart Chapel.

The six brick houses at Nos. 140-150 were built about 1849-50 in the Greek Revival style. The characteristic features of this row are best illustrated at No. 148. The doorway, which forms the center of interest for the facade, is approached by a high stoop and is surmounted by a shallow triangular pediment. The recessed door is flanked by wood pilasters and has narrow sidelights and a glass transom. Cap moldings crown the lintels of the parlor and upper story windows. The house retains its original cornice with brick dentils and brick fascia, as do the other residences in the row, except No. 140. Several of the houses retain their original wrought-iron railings.

The row of eleven brick Italianate houses at Nos. 152-172, built between 1856 and 1861 by Brooklyn builders William Alexander and James Hughes, is set back further from the street than the rows flanking it and is somewhat higher than they are. Many typical features may be seen at No. 162, where the doorway and parlor floor windows are surmounted by molded, projecting cornice slabs supported on carved brackets, and the windows of the upper floors are set off by cap-molded lintels and by sills set on corbel blocks. The carved doors, enframed by a rope molding, are probably the originals. Variation was introduced into the row through the use of different bracket designs and by groupings of cornice types. At Nos. 168 and 170 the doorways are crowned by shallow triangular pediments supported on carved brackets. Some of the original Italianate cast-iron hand and yard railings have been retained. Queen Anne wrought-iron railings may be seen at No. 164.

Nos. 174-186 1/2, erected by Brooklyn builders John Monas in 1873-74 during the post-Civil War construction boom, is a row of nine brick houses with basements of varying height, reflecting the slope of the street. Dominating the simple, modified late Italianate facades are bold, uniform, modillioned roof cornices supported on widely-spaced acanthus-leaf brackets and decorated with vertical ribbing above the plain fascia panels. The doorways have molded, projecting cornices, and within most doorway recesses are arched, ribbed enframements with high turned bases. The basement windows are segmental-arched, and the parlor and upper story windows are square-head with plain stone sills and lintels. The original cast-iron railings have been retained at Nos. 182 and 184 1/2, and the original round-arched double doors remain at No. 184.

The pair of brick houses at Nos. 188-190, built c. 1860 in a modified Italianate style, are slightly lower in height than the adjoining row and have simpler cornices, with paired, elongated, curved brackets separating the fascia panels. The doorways are surmounted by cornice slabs supported on brackets.

Nos. 192-194. Two row houses, similar to Nos. 188 and 190, originally occupied the sites of Nos. 192 and 194. The building located on these sites, now occupied by the The Sacred Heart Chapel, was erected in the 1920s and was constructed for use as a small factory.

NORTH SIDE (Nos. 133-187)

Not counting the Bond Street corner, this blockfront consists of twenty-eight buildings, separated into two long rows of houses. An individual apartment building stands at the corner of Hoyt Street. The buildings were constructed between 1869 and 1873, by Brooklyn builder John Monas incorporating modified late Italianate features into their designs. Such relatively large-scale development was a common feature of construction in Boerum Hill following the Civil War.

· No. 133. The corner apartment house with a store at the ground floor, built c. 1872, is somewhat taller than the adjoining rows. The Bergen Street facade, with smooth-stuccoed brick facing and segmental-arched windows at the three floors above the store, and the Hoyt Street facade, of brick with square-headed windows, are unified by a boldly bracketed and modillioned cornice.

· Fifteen brick houses built in 1871-73 form a long row at Nos. 135-163; No. 137 best illustrates their modified Italianate features. A high stoop leads up to the square-headed doorway, which is surmounted by a molded, projecting cornice. The round-arched, recessed double doors are enclosed by a ribbed enframement like that used at most of the other houses in the row and at some of those on the south side of the street. Two types of doors appear to have existed originally in the row, one with curved central panels, as at No. 137, and the other with square-headed central panels. At the roofline, which varies in height with the slope of the street, the houses are crowned by identical cornices, richly decorated with prominent brackets and modillions; pellet moldings enhance the frieze. The original cast-iron stoop and yard railings have been retained at Nos. 137 and 147.

· Built in 1869-71, the row of twelve brick houses at Nos. 165-187 is unified by a curvilinear motif. Throughout the row, the third story windows are usually topped with segmental brick arches; above these windows, arched fascias carry out the curvilinear motif below the bracketed and modillioned roof cornice. With the exception of Nos. 165-169, which have segmental-arched basement windows, the remaining window openings and the doorways of these houses are square-headed. In typical houses, the doorways are surmounted by molded, projecting cornices, and the recessed doors have round-arched, ribbed enframements. No. 185 retains its original Italianate arched doors and curvilinear cast-iron stoop and yard railings. No. 183 also retains its original ironwork.

The building east of No. 187 is described under No. 150 Bond Street.

BOND STREET Between Atlantic Avenue and Pacific Street

EAST SIDE ONLY

The corner building on the south end of this blockfront is described under No. 391 Pacific Street. The Bond Street side has the same cornice as the Pacific Street front.

BOND STREET Between Pacific and Dean Streets

EAST SIDE (Nos. 111-129)

· No. 111, the corner building on the north end of this blockfront, is described under No. 386 Pacific Street. It is separated from Nos. 119-125 by a vacant lot.

· Nos. 119-125 is a two-story brick store building erected early in the 20th century.

BH-HD

- Nos. 127-129 is the side of the corner building, described under No. 201 Dean Street.

WEST SIDE Nos. (110-122)

- The corner building at No. 110 is described under No. 384 Pacific Street. The Bond Street side has the same bracketed cornice as the Pacific Street front.

- No. 116 is a four-story store and apartment building built in 1851-52 as an addition to the corner building. It retains its original Greek Revival doorway leading to the apartments. The ornate bracketed roof cornice is of later 19th-century design.

- No. 118 is a one-story brick garage.

- The pair of houses at Nos. 120-122 were built in a late Greek Revival style c. 1854. Shallow triangular pediments over the doorways, window lintels with cap moldings, and roof cornices with brick dentils and fascias are distinctive stylistic details. The recessed doors, with their flanking pilasters, sidelights, and triple-paned transoms, are also characteristic of the style. The mansard roof of No. 120, with its two gabled dormers, is a later addition. No. 120 has much handsome curvilinear Italianate ironwork.

The corner building, south of No. 122, is described under No. 199 Dean Street. An addition to the rear of the building, which is seen on the Bond Street side, has a distinctive three-story two-sided bay with panels between the windows.

BOND STREET Between Dean and Bergen Streets

EAST SIDE (Nos. 131-141)

- No. 131 is the side wall of the corner building described under No. 192 Dean Street.

- No. 141 is a vernacular one-story brick store building.

WEST SIDE (Nos. 138-150)

This short blockfront contains one row of houses and two individual buildings. Unfortunately the row has received some alterations inappropriate to the original character of the houses.

- The corner building north of No. 138 is described under No. 190 Dean Street.

- No. 138 is now a one-story three-car garage.

- The row of six brick houses at Nos. 140-150 was built c. 1866-67 in a modified Italianate style. They are only two stories high above high brick basements. The variation in height of the cornices and stoops reflects the slope of the street. Distinguishing features are the doorways crowned by cornice slabs carried on scrolled foliate brackets and the bracketed roof cornices with modillions and paneled frieze sections. Four of the houses retain their original round-arched ribbed doorway enframements. No. 150, the corner building, has a basement store.

BOND STREET Between Bergen and Wyckoff Streets

WEST SIDE ONLY (Nos. 152-170)

- The corner building at No. 152-158 is the Sacred Heart Chapel, described under No. 192 Bergen Street.

No. 160 is a two-story vernacular brick house built c. 1850-55. The roof cornice, with its narrow, closely-spaced brackets returned at the ends, is the most notable features of the house.

. No. 162 is a vacant lot.

The four-story apartment building at No. 164, built in the 1880s, is distinguished by the projecting full-height bay sections at each side of its front facade. The door and window lintels are connected by bandcourses. Terra-cotta floral panels, typical of the Queen Anne style, are set into the center front. The roof cornice, carried on unusually long, angular brackets over a very deep paneled frieze, is typical of the neo-Grec style. The cast-iron yard and stoop railings also employ a combination of neo-Grec and Queen Anne details.

. No. 166 is a one-story garage.

. No. 170 at the corner of Wyckoff is now a vacant lot.

DEAN STREET Between Hoyt and Bond Street

SOUTH SIDE (Nos. 136-190)

This blockfront of 29 houses was developed between 1850 and 1870 by several Brooklyn builders and developers. The houses are separated into five groups and two individual houses, displaying Greek Revival, Gothic Revival, and Italianate styles.

- The group of four brick houses at Nos. 136-140 was built in 1869-70 by Brooklyn builder Patrick Fitzgerald in a late Italianate style. They display such characteristic features as doorways surmounted by stone cornice slabs supported on heavy foliate brackets, projecting cap moldings above the window lintels, and elaborate roof cornices supported on foliate brackets, with dentils and modillions above diamond-patterned fascias. No. 138A retains its original round-arched door enframement as well as its intricate Italianate cast-iron stoop and yard railings.

- No. 142 is a single house which was built in the 1860s. Its distinguishing features are the cap-molded window lintels and the modillioned and dentiled roof cornices supported on foliate brackets. Despite its late date, it has a Greek Revival wrought-iron yard railing with fretwork at its base.

- Nos. 144-154, a row of six houses built by Brooklyn builder William Alexander about 1850, are characterized by their fine Greek Revival details. These three-story brick houses have square-headed entrances crowned by shallow triangular pediments, window lintels with cap moldings, and simple roof cornices with brick dentils and fascias. No. 154 had its original cornice replaced by an elaborate sheetmetal one with swags in the late 19th century. All the houses in the row retain their Greek Revival stoop and yard railings. The doorway enframements of Nos. 144, 146, and 154 with their sidelights, pilasters, and glass-paned transoms are typical of

the Greek Revival period. However the round-arched ribbed enframements of the doors of Nos. 148 and 150 are typical of the Italianate style which was becoming popular at this period.

The row of eight brownstone houses at Nos. 156-170 was built in 1851-52 by William Alexander. In contrast to his earlier row at Nos. 144-154, these houses are designed in an elegant version of the Italianate style. Distinctive features are the pilasters flanking the doorways; they terminate in fluted brackets which support a cornice slab. Similar cornice slabs on brackets crown the windows, and the projecting window sills are set on corbel blocks. Each house is surmounted by a roof cornice supported on brackets; the cornice profile is returned in full at the ends of the fascia. The ornamental details on the facade of No. 168 underwent neo-Grec modifications at a later date.

The row of eight brick houses at Nos. 172-186 was built by Brooklyn builder Michael Murray in 1859-60. Only two stories above high basements, their modified Italianate style is best illustrated by No. 174. Its square-headed entranceway is surmounted by a cornice slab supported on scrolled brackets; the window lintels are capped by wide moldings. The roof cornice is supported on heavy foliate brackets, and moldings outline the panels of the fascia. Fine curvilinear Italianate cast-iron stoop and yard railings with cast-iron newel posts may best be seen at No. 174 and also at several other houses in the row.

No. 188, built in 1853 by Peter Bagley, differs in appearance from Nos. 172-186 only in its use of elaborate Gothic Revival ironwork. The cast-iron stoop and yard railings contain intricate pointed-arch forms, and the stoop railing terminates in an exceptionally fine cast-iron turret-like open newel post.

No. 190, built in 1854, is a typical combination store and residence occupying the corner site at Bond Street. The building is crowned by a Greek Revival roof cornice with brick dentils and brick fascia.

DEAN STREET Between Hoyt and Bond Streets

NORTH SIDE (Nos. 161-199)

The 21 houses on this blockfront date between 1850 and 1871 and are separated into five groups and one individual building. Greek Revival and Italianate characteristics are evident on their facades. The western end of the blockfront, which is outside of the Historic District, is occupied by the Hospital of the Holy Family and its grounds.

Nos. 161-165, three 2-1/2 story brick and frame houses built about 1850, are characteristic of the Greek Revival style as it was used by builders in Boerum Hill. The original features may best be seen at No. 163. The wide doorway is surmounted by a lintel with a cap molding. The recessed door is flanked by pilasters enclosing sidelights and is topped by a glass-paned transom. The narrow roof cornice with its brick dentils is set directly above the windows of the top floor. The cast-and wrought-iron stoop and yard railings are composed of arched forms typical of the 1850s.

The six brick houses at Nos. 167-177, dating from 1865-66, display such Italianate features as doorways surmounted by cornice slabs supported on brackets, projecting parlor-floor window ledges set on brackets at some of the houses, and roof cornices with foliate modillions between foliate brackets. Nos. 167 and 175 retain their handsome arched Italianate cast-iron yard railings.

Nos. 179-185, forming a row of four brownstone houses, were built in 1868-69 in a late Italianate style indicated by the use of segmental arches over the doors and windows. Nos. 179 and 183 best illustrate the original appearance of these houses. Their doorways are flanked by paneled pilasters terminating in brackets

which support cornice slabs above segmental-arched lintels. At each house a round-arched rib enframes the double doors, which at No. 179 appear to be the originals. The segmental-arched parlor-floor window lintels are capped by moldings. The ornate roof cornices with their foliate brackets, modillions and dentils, are set above fascias which are arched to reflect the segmental arches of the windows below them. No. 183 retains its original cast-iron railings.

The row of five brownstone houses at Nos. 187-195 was built in 1870-71 in a late Italianate style. Like Nos. 179-185 the houses display segmental arches at all the windows. The round-arched entrances are flanked by pilasters terminating in foliate brackets which support horizontal cornice slabs. Smaller cornice slabs on brackets also surmount the parlor-floor windows. Horizontal moldings cap the segmental-arched lintels of the second floor windows, and the sills of the second and third floor windows are set on corbel blocks. The roof cornices with their modillions and dentils, are set above segmental-arched fascias and are supported by foliate brackets; the cornices are identical to those used on Nos. 179-185. The full-height, round-arched double doors at No. 195 are the originals.

Nos. 195A-197, built c. 1855, form a unique Italianate double house. It was built with a centrally projecting bay which contains a front entrance for each unit. Moldings cap the lintels above each door, and similar window lintels surmount the second floor windows of the side sections. All the windows in the side sections are double. A simple modillioned roof cornice crowns the front, and the central section is surmounted by a low pediment.

No. 199 was built at the same time as Nos. 195A-197 in a modified Greek Revival style, displaying such characteristics as cap-molded window lintels and a simple modillioned cornice. Surmounting the entrance is a metal, triangular pediment set on brackets, which appears to date from the late 19th century. The Bond Street side of the building has a later addition, incorporating a three-story, two-sided bay, accented by panels between the windows.

DEAN STREET Between Bond and Nevins Street

SOUTH SIDE (Nos. 192-250)

The twenty-eight buildings on this blockfront were built between 1852 and 1858 by several Brooklyn builders and developers. Consisting of five groups and two individual buildings, the block front exhibits various Italianate characteristics.

The fourteen brick houses at Nos. 192-218 were built by Brooklyn builders Peter Bagley and J.C. Green in 1852-53. Most of the houses retain such modified Italianate features as pediments with shouldered arches carried on fluted brackets and set over square-headed doorways, similar but smaller pediments over the full-height, parlor-floor windows, and cap-molded lintels over the second and third floor windows. The roof cornices are supported by curved, fluted brackets and are set above panelled fascias. Many of the houses retain their handsome cast-and wrought-iron arch-type Italianate railings.

The ten brick houses at Nos. 220-238 can be separated into three groups. The three houses at Nos. 220-224, built by Michael Murray in 1854-55, and the four houses at Nos. 232-238, built by Brooklyn builder Thomas Skelly during the same years, follow an identical design. The most distinctive feature on each of these houses is the entrance flanked by paneled pilasters terminating in foliate brackets, which support a pediment with an entablature surmounted by a scrolled broken pediment at the center. Heavy projecting ledges, supported on brackets, survive under the parlor floor windows of Nos. 234 and 238. The three houses at Nos. 226-230, built by John Doherty and Michael Murray in 1855-57, are distinguished by triangular bracket-supported pediments above the doorways. All ten houses of these groups have similar roof cornices supported by simple brackets above panelled fascias. Many of the houses also have identical Italianate cast-and wrought-iron railings.

The lots at Nos. 240-246 are now occupied by two frame houses at Nos. 240 and 244, built in 1857-58 by Brooklyn builders Wilson and Thomas; there were originally four houses on these lots. The two surviving houses, now refaced, are typical of Victorian cottages, displaying steep front roof gables with carved wood brackets under the eaves and three-sided window bays at the first floor. No. 244 retains a Palladian window on the third floor with an arched window above it in the gable. These two houses have their entrances at street level and are without basements.

No. 248, built in 1854, displays such Italianate features as triangular bracket-supported pediments over the door and parlor-floor windows, cap-molded lintels above the second floor windows, and molded sills on corbel blocks beneath the second and third story windows. The roof cornice has modillions and paired central brackets. Simple arch-type Italianate cast-iron railings further enhance the house.

No. 250 is a combination store and residence built in the local vernacular in 1854.

DEAN STREET Between Bond and Nevins Streets

NORTH SIDE (Nos. 201-259)

This blockfront consists of a single row of thirty brick houses, built in 1852-53 by Brooklyn builders John Doherty and Michael Murray in a modified version of the Italianate style. With a few exceptions, where houses have been refaced in the 20th century, the row remains remarkably unified and coherent.

No. 245, which remained in the ownership of one family for many years, best illustrates the original appearance of the houses in the row. Its square-headed entrance is surmounted by a cornice slab supported on fluted brackets. All the windows retain their exterior blinds. A handsome cast-iron balcony is set in front of the parlor-floor windows. The simple roof cornice supported on foliate brackets is set above a panelled fascia. The house also retains its stoop and yard railings of interlaced curvilinear and foliate design.

No. 259 at the corner of Nevins Street differs slightly from the other buildings in the row, for it has a projecting ground floor storefront--crowned by a modillioned cornice--on both sides.

HOYT STREET Between Dean and Bergen Streets

EAST SIDE ONLY (Nos. 135 - 141)

The six buildings on this blockfront were built individually; four of them are stores.

The corner building north of No. 135 is described under No. 136 Dean Street. It has a store at the ground-floor level on the Hoyt Street side.

No. 135 is a one-story store built about 1920 as an addition to the corner building.

No. 137 is a three-story brick house built in 1871-72. Its distinguishing features are stuccoed segmental-arched window lintels and an elaborate metal roof cornice, with segmental-arches in the fascias above the windows.

The three-story brick house at No. 139, built in 1872-73, has been smooth-surfaced with stucco. Segmental-arched windows and an elaborate bracketed and modillioned metal roof cornice are its most notable features.

Nos. 139½ and 141 are two adjoining one-story store buildings built on the rear lot of No. 133 Bergen Street. They date from the late 19th century. Each store has a large projecting show window.

The corner building south of No. 141 is described under No. 133 Bergen Street. On the Hoyt Street side it has two storefront show windows, similar in style to those of Nos. 139½ and 141.

HOYT STREET Between Bergen and Wyckoff Streets

EAST SIDE (Nos. 149-167)

The nine buildings on this blockfront are grouped into several residences and two stores, most of which date from the 1850s.

The corner building north of No. 149 is described under No. 140 Bergen Street.

Nos. 149-151 comprise a one-story building with two stores, erected in the late 19th century as a rear-yard addition to the corner building, No. 140 Bergen Street.

No. 157 is an unusual brick building, erected c.1860. Two stories high and quite wide in proportion to its height, two of its sides are punctuated by center gables. A bracketed cornice with arched fascia panels extends from the corners of the building up to the gable, which contains a round-arched, louvered window. The wide doorway topped by a pedimental lintel contains handsome double doors with round-arched glazed panels.

The three brick houses at Nos. 159-163 were built in 1870-71. Two stories high with mansard roofs, they are derived stylistically from French Second Empire sources. Dropped lintels outline the tops of the square-headed doors and windows. The cornices at the base of the mansard roofs have angular brackets and are reminiscent of the French neo-Grec style. Each mansard contains two peaked dormers and is crowned by an iron cresting. No. 161 retains its original arched-type cast-iron railings.

Nos. 163½ and 165, built c.1854, are two very small houses set about forty feet back from the sidewalk. These two-story brick houses have modest details in keeping with their vernacular appearance.

No. 167 at the corner of Wyckoff Street, is a four-story brick store with dwelling above built c.1854. The bracketed Italianate cornice is the most distinguished feature of this building which was constructed in the local vernacular.

HOYT STREET Between Bergen and Wyckoff Streets

WEST SIDE (Nos. 148-166)

The ten buildings on this blockfront, built in 1851 and 1852 by two developers, consist of two rows flanked by individual buildings. Although several of these buildings have had minor exterior additions, most retain their original late Greek Revival appearance and details.

No. 148 (136 Bergen) is a unique three-story brick tavern with apartments above it, erected by Brooklyn builder Thomas Maynard. While the structure dates from 1851, it underwent extensive exterior renovations in the 1880s, giving the building its present distinctive Queen Anne appearance. Above the ground floor on the Hoyt Street end of the building is a striking three-sided two-story oriel, set with Romanesque colonnettes between the windows and a segmental-arch pediment, above the central window. It is crowned by a shouldered pyramidal roof. A similar oriel is placed on the Bergen Street side above the entrance to the apartments. The windows and doorway on that side have segmental-arch pediments carried on small brackets. Other elements which unify the two facades are a metal bandcourse stamped with sunburst motifs beneath the second floor windows, and the metal roof cornice with its closely-spaced vertical brackets alternating with floral panels.

The row of four brick houses at Nos. 150-156, dating from 1851 and erected by Brooklyn builder Thomas Maynard, are interesting examples of late Greek Revival architecture. The doorways and many of the windows are set below cap-molded window lintels. At each house the recessed doors are flanked by pilasters with modified Corinthian capitals. The original double-paned transoms are set over modillioned transom bars. Three of the houses have doors which are panelled to look like double doors. The handsome roof cornices with dentils and stepped brackets also remain at three of the houses. Italianate iron railings typical of the 1850s can be seen at most of them.

The row of four brick houses at Nos. 158-164, built in 1852 by Brooklyn carpenter James Miller, received later neo-Grec additions on the exterior. The windows and doorways are now crowned by heavy cornices set on angular brackets. However, the recessed doors retain their flanking pilasters, narrow sidelights, and modillioned transom bars, typical of the Greek Revival style. The two surviving roof cornices, with modillions that have their profiles returned at the ends, are set above plain fascias. All the houses retain their original handsome arched-type Italianate iron railings at the stoops and, all but No. 160, their yard railings.

The four-story brick store and apartment building at No. 166, at the corner of Wyckoff Street, also dates from 1852. As in the adjoining row, the window lintels of the upper stories now have heavy cornices set on corbel blocks, and the roof cornice and its modillions are returned at the ends above a plain fascia. Some of the windows on the Wyckoff Street side have the same distinctive window and cornice treatment seen on the Hoyt Street facade.

NEVINS STREET Between Atlantic Avenue and Pacific Street

WEST SIDE ONLY (Nos. 96-100)

No. 100 (96-100), at the south end of this blockfront, contains the ground floor entrance to No. 451 Pacific Street. The original three-story corner house now has a two-story extension and brick yard wall running to the rear of the lot.

NEVINS STREET Between Pacific and Dean Streets

WEST SIDE ONLY (Nos. 106-122)

The corner building at No. 106-108 is described under No. 442 Pacific Street.

No. 110 was erected c. 1852 by Brooklyn builder John Doherty, as an addition to the corner building. A bracketed wood cornice separates the third and fourth floors and may have served as the original roof cornice before the fourth floor was added.

The two-story brick building at No. 112, erected c. 1852 by John Doherty, is distinguished by the curvilinear pediment surmounting the doorway. The building is crowned by a roof cornice over an egg-and-dart molding and paneled fascia.

The two-story brick building at No. 116, erected c. 1853, has a ground-floor store and unusually high floor heights. The deep roof cornice is carried on closely spaced scrolled brackets.

Nos. 118-120 are two one-story storefronts dating from the 1950s.

No. 122 contains the side entrance to No. 259 Dean Street. This side of the building also has a projecting show window at the corner.

NEVINS STREET Between Dean and Bergen Streets

WEST SIDE ONLY (Nos. 126-134)

The corner building at Nos. 126-130 is described under No. 250 Dean Street.

Nos. 132-134, dating from the late 19th century, are one-story stores topped by very deep roof cornices flanked by console brackets.

PACIFIC STREET Between Hoyt and Bond Streets

SOUTH SIDE ONLY (Nos. 360-384)

This blockfront consists of fourteen houses built between the early 1850s and 1873. Comprised of many individual houses and only one uniform row, the blockfront is unusual in the District, since it exhibits a great diversity of style within a small area.

No. 360, a three-story frame house, was built c.1851 for Elizabeth and Thomas Westervelt. The late adaptation of the popular Greek Revival style is evident in the use of fluted columns with palm and acanthus leaf capitals supporting the roof of the front porch and in the wide doorway, which now contains later 19th-century double doors. The wrought-iron railings between the columns are a handsome feature of the porch.

No. 362 is a vacant lot.

The row of five brick houses at Nos. 364-370½ dates from 1872-73. Only two stories high above rusticated brownstone basements, they are characterized by such modified late Italianate features as round arched doorways, with simple enframements, and shouldered cap moldings on the segmental-arched window lintels. Modillioned roof cornices supported on foliate brackets crown the houses.

Nos. 372 and 372½, built in 1871-72 by Brooklyn builders Samuel and John Hughes for themselves, are a pair of very narrow brownstones in the French Second Empire style. Two and one-half stories high, they are characterized by the mansard roofs that are typical of the style. The round arches of the paired entrances have central keystones. The windows with segmental-arched lintels have sills carried on small corbel blocks. Two dormer windows topped by pediments enhance the mansard roofs.

No. 374 is a unique example of Gothic Revival architecture built c.1853. The unusual recessed doorway is enframed by slender colonnettes, while the double doors have Gothic ogee arches in the upper panels. The transom bar is embellished by Tudor roses, and the lintels above the doorway and windows all recall Gothic drip moldings. At the parlor floor is a bronze balcony of graceful curvilinear design, with dragon-heads at the corners; although not original, it is very fine.

The three-story brownstone house at No. 376, built c.1873 for Thomas and Olivia Reynolds in the neo-Grec style, is distinguished by its three-story, two-sided projecting bay, which ties together the different frontage lines of the adjacent houses. The door and window enframements with their eared lintels, are decorated with incised designs such as cylindrical billet moldings, arabesques, stars, and the owner's monogram, "T.R.", over the door. The angular brackets of the roof cornice are decorated with fleur-de-lis motifs.

Nos. 378 and 380, built c.1852-53 in a transitional Greek Revival style, are simple, three-story brick houses. Shallow triangular pediments over the doorways, cap-molded window lintels, and the doors, flanked by pilasters enclosing sidelights and topped by paneled transoms, are typical of the style. The simple bracketed roof cornices and broad central window muntins are Italianate in style.

The two and one-half story brick house at No. 382, built c.1851, retains original Greek Revival features, including cap-molded window lintels at the parlor floor and a wood roof cornice with brick dentils and brick fascia placed immediately above the low windows of the attic story.

The vernacular four-story brick building which occupies the corner site at No. 384 was built c.1852. The distinguishing feature of this combination store and residence is its bracketed roof cornice.

PACIFIC STREET Between Bond and Nevins Streets

SOUTH SIDE (Nos. 386-442)

This blockfront of twenty-eight houses, interrupted at No. 400 by an empty lot, was developed in 1851-53 by John Doherty, a Brooklyn builder. The houses are separated architecturally into five rows, which display Greek Revival, early Italianate and transitional features.

Nos. 386-396 is a row of six brownstone houses in modified Italianate style. No. 390 illustrates well the features of the style as used in these houses. Shallow segmental-arched pediments supported on brackets appear above the doorway and parlor floor windows, and this theme is echoed in the segmental-arched lintels above the second floor windows. Below the second and third story windows are projecting windowsills supported on corbel blocks. The house retains its original round-arched double doors, set within a square-headed opening. Surmounting each of the houses is a cornice supported on brackets, whose profile is returned in full at the ends of the fascia. The row retains many of its original cast-iron stoop and yard railings, with the curvilinear forms so often used with the Italianate style.

Nos. 398-408 is a row of five brownstone houses, with an empty lot at No. 400. The Italianate style of the buildings is best illustrated at No. 398, where the doorway is surmounted by a cornice slab supported on brackets above pilasters, and where the original ironwork has been preserved. No. 408 retains original round-arched double doors.

Five Italianate brownstone houses form a row at Nos. 410-418. The architectural details are well preserved at Nos. 414 and 416, which retain pediments set on curved brackets over their doorways and parlor floor windows and molded lintels over their second and third floor windows. Their cornices, like the others in the row, have central paired brackets and prominent dentils. The original cast-iron stoop and yard railings survive at No. 418.

The Italianate style is further reflected at Nos. 420-426, a row of four brick houses. Above the doorways are cornice slabs supported on brackets; a later addition at No. 420 is the florid acroterion placed over the cornice slab, creating a pediment-like effect. The molded window lintels at No. 424 are also later additions. Crowning this row of houses are cornices similar to those at Nos. 410-418. The original cast-iron stoop and yard railings of the houses are largely intact.

Nos. 428-442 are transitional in character, combining elements from the Greek Revival and Italianate styles. Typical features of this row of eight brick houses may be seen at No. 430. There are simple pediments over the parlor floor windows and over the doorway, where they are carried on brackets; above the second floor windows are cap moldings. Nos. 440 and 442 retain their original round-arched double doors. At No. 442, these are set in a Greek Revival enframement, with broad Doric pilasters carrying a wide entablature surmounted by a rectangular block. The original cast-iron stoop railings have been preserved at several of the houses.

NORTH SIDE (Nos. 391-451)

With the exception of Nos. 413-417, which were not built until 1867, this blockfront of 31 buildings contains eight groups of houses in transitional Greek Revival and Italianate styles plus one individual building. It was developed by Brooklyn builders John Doherty and Michael Murray in the early 1850s.

No. 391, a combination store and residence which occupies the corner site at Bond Street, is a mid-19th century vernacular building.

Nos. 393-401 make up a row of five transitional Greek Revival houses. Built of brick, now smooth-surfaced with stucco, they display such Greek Revival features as shallow triangular pediments over the doorways and lintels with cap moldings over the windows. The vanned roof cornices with closely spaced dentils, brackets and modillions, originally ran continuously across the faces of the row. The row is

further unified by handsome cast-iron yard railings with graceful curvilinear designs typical of the period. The round-arched double doors at Nos. 395 and 401, set within ribbed enframements, are the originals and characteristic of the Italianate style.

The row of five brick houses at Nos. 403-411 was built in a modified Italianate style indicated by such features as shallow doorway pediments supported on scrolled brackets and heavy roof cornices supported on unusually wide foliated brackets. The finely detailed wrought and cast-iron railings with their fretwork and floral motifs also help to unify the row. The parlor windows of the houses at Nos. 405 and 407 display typical Italianate sash with heavy center muntins dividing the panes.

Nos. 413-417 in the Italianate style were the three latest houses to be built on the block. The tall slender proportions of the doors and windows reflect the unusual narrowness of the houses. The original cornices, supported by foliated brackets, and with foliated modillions and dentils remain at Nos. 415 and 417. The original cast-iron railings remaining at No. 417 still employ curvilinear forms, but they are heavier in appearance than those of the 1850s and are more typical of the post-Civil War period. No. 415 retains its original round-arched double doors set within a square-headed entrance.

Nos. 419-425 make up a row of four modest brick Italianate houses set on rusticated brownstone basements. The most characteristic features are the shallow triangular doorway pediments supported on brackets and the roof cornices supported on scrolled brackets. Cutout curvilinear motifs have been added to the fascias of Nos. 419 and 421. The surviving cast-iron railings at No. 421 are composed of arched forms typical of the period.

The handsome Italianate style of the three brownstone houses at Nos. 427-431 is best illustrated by the house at No. 429. The pediments over the doorway and parlor windows are supported on foliate brackets. Corbel blocks support the projecting molded sills and lintels of the windows on the upper two stories. These forms are further reflected in the cornice supported on simple curved brackets. The ornamental forms of the original cast-iron yard railings further add to the attractiveness of this house.

The group of three brick houses at Nos. 433-437 were built in a modified Italianate style. Their most striking feature, best illustrated at No. 435, is the entrance flanked by pilasters topped by foliate brackets which, in turn, support a cornice slab. This is surmounted by a scrolled curvilinear form that suggests a pediment. The remaining roof cornices, with dentils and paired central brackets, are identical to those used on the houses across the street at Nos. 410-426.

The three simple brick houses at Nos. 439-443 are distinguished by their cornices supported on simple curved brackets alternating with closely spaced dentils above a plain fascia. The cast-iron hand railings with their oval and arched forms add a striking note to No. 443.

The four brick houses at Nos. 445-451 are built in a simple Italianate style. The entrances are crowned by cornice slabs carried on brackets. The wide, gently curved brackets supporting the roof cornices are unusual in shape. Original cast-iron yard railings at No. 445 suggest the original appearance of those in the row. No. 451 (100 Nevins Street), which is only fifteen feet wide, has its main entrance on the Nevins Street side.

WYCKOFF STREET Between Hoyt and Bond Streets

NORTH SIDE ONLY (Nos. 131-195)

Twenty-three buildings occupy this blockfront, not including the corner building which fronts on Hoyt Street; at the corner of Bond Street is a vacant lot. The houses fronting on Wyckoff Street reflect the architectural styles current at the periods when they were built, from about 1854 to the late 1860s and early 1870s.

The three-story corner apartment house at Nos. 131-139, with a connected two-story rear lot brick structure facing on Wyckoff Street, is described under No. 167 Hoyt Street.

The fourteen modified Italianate brick houses at Nos. 141-167 were constructed in two stages; Nos. 141-155 were built in 1867-68, and Nos. 157-167 were completed by 1869. Although they differ in small decorative details, the houses are strikingly homogeneous in their overall appearance. Square-headed doorways approached by high stoops are surmounted by lintels with cap moldings. At most of the houses the recessed doors are enframed by arched ribs with high turned bases, and at Nos. 153 and 155 the original doors have been preserved. No. 149 retains its original full-height parlor and upper floor windows with broad central muntins simulating casements. Their high, narrow proportions are typical of the period. The uniformity of this row of houses is accentuated by their identical roof cornices, boldly ornamented with modillions, acanthus-leaf brackets, dentils and paneled fascias. Most of the houses retain their original brick basements separated from the upper floors by wide stone bandcourses. The original cast-iron stoop and yard railings may be seen at several of the houses.

The seven brick houses with street level entrances at Nos. 169-181 were all built in 1873-74, but their facades vary greatly. Nos. 169-171 have arched doorways surmounted by a double row of brick headers with stone impost blocks and keystones. The houses display identical modillioned bracketed roof cornices. Their cast-iron hand and yard railings of curvilinear Italianate design remain intact.

Although separated by a group of three houses, the two somewhat taller brick houses at Nos. 173 and 181 are actually a pair. Their square-headed doorways and windows are surmounted by neo-Grec dropped lintels, and the doorway lintel at No. 173 is decorated with a curvilinear incised design. The two houses also have neo-Grec roof cornices with closely spaced, long, carved brackets. The original intricate cast-iron yard railings have been preserved. No. 181 projects out beyond the row to the west and is aligned with the adjacent houses, Nos. 183-185.

The group of three brick houses at Nos. 175-179 which separate the pair (Nos. 173 and 181) is unified by its striking details. The segmental-arched doorways are surmounted by curved, molded lintels; that at No. 179 is supported on elaborately carved console brackets. Crowning the houses are richly decorated identical roof cornices, with foliate brackets, foliate modillions, and raised diamond-shaped motifs in the panels of the fascias. No. 179 retains its original cast-iron yard railings.

Built c. 1854, the pair of houses at Nos. 183-185 have ground level entrances, which apparently influenced the design of the adjacent groups, also with ground level entrances. These earlier houses have square-headed doorways, which are surmounted by lintels with undulating cap moldings, and simple, dentiled roof cornices above brick fascias. Original cast-iron railings enclose their yards.

At Nos. 189-195 there is an empty lot which was once occupied by four small frame houses.

STATEMENT BY THE COMMISSION

The Landmarks Preservation Commission recognizes that the needs of the churches in the Boerum Hill area may change in the years ahead. By this designation it is not intended to freeze the properties of those churches in their present state for all time and thus prevent future appropriate alterations needed by the churches for all their buildings. The Commission believes it has the obligation and, indeed, it has the desire to cooperate with owners in Historic Districts who may wish to make changes in their properties to meet their current and future needs. This attitude reflects the Commission's endorsement of the view that Landmarks are often successfully preserved through active and beneficial use.

The Landmarks Preservation Law contains many provisions relating to changes in Historic Districts. The Commission is already working with owners who wish to make changes in their properties and has given many approvals. In this connection the Commission wishes to state at this time that it recognizes that the churches in the Boerum Hill area and the Boerum Hill Historic District may want to erect new buildings on their grounds in the future. The Commission recognizes that the churches may also wish to make exterior alterations to their existing buildings. The Commission looks forward to working with the representatives of these churches when they desire to erect new buildings on their grounds or to make exterior alterations on their existing buildings.

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 Boerum Hill 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 Boerum Hill Historic District has roots reaching back to the mid-seventeenth century, that the District is named for the Boerum family which, for several generations, played a significant role in the history of the area, that it comprises nearly 250 buildings, most of them row houses, and is almost exclusively residential, that the row houses along its streets display a striking degree of homogeneity--the result of predominantly low building heights, uniform rooflines and continuous iron railings at street level--a visual harmony achieved despite the fact that the houses were constructed over a period of some thirty years, from the late 1840s through the 1870s, that the buildings reflect most of the popular architectural styles of the time with the Greek Revival and Italianate predominating, that the District is a representative example of a typical mid-nineteenth century middle class community, and that today's residents have a great sense of community pride in their neighborhood.

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 Boerum Hill Historic District, Borough of Brooklyn, containing the property bounded by Wyckoff Street, beginning at its intersection with Hoyt Street, Bond Street, the southern property lines of 192 through 200 Dean Street, part of the western property line of 202 Dean Street, the southern property lines of 202 through 248 Dean Street, the southern property line of 134 Nevins Street, Nevins Street, the northern property line of 96 Nevins Street, the northern property lines of 449 through 441 Pacific Street, the northern and part of the western property lines of 439 Pacific Street, the northern property lines of 437 and 435 Pacific Street, part of the eastern and the northern property lines of 433 Pacific Street, the northern property lines of 431 through 413 Pacific Street, part

of the eastern and the northern property lines of 411 Pacific Street, the northern property lines of 409 through 405 Pacific Street, the northern and part of the western property lines of 403 Pacific Street, the northern property lines of 401 through 391 Pacific Street, Bond Street, Pacific Street, the western property line of 360 Pacific Street, part of the northern property line of 169 Dean Street, the northern property lines of 167 through 161 Dean Street, the western property line of 161 Dean Street, Dean Street, Hoyt Street, Bergen Street, the western property lines of 148 through 156 Hoyt Street, part of the northern and the western property lines of 158 Hoyt Street, the western property lines of 160 through 166 Hoyt Street and Wyckoff Street to the intersection of Hoyt Street.