

# **ALICE and AGATE COURTS HISTORIC DISTRICT**

## **Designation Report**



**New York City Landmarks Preservation Commission**  
**February 10, 2009**

Cover Photographs: (left) west side of Alice Court; (right) east side of Agate Court. Chris Brazee, 2009.

# Alice and Agate Courts Historic District Designation Report

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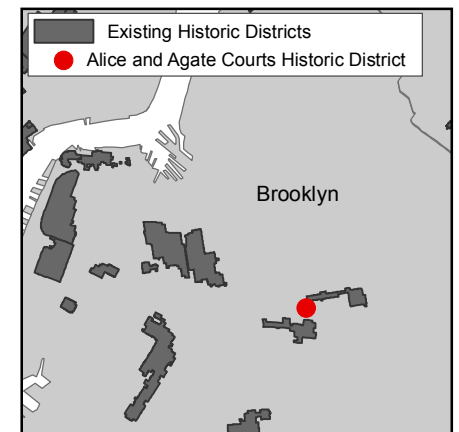
# Alice and Agate Courts Historic District



Alice and Agate Courts  
Historic District  
Borough of Brooklyn, NY  
Landmarks Preservation Commission

Calendaring: May 13, 2008  
Public Hearing: September 16, 2008  
Designated: February 10, 2009

 Historic District Boundary  
 Tax Lots within Historic District



Testimony at the Public Hearing

On September 16, 2008, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Alice and Agate Courts Historic District (Item No. 2). The hearing was duly advertised in accordance with the provisions of law. Ten people spoke in favor of the proposed designation, including representatives of the Historic Districts Council, Municipal Art Society, New York Landmarks Conservancy, and Metropolitan Chapter, Victorian Society in America. There were no speakers in opposition to the proposed designation.

Boundary Description

The Alice and Agate Courts Historic District consists of the property bounded by a line beginning at the intersection of the northern curblin of Atlantic Avenue and a line extending southerly from the western property line of 1 Alice Court (aka 1463 Atlantic Avenue), continuing easterly along said curblin to a point formed by its intersection with a line extending southerly from the eastern property line of 2 Agate Court (aka 1491 Atlantic Avenue), northerly along said line and the eastern property lines of 2 through 18 Agate Court, westerly along the northern property line of 18 Agate Court, continuing westerly along a line extending from the northern property line of 18 Agate Court to the northern property line of 17 Agate Court, along the northern property lines of 17 Agate Court and 18 Alice Court, continuing westerly along a line extending from the northern property line of 18 Alice Court to the northern property line of 17 Alice Court, along the northern property line of 17 Alice Court, to the western property line of 17 Alice Court, southerly along said property line and the property lines of 15 through 1 Alice Court, to the point of the beginning. The boundary description is intended to encompass the wall along the northern edge of Agate Court between lot 72 and 74.

**SUMMARY**

The Alice and Agate Courts Historic District consists of 36 row houses set on two half-block cul-de-sacs designed by Brooklyn architect Walter M. Coots in the Queen Anne style. Located on the north side of Atlantic Avenue between Kingston and Albany Avenues, the houses were built in 1888-1889 for industrialist Florian Grosjean. These row houses form a quiet residential oasis in the midst of the heavily commercial Atlantic Avenue and are characteristic of the late-19<sup>th</sup>-century development of Bedford-Stuyvesant spurred by transportation improvements. Swiss immigrant Florian Grosjean co-founded the importing firm of Lalance & Grosjean in the 1850s, and by 1863 had opened a tin stamping factory in Woodhaven, Queens. The company's success, mainly from the manufacture of enamel-coated iron utensils known as agateware, was reflected by Grosjean's extensive land holdings, including the property speculatively developed as Alice and Agate Courts. A native of Rochester, New York, W.M. Coots relocated to Brooklyn in the 1880s and became prominent as the designer of row houses and other mainly residential buildings. Constructed of red brick, brownstone, bluestone and terra cotta, the buildings of Alice and Agate Courts feature asymmetrical facades, but use collective symmetry within the rows themselves and repeating decorative details to create an interesting overall composition. Among their prominent features are conical-roofed corner turrets, projecting or swelled bays, rock-faced and carved stonework, foliate- and geometric-pattern terra-cotta and metal trim, elaborate ironwork and stained glass windows. To a large extent, the rows retain their original appearance and much of their original material. Situated just north of the busy thoroughfare of Atlantic Avenue, these Queen Anne-style houses form a quiet enclave on two cul-de-sacs and represent the small-scale residential development of late-19<sup>th</sup>-century Bedford-Stuyvesant.

## THE HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE ALICE AND AGATE COURTS HISTORIC DISTRICT<sup>1</sup>

### *The Early History of the Area*

The Alice and Agate Courts Historic District comprises 36 row houses on two cul-de-sacs, designed by architect Walter M. Coots and constructed in 1888 and 1889 in the Queen Anne style. Located on the north side of Atlantic Avenue between Kingston and Albany Avenues, the district is located at the southern border of the Bedford-Stuyvesant neighborhood<sup>2</sup> in north central Brooklyn.

Before the Europeans first made contact with Native Americans on what is now called Long Island, large portions of the island, including present-day Brooklyn, were occupied by the Lenape, or Delaware Indians. The Lenape lived in communities of bark- or grass-covered wigwams, and in their larger settlements—typically located on high ground adjacent to fresh water, and occupied in the fall, winter, and spring—they fished, harvested shellfish, and trapped animals. Although no known evidence indicates that large Lenape settlements existed in the vicinity of Alice and Agate Courts, the area could have held one of their smaller inland campsites, where the Lenape hunted, gathered wild fruits and vegetables, and cultivated corn, tobacco, beans, and other crops.

By the 1630s, Dutch and English settlers were taking control of the western end of Long Island. In 1637, Joris Hansen de Raplje “purchased” about 335 acres around Wallabout Bay, and over the following two years, Director Kieft of the Dutch West India Company “secured by purchase from the Indians the title to nearly all the land in the counties of Kings and Queens,” according to Henry J. Stiles’ 1884 history of Brooklyn and Kings County.<sup>3</sup>

Currently known as the neighborhood of Bedford-Stuyvesant, the larger area that contains Alice and Agate Courts saw its first European settlement around 1662, when six men

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<sup>1</sup> Portions of this essay are adapted from LPC, *Crown Heights North Historic District Designation Report* (LP-2204) (New York: City of New York, 2007), prepared by Michael D. Caratzas. Sources for this section include David Ment and Mary S. Donovan, *The People of Brooklyn: A History of Two Neighborhoods* (Brooklyn, NY: Brooklyn Educational and Cultural Alliance, 1980); Joseph Hutchins Colton, *Map of the City of Brooklyn* (New York: J.H. Colton, 1849); William Perris, *Plan of the City of Brooklyn, L.I.* (New York: Perris & Higginson, 1855); “Map of Bedford-Corners in 1766-67,” Henry R. Stiles, ed., *History of the County of Kings and the City of Brooklyn* (New York: W.W. Munsell & Co., 1884), 136; *Map of the City of Brooklyn* (New York: M. Dripps, 1869); G. W. Bromley, *Atlas of the City of Brooklyn, New York* (Philadelphia: Bromley, 1880); Elisha Robinson, *Robinson’s Atlas of the City of Brooklyn, New York* (New York: E. Robinson, 1886); and Hugo Ullitz, *Atlas of the Brooklyn Borough of the City of New York* (New York: Hyde & Co., 1898-99).

<sup>2</sup> Although some historians date the origin of the name Bedford-Stuyvesant to the 1930s, real estate advertisements in the *Brooklyn Daily Eagle* used the term as early as the 1890s. Bedford referred to the western portion of the neighborhood and Stuyvesant to the eastern section.

<sup>3</sup> Stiles, 43-44, as cited in *Crown Heights North Historic District Designation Report*. The Native American “system of land tenure was that of occupancy for the needs of a group” and that those sales that the Europeans deemed outright transfers of property were to the Native Americans closer to leases or joint tenancy contracts where they still had rights to the property. (Reginald Pelham Bolton, *New York City in Indian Possession*, 2d ed. (New York: Museum of the American Indian, Heye Foundation, 1920; reprint 1975), 7, 14-15; Robert Steven Grumet, *Native American Place Names in New York City* (New York: Museum of the City of New York, 1981), 69, as cited in LPC, *Noho Historic District Extension Designation Report* (LP-2287) (New York: City of New York, 2008), prepared by Marianne S. Percival and Kathryn Horak, 6).



each received, from Governor Stuyvesant and the Directors of the Dutch West India Company, “a parcel of free (unoccupied) woodland there” on the condition that they situate their houses “within one of the other concentration, which would suit them best, but not to make a hamlet.” By 1664, when Governor Stuyvesant awarded Thomas Lamberts a grant “within the limits of a certain village known ... [as] New Bedford, Long Island,” the area had its name.<sup>4</sup> At the time of its settlement, Bedford was located along one of Long Island’s most important old roads, or cartways, which connected Jamaica with the ferry that ran between Brooklyn and New York. Beginning in the early 1700s, the cartway was improved and named the King’s Highway, and it would continue to be an important route for decades to come. Improved again in the early nineteenth century, the Brooklyn and Jamaica Turnpike, as it would become known, “straggled crookedly upward and backward” from Fulton Ferry, “out through Bedford Corners and away beyond Jamaica, even to Montauk Point, being ... the great highway of travel of Long Island itself.”<sup>5</sup>

By the time of the American Revolution, Bedford Corners was a small village consisting of “a tavern, a brewhouse, a schoolhouse, a blacksmith house, and half a dozen farmhouses” centered close to the current intersection of Bedford Avenue and Fulton Street.<sup>6</sup> But despite its modest size, Bedford was located at a significant crossroads. At Bedford Corners, the King’s Highway met the road to Newtown, which was known as the Cripplebush Road. Extending south from Bedford was the Clove Road, which remained the major route, well into the nineteenth century, for Flatbush farmers traveling to the Brooklyn market. As the locus of these highways, Bedford was a strategically important place, seeing action in the Battle of Long Island and the broader Revolutionary conflict, when “British camps were located in the vicinity and the inhabitants of Bedford Corners had their full share of the vicissitudes of war.”<sup>7</sup> King’s Highway, Cripplebush Road, and the Clove Road would later be joined at Bedford by the Wallabout and Bedford Turnpike, which opened in 1829.

In the early nineteenth century, Bedford remained the home of many prominent, old Dutch families, but according to Stiles, it was “especially the seat of the Lefferts family,” which had substantial local property holdings that dated back to 1700.<sup>8</sup> Leffert “Squire” Lefferts, whose house was at the intersection of King’s Highway and Clove Road, was a significant figure, a

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<sup>4</sup> “In the Bedford Region: Settlement of an Important Part of Brooklyn,” *Brooklyn Daily Eagle* (September 25, 1887), 17, as cited in *Crown Heights North Historic District Designation Report*.

<sup>5</sup> “Brooklyn of Long Ago: Its Houses, Thoroughfares, and Local Celebrities,” *Brooklyn Daily Eagle* (January 19, 1890), 13, as cited in *Crown Heights North Historic District Designation Report*.

<sup>6</sup> “In the Bedford Region,” as cited in *Crown Heights North Historic District Designation Report*.

<sup>7</sup> “At Bedford Corners: The Only Revolutionary House Now Standing,” *Brooklyn Daily Eagle* (June 12, 1887), 7, as cited in *Crown Heights North Historic District Designation Report*. On Bedford and its role in the Revolutionary War, see Edwin G. Burrows and Mike Wallace, *Gotham: A History of New York City to 1898* (New York: Oxford University Press, 1999), 236-37.

<sup>8</sup> Stiles, 135, as cited in *Crown Heights North Historic District Designation Report*. Having inherited land purchased by his father Leffert Pieterse van Haugwout from Thomas Lamberts in 1700, Jacobus Lefferts was the first of his family to settle in the Bedford area. He added to the property by purchase and through marriage, eventually taking over the Blom family land, formerly held by his father-in-law. Only two of his sons remained in the area, Leffert “Squire” Lefferts (see above) and Barent Lefferts, whose “eclectic” son lived on the family property until his death, but left no issue. [Teunis G. Bergen, *Genealogy of the Lefferts Family 1650-1878*, (Albany, New York: Joel Munsell, 1878).] Descendants of Leffert Pieterse van Haugwout in the Bedford area married into other prominent Dutch families including the Remsen, Cowenhoven (Couwenhoven or Kouwenhoven), Bensen, Brevoort and Blom families.

Brooklyn freeholder for two decades who served as a town clerk and assistant justice, and in the Provincial Congress. Like most Kings County landowners, he was also a slaveholder. As Craig Steven Wilder points out, “Brooklyn was founded on the labor of unfree people”; Harold X. Connolly calls the Kings County of 1790 New York State’s “slaveholding capital,” with almost 1,500 slaves, but only 46 free blacks.<sup>9</sup> In 1790, a year in which Lefferts had seven slaves, he was among the 59% of white heads of household in Kings County who owned slaves, giving the county “the highest proportion of slaveholders and slaves in the North,” according to Marc Linder and Lawrence S. Zacharias.<sup>10</sup>

In the 1830s, Bedford remained a small village; at that time, according to one later account, “farms bordered upon Hudson Street and Bedford village was considered out of the universe.”<sup>11</sup> Large portions of the area were owned by the Squire’s daughter-in-law and son, Sarah Cowenhoven Lefferts, widow of John L. Lefferts, and Leffert Lefferts Jr., who, like his father, was a person of local prominence, both of whom appear to have owned slaves.

The Squire’s son John L. Lefferts<sup>12</sup> (1763-1812), was a farmer who owned considerable property in Kings and Queens Counties including an eighty-three acre homestead at Bedford Corners. Following his death, his former farm was divided up among his heirs, including his widow Sarah and several of their children.<sup>13</sup> The northern portion of the historic district contains land formerly owned by Sarah Lefferts (daughter) and James Lefferts, her brother.<sup>14</sup>

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<sup>9</sup> Craig Steven Wilder, *A Covenant with Color: Race and Social Power in Brooklyn* (New York: Columbia University Press, 2000), 5; Harold X. Connolly, *A Ghetto Grows in Brooklyn* (New York: New York University Press, 1977), 5, as cited in *Crown Heights North Historic District Designation Report*.

<sup>10</sup> Marc Linder and Lawrence S. Zacharias, *Of Cabbages and Kings County: Agriculture and the Formation of Modern Brooklyn* (Iowa City, IA: University of Iowa Press, 1999), 81, as cited in *Crown Heights North Historic District Designation Report*.

<sup>11</sup> “Jeremiah Lambertson” (Obituary), *Brooklyn Daily Eagle* (December 5, 1897), 4, as cited in *Crown Heights North Historic District Designation Report*. Hudson Street is now called Kingston Avenue.

<sup>12</sup> Sources for this section include LPC, *Lefferts Laidlaw House Designation Report* (LP-2099) (New York: City of New York, 2001), prepared by Gale Harris; Bergen; “Map of Bedford-Corners in 1766-67”; Colton, 1849; Perris, 1855; Dripps, 1869; Bromley, 1880.

<sup>13</sup> “Map of Bedford-Corners in 1766-67”; Colton, 1849; Perris, 1855; Dripps, 1869; Bromley, 1880; Brooklyn property conveyances, Liber 23, 88 (recorded October 12, 1827); Liber 23, 174 (recorded November 3, 1827); Liber 26, 147 (recorded March 25, 1829); Liber 26, 148 (recorded March 25, 1829); Liber 26, 159 (recorded March 25, 1829); Liber 47, 320 (recorded April 9, 1835).

<sup>14</sup> Sarah Lefferts married Judge A. Orville Millard (1809-1885) in 1839. A native of Ulster County, Millard moved to New York City in 1830 to study law. He was admitted to the bar in 1833 and opened an office on Nassau Street in New York City, but upon marriage, settled in Bedford Corners. In 1849, Sarah Millard died following the birth of her sixth child. Sometime during 1850, A. Orville Millard ceased his law practice and seems to have left the New York area, later returning to Bedford-Stuyvesant where he was involved in real estate development. After legal disputes with his sons regarding his rights to his wife’s inherited property, A.O. Millard maintained possession of the land comprising the northwest corner of the historic district until the 1880s. The 1880 Bromley map shows James Lefferts as the owner of the land adjacent to Sarah Millard. Other maps indicate Leffert Lefferts (Judge) as the owner. An executor of his brother’s will, the judge did acquire part of the estate from John’s daughter Catherine (Lefferts) and John Laidlaw as payment for a mortgage.

Born in 1774, “Judge” Leffert Lefferts, as he would become known, graduated from Columbia College in 1794, served as clerk of the courts from 1801 to 1816—keeping the clerk’s office, like his father had, in their Bedford Corners house—and was appointed first judge of King’s County in 1823. Judge Lefferts died in 1847, and in 1854, his heirs auctioned off his large farm southeast of Bedford Corners as “1,600 desirable lots situated in the level, beautiful, and most desirable part of the Ninth Ward.”<sup>15</sup> This property—located south the former Brooklyn & Jamaica Railroad right of way, north of Degraw Street (now Lincoln Place), west of Troy Avenue, and east of Clove Road—would encompass most of the land of the Alice and Agate Courts Historic District.

### *The Suburban Years*<sup>16</sup>

Bedford Corners remained fairly rural in the first half of the 19<sup>th</sup> century, but changes were occurring that would lay the foundation for the neighborhood’s suburban, and later urban, growth. These included, most importantly, new transportation links between Bedford and the ferries along Brooklyn’s waterfront that linked Brooklyn—then a separate city—with New York. In 1836, South Ferry made its first run between Manhattan’s Whitehall Street and the foot of what is now Atlantic Avenue, in Brooklyn; in the same year, the Brooklyn & Jamaica Railroad, which connected the ferry with Jamaica, started up. The B&J’s route, which ran along a right-of-way through farmland (later mapped as Atlantic Street east of Flatbush Avenue), was soon leased to the Long Island Rail Road. Although it included a station in Bedford, it did little to stimulate the area’s growth.<sup>17</sup> Nevertheless, it seemed clear, even in the 1830s, that Brooklyn’s urban development would eventually reach Bedford. In 1835, the New York State Legislature passed “an act authorizing the appointment of commissioners to lay out streets, avenues, and squares in the city of Brooklyn”; ratified in 1839, their plan extended the city’s street grid to Brooklyn’s outer sections, including the Ninth Ward, which Bedford was within. Although, as David Ment and Mary S. Donovan explain, “the mapping of city streets through the fields and woods of Dutch farmers did not mean that the streets would be opened immediately ... it did signify the public expectation of the eventual urbanization of the area and established a structure within which future development would take place.”<sup>18</sup>

The new railroad faced stiff competition from stagecoach, or omnibus, lines. In the 1830s, an old carryall, or small carriage, made two trips a day from Bedford to Fulton Ferry by way of the Jamaica Turnpike; in the 1840s, a new line using omnibuses and sleighs opened between Clinton Avenue and Fulton Ferry, and it was soon extended to Bedford.

Omnibuses were soon supplemented, and largely supplanted by, horsecars, the horse-drawn precursors to electric trolleys. Horsecar service was frequent and relatively fast, with cars from Bedford reaching Fulton Ferry within 30 minutes. Brooklyn’s pioneering horsecar company,

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<sup>15</sup> *Map of the Late Judge L. Lefferts Farm Containing 1,600 Desirable Lots Situated in the Level, Beautiful, and Most Desirable Part of the Ninth Ward, Brooklyn, to be Sold at Auction by Messrs. Oakley & Wright* (1854, New-York Historical Society Library).

<sup>16</sup> A portion of this section adapted from LPC, *Survey Report: Bedford-Stuyvesant (Community Board 3) Brooklyn*, unpublished report prepared by Joseph C. Brooks, Ph.D., 1992. Sources for this section include Ment and Donovan; Colton, 1849; Perris, 1855; Dripps, 1869; Bromley, 1880.

<sup>17</sup> Early locomotives were slow—“an active boy or man found no difficulty in keeping up with the ... trains for two or three miles,” Stiles wrote of the line—and the railroad’s passage through a long tunnel near South Ferry limited its number of passenger stops and “made the local patronage very meager.” (Stiles, 420, as cited in *Crown Heights North Historic District Designation Report*).

<sup>18</sup> Ment and Donovan, 15, as cited in *Crown Heights North Historic District Designation Report*.

the Brooklyn City Railroad, was founded in 1853, and it soon established four lines radiating outward from Fulton Ferry, including one along current-day Fulton Street, through Bedford, to East New York. As residential development increased, the Fulton Street line would be joined in succeeding years by additional horsecar lines that, by the 1870s, would form a “dense transit network” linking western Bedford with other Brooklyn ferries.<sup>19</sup> Among these was the Williamsburgh and Flatbush Railroad, organized in 1866, which traveled through the neighborhood along Nostrand Avenue on its way to the Williamsburg waterfront.

As stage and horsecar lines improved access to Bedford, the area began to take on a suburban character. By the mid-1850s, many freestanding country houses, or villas, stood on spacious lots east and south of the former town center. The suburban lifestyle was well established in Brooklyn by 1854, when an ad in the *New York Times* described Bedford as having “First class improvements...elegant and costly dwellings...convenient and easy of access of New York...a remarkably healthy and pleasant part of the city of Brooklyn.”<sup>20</sup> Some of the residents of the villas in Bedford were businessmen Montgomery Queen, whose house was on Herkimer Street between Clove Road and Nostrand Avenue; and Charles C. Betts, the first secretary of the Brooklyn City Railroad.

Bedford-Stuyvesant’s development reflects the mid-19<sup>th</sup>-century political division of the City of Brooklyn into “wards.” In about 1854, when the area of Bedford east of Bedford Avenue, as well as Williamsburg and Bushwick, were incorporated into the city, the newly added portion of Bedford became the ninth ward. From the 1850s through the 1860s, former farmlands were developed into a “countrified suburb,” and Ward 9 was further subdivided as the areas increasing population necessitated. By 1873, the land in today’s Bedford-Stuyvesant was comprised of all or part of four different wards, including Ward 23, bounded by Bedford, Lafayette, Sumner and Atlantic Avenues, the location of the Alice and Agate Courts Historic District. According to an article in the *Brooklyn Daily Eagle*, “this section of the city is improving with great rapidity...its growth will very soon justify, on grounds of fairness, the division which has been made – if it does not at present.”<sup>21</sup> These wards had the same boundaries between 1873 and 1898,<sup>22</sup> the period when the bulk of the building stock in the area was erected.

While the construction of suburban villas contributed to a population increase and change from farmers and farm-laborers to a mainly middle-class, white-collar residents, it was the construction of row houses that caused the urbanization of formerly-rural Bedford. In the 1870s, development in Bedford began to intensify as construction on the Brooklyn Bridge progressed and the public—including real estate owners, brokers, developers, and prospective homeowners—anticipated its opening.

While Brooklyn’s numerous ferries and horsecar lines had opened new areas of the city to development, its growth was limited by the ferries’ unreliability. In January of 1870, ground was broken for the east tower of the Brooklyn Bridge, a project that was widely viewed as a permanent solution to this problem. Boosters predicted that the opening of the bridge would make Brooklyn the biggest city in the country, if not the world; “property values would soar.... Everybody would benefit. Brooklyn was already expanding like a boomtown, and the bridge was

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<sup>19</sup> Ment and Donovan, 16, as cited in *Crown Heights North Historic District Designation Report*.

<sup>20</sup> *New York Times* (April 1, 1854) as quoted in Ment and Donovan, 23.

<sup>21</sup> “The New Charter – Ward Divisions,” *Brooklyn Daily Eagle* (July 8, 1873), 2.

<sup>22</sup> Ward boundary changes were made c.1898 when Brooklyn was consolidated into the City of Greater New York; in 1912, the ward system was abandoned for Council Districts.

going to double the pace, the way steam ferries had. Merchants could expect untold numbers of new customers as disaffected New Yorkers flocked across the river to make Brooklyn their home.”<sup>23</sup>

With the Brooklyn Bridge under construction, land in Bedford became more valuable for denser development and an increasingly attractive location for speculative row houses.

#### *Row house Development*<sup>24</sup>

In anticipation of the bridge, the construction of rows of attached houses, beginning in the early 1870s, began a new, intensified phase of development in Bedford. While, like other suburbs, Bedford’s “popularity as a middle-class [suburban] community led to rapid development and the loss of its former countrified atmosphere,” its “status as a fashionable residential district was maintained and enhanced during the brownstone-building phase.”<sup>25</sup> The 23<sup>rd</sup> Ward developed as a residential ward – there were no major industries located there during the late 19<sup>th</sup> century – although many shops were located on Bedford, Nostrand, Tompkins, and Gates Avenues and Fulton Street. Establishing many of today’s streetscapes, rows of houses were constructed in the 1870s and 1880s, ranging from modest, two-story homes for the middle class to larger, stone mansions for wealthier professions. The architectural styles represented in the district include Italianate, neo-Grec, Romanesque Revival and Queen Anne, designed by established architects such as Montrose Morris, Peter J. Lauritzen and Isaac D. Reynolds, as well as lesser-known architects and builders.

Some of the earliest rows, constructed in the Italianate style in the 1870s, were mainly constructed in the western part of the ward. However, in the eastern section, Curtis L. North, an agent with the New York Life Insurance Company, built two long rows of late Italianate style houses on the north side of MacDonough Street in 1872.<sup>26</sup> North’s example was quickly followed by other investors and by neighborhood speculative builders who continued the development along MacDonough Street.<sup>27</sup> These row house examples, found in the designated Stuyvesant Heights Historic District, are representative of the development throughout the 23<sup>rd</sup> Ward. Although it was said in the 1860s that the ward had just begun to grow, by 1886 it was two-thirds built (one-third of the area in the east was vacant), with 91% of those residential buildings being row houses and 85% of them masonry.

At the same time the neighborhood was becoming more urban, Bedford was chosen as the site for a number of institutions, including hospitals, schools, orphanages and asylums. As former suburban estates came on the real estate market, the associated mansions or large tracts of land provided ideal locations for the establishment of institutions, which blended with the surrounding buildings in this prominent neighborhood. The Brooklyn Nursery, established in

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<sup>23</sup> David McCullough, *The Great Bridge* (New York: Simon & Schuster, 1972), 25, as cited in *Crown Heights North Historic District Designation Report*.

<sup>24</sup> Portions of this section adapted from *Survey Report: Bedford-Stuyvesant (Community Board 3) Brooklyn*. Sources for this section include Ment and Donovan; Bromley, 1880; Robinson, 1886; Hyde, 1898.

<sup>25</sup> Ment and Donovan, 26 and 28.

<sup>26</sup> 111 through 127 and 221-247 McDonough Street are located in the designated Stuyvesant Heights Historic District. LPC, *Stuyvesant Height Historic District Designation Report* (LP-0695), (New York: City of New York, 1971), 8.

<sup>27</sup> Two speculative builders, Arthur Taylor and John Fraser, were particularly active. Nos. 118-128 MacDonough Street, a superbly-decorated row of six French neo-Grec houses, were erected in 1886 by Taylor, who lived at 409 Herkimer Street within the ward. Fraser’s early work in the area began in 1885 at 90-104 MacDonough Street, eight row houses constructed in the French neo-Grec style.

1870 to care for the children whose parents could not support them, moved to Herkimer Street in 1885, on the property just to the north of Alice and Agate Courts Historic District and shortly after, the Nursery established a hospital on the site. Other nearby institutions include: the Brooklyn Orphan Asylum and the St. John's Hospital complex, as well as St. Mary's Hospital and the Hebrew Orphan Asylum, located farther east. Additionally, Girls' High School (1885-86), located at 475 Nostrand Avenue, and Boys' High School (1891-92), located at 832 Marcy Avenue, both designated New York City Landmarks which have roots in the organization of Brooklyn's first public high school in 1878, were constructed in Bedford's 23<sup>rd</sup> Ward.

Prior to the construction of the buildings on Alice and Agate Courts, the Kings County Elevated Railway inaugurated service between Fulton Ferry and Nostrand Avenue in April of 1888. The line, which ran through Bedford along Fulton Street, was extended eastward to Utica Avenue in the following month and to East New York by the end of 1889. Terminating close to the Brooklyn Bridge—where a transfer station to the bridge's cable railway was soon completed—the arrival of the Fulton Street El pushed the row house development to the eastern edge of the 23<sup>rd</sup> Ward, as well as the surrounding areas.

Transit improvements continued in the 1890s. Streetcar travel became increasingly attractive with the conversion of horsecars to electric trolleys, beginning in 1892; by 1895, many of Brooklyn's old horsecar lines had been electrified. In 1898, the year in which Brooklyn merged with the other four boroughs to form Greater New York City, several trolley lines inaugurated direct service over the Brooklyn Bridge to Park Row in Manhattan, and later that year, the first electrified Kings County Railway train crossed the Brooklyn Bridge.

#### *Florian Grosjean*<sup>28</sup>

Florian Grosjean was born in Saule, Switzerland in 1824. Having studied business, he began his career as a bank clerk in Montbéliard, France, where he became acquainted with a number of successful businessmen. Grosjean immigrated to New York in 1850 and began importing and selling household goods from an office on Pearl Street. He established the Lalance & Grosjean importing business with French businessman Charles Lalance.<sup>29</sup> The firm, which sold house wares and champagne imported from France, specialized in tin ware, sheet metal and hardware. An ambitious businessman, Grosjean, who had found a ready market for his wares, soon determined that he could manufacture the goods more cheaply than he could import them.

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<sup>28</sup> Portions of this section are adapted from LPC, *Lalance & Grosjean Manufacturing Company Complex Historic District Designation Report* (LP-1178) (New York: City of New York, 1981), prepared by Daniel Brunetto – turned back by the Board of Estimate. Sources for this section include: "Florian Grosjean Dead after a brief illness," *Brooklyn Daily Eagle* (January 25, 1903); "Death of Florian Grosjean," *New York Times* (January 25, 1903), 8; "Florian Grosjean," *The National Cyclopaedia of American Biography*, 14, (New York: James T. White & Co., 1910), 395-6; "Auguste Julien Cordier," *The National Cyclopaedia of American Biography*, 14, (New York: James T. White & Co., 1910), 396; "A. J. Cordier, Jr., Dies, Head of a Vast Industry," *Brooklyn Daily Eagle*, (October 23, 1906), 2; "Auguste J. Cordier, Ex-head of Yale Club," *New York Times* (July 21, 1949), 26; Chester Wolverton, *Atlas of Queens Co., Long Island, New York*, (New York: C. Wolverton, 1891), plate 17; F.W. Beers, *Atlas of Long Island, New York* (New York: Beers, Comstock, & Cline, 1873), plate 103-4; George W. and Walter S. Bromley, *Atlas of the City of New York, Borough of Queens*, (Philadelphia: G.W. Bromley and Co.: 1909), plate 31.

<sup>29</sup> Little information about Charles W. Lalance has been found. It has been speculated that Grosjean met the financier of their joint venture while working as a bank clerk in France and that Lalance remained in Europe. (*Lalance & Grosjean Manufacturing Company Complex Historic District Designation Report*, 2).

He brought over artisans from Switzerland and France and established a pressed metal manufacturing plant in Manhattan, the first of its kind in the United States.<sup>30</sup>

The firm's success quickly necessitated expansion, and a new factory was constructed on the south side of Atlantic Avenue in Woodhaven, Queens in 1863. The "country" site was chosen because it offered sizeable tracts of land along a convenient railroad link within close proximity to New York and its shipping points, without the congestion and other expenses of Manhattan. The new location allowed Lalanc & Grosjean to expand its production operation, and it began to specialize in kitchen and household pressed metal ware. Among the various lines of "japanned" and enameled culinary ware was a gray-mottled type known by the "Agate ware" trade name. Agate ware, made of enamel-coated iron, became nationally recognized and was favored for its durability and quality. The firm incorporated between 1869 and 1870 and offered stock while expanding its production facilities. In addition, the company built many houses in Woodhaven for its employees.<sup>31</sup> Florian Grosjean himself owned approximately 40 workers houses while 60 others were owned by the firm. A majority of the structures were sold to the workers while others appear to have been rented out for a period of time before being sold off. Although the factory complex was virtually destroyed by a sudden fire in 1876, it was immediately rebuilt with brick and iron fireproof buildings on an expanded scale. Lalanc & Grosjean prospered and continued to grow over the next three decades. It opened a plant at Harrisburg, Pennsylvania that contained rolling mills and tin plate works, which prepared plates that were sent to Woodhaven for stamping and finishing. Of the various metal products produced by the firm, an 1890s catalog included brass ware, copper ware, re-tinned ware, japanned ware, blue and white enamel ware, bright iron and steel ware, and agateware, made into every type of kitchen and house ware from pots and pans to kitchen sinks.

Grosjean married Eugenia Rosselot of Brooklyn and had a son Alfred, who died in 1888, and a daughter, Alice Marie. In 1884, Alice married Auguste Julian Cordier, a life-long employee of the Lalanc & Grosjean Company who had begun working as an office boy at age twelve. Having risen through the ranks of clerk, salesman, and second and first vice president, Cordier succeeded his father-in-law as president of the company upon his death in 1903, although Grosjean had retired from active participation in the management of Lalanc & Grosjean several years earlier. Grosjean died at his home on Schermerhorn and Nevins Streets at the age of 79, after several years of failing health.

Rival companies from Ohio, established by a former employee of Lalanc & Grosjean after 1900, undercut Lalanc & Grosjean's share of the market and eventually led the company to experiment with other lines after World War I. The company found success with stainless steel

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<sup>30</sup> Sources differ on the location of the original factory: Pearl Street, Manhattan (*Lalanc & Grosjean Manufacturing Company Complex Historic District Designation Report*), Brooklyn (*Brooklyn Daily Eagle* obituary), and Woodhaven (*The National Cyclopaedia of American Biography*).

<sup>31</sup> Like many manufacturers that developed company towns in the 19<sup>th</sup> and 20<sup>th</sup> century, Grosjean likely provided the housing to attract and retain workers, as well as provide accommodations for the French and Swiss artisans he had brought over from Europe upon opening the new factory in Woodhaven, a largely undeveloped, rural area at the time. (For a more detailed discussion of worker housing see LPC, *Kreischerville Workers' Houses Designation Report* (LP-1870) (New York: the City of New York, 1994), prepared by Betsey Bradley. The 1873 Beers Atlas shows, in addition to the factory buildings, three rows of houses (two frame and one brick) as well as his own residence, another large residence, several individual buildings and extensive undeveloped property owned by F. Grosjean around the factory complex. (*Beers Atlas of Long Island 1873*, plate 103-4). These row houses remain at 85-02 through 85-20 95<sup>th</sup> Avenue, 85-01 through 85-21 97<sup>th</sup> Avenue and 87-02 through 87-20 Atlantic Avenue.

culinary wares as a replacement for agate ware. Through the Depression years, the stainless steel line was purchased by hospitals, hotels, restaurants, commercial and institutional concerns; and during World War II, Lalance & Grosjean was a major supplier to the United States Navy. However, with profits decreasing from new competition and increased imports, the company was disbanded in 1955, and the Woodhaven plant shut down after nearly 100 years of operation.

#### *The Development of Alice and Agate Courts*

The land under the row houses in the Alice and Agate Courts Historic District was part of the Lefferts Family property, belonging to John L. Lefferts and his brother Judge Leffert Lefferts. The judge's property in the area was subdivided and sold at auction in 1854, and J. L. Lefferts' heirs and descendants relinquished their holdings in the subsequent decades. The City of Brooklyn, which had acquired the portion of the block that formerly served as the Brooklyn & Jamaica Railroad right of way – whose original northern boundary is contiguous with the northern boundary of the district – sold its holdings to Nancy Wheeler in 1885. Grosjean began to purchase land around the site of Alice and Agate Courts in the mid-1880s,<sup>32</sup> at the time Bedford's 23<sup>rd</sup> Ward was being developed into fashionable row houses. He sold the assembled parcel – a large portion of tax block 1871, including the land on which the row houses were constructed and some adjacent property – to architect Walter M. Coots in April of 1888.<sup>33</sup>

Having already designed a number of row houses for speculative developers, records indicate the Coots himself attempted to develop the Alice and Agate Court buildings. According to Department of Buildings records, the new building applications filed in May of 1888 for the first row constructed, 2-18 Agate Court, list W. M. Coots as the owner, architect and builder.<sup>34</sup> By September of the same year, Coots had sold the property, which was encumbered by an outstanding mortgage of \$53,000 to Grosjean (from the original purchase), a lien of \$20,000 to Grosjean, and a mechanics lien against Coots for \$2,546.65, to Grosjean's son-in-law, A. J. Cordier.<sup>35</sup> The additional encumbrances may indicate that Coots did not have the money necessary to finance the buildings' construction, listed at \$6,000 (2 Agate Court) and \$32,000 (4-18 Agate Court at \$4000 each) on the permit applications. Wording in the later deed does not indicate that construction had begun on the row houses. Within the same year, Grosjean purchased the property from Cordier and is listed as the owner on the subsequent building permits for 1-17 Agate Court and 1-17 and 2-18 Alice Court.<sup>36</sup> Coots remained as the architect.

An article in the *Brooklyn Daily Eagle* in September of 1888, described the demand for houses in Brooklyn as "very good," with "the greatest demand for [houses having] medium rents,

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<sup>32</sup> Brooklyn property conveyances, Liber 1644, 16 (recorded January 4, 1886); Liber 1642, 390 (recorded December 28, 1885); Liber 1646, 141 (recorded January 15, 1886); Liber 1742, 184 (recorded June 3, 1887); Liber 1805, 77 (recorded April 26, 1888); Liber 1805, 192 (recorded April 27, 1888).

<sup>33</sup> Brooklyn property conveyances, Liber 1805, 326 (recorded April 27, 1888). Grosjean had conveyed the property to his son, Alfred E. Grosjean in November of 1887 and probably intended for his son to develop it as an investment. Alfred, however, died tragically in March of 1888 while vacationing in Florida. (Brooklyn property conveyances, Liber 1774, 386 (recorded November 18, 1887); "Died Together, Alfred E. Grosjean and Edwin O. Perrin, Jr., Drowned," *Brooklyn Daily Eagle*, (March 6, 1888), 4.

<sup>34</sup> Brooklyn Department of Buildings NB 341/1888; NB 332/1888.

<sup>35</sup> Brooklyn property conveyances, Liber 1831, 152 (recorded September 5, 1888).

<sup>36</sup> Brooklyn property conveyances, Liber 1833, 445 (recorded September 21, 1888); Brooklyn Department of Buildings records NB 710/1888; NB 711/1888; NB 324/1889; NB 325/1889.



ranging from \$400 to \$500.”<sup>37</sup> An extra deep block – almost 335’ wide as opposed to the standard 200’, created by the abandonment of the LIRR track in the 1860s – allowed more flexibility in the layout of the speculative properties.<sup>38</sup> Coots laid the row houses out on 36 small, 16’ by 77.5’ lots, although those at 1, 2, 17 and 18 are slightly wider, set perpendicular to Atlantic Avenue and the established street grid. The creation of two cul-de-sacs allowed Coots (and later Grosjean) to maximize the number of houses built on the property (which is over 149’ deep) while also creating a quiet oasis adjacent to Atlantic Avenue, which, with the LIRR running through its center, was already established as a busy thoroughfare. The courts were named for Grosjean’s daughter, Alice Marie, and for “Agate ware” the product with which Grosjean made his fortune.

Anchored by larger houses at numbers 1 and 2, which also face Atlantic Avenue, the rows within each court are the mirror image of each other. Reflecting an economy of design, the buildings of Agate Court are a repetition of four basic row house designs, while those at Alice Court, designed one year later, have more variety in their fenestration patterns. Repeating details, such as high stoops, bowed or projecting bays, string courses, cornices, and arched and stained glass windows unify each row.

With the exception of 1 and 2 Alice Court, the front facades of the houses are only two stories above the basements, however, the rear facades of the buildings rise a full three-stories (except 1 and 2 Agate Court). The row houses have an additional room (approximately 16’x16’) located at the rear of the roof. Appearing like a rooftop addition, these spaces were part of the buildings’ original design and construction and are minimally visible over the front and Atlantic Avenue facing facades. This unusual feature provided extra space for the buildings’ occupants, and may have been designed as servant-living space. Constructed at time when much of the surrounding area was developed into row house buildings, the additional space may have provided extra incentive to choose these houses in a competitive rental market.

At Agate Court, a tall brick wall with cast-stone coping and a low iron railing was constructed to mark the end of the cul-de-sac and separate the street from the adjacent property. The wall, a continuation of the party walls of the northern-most buildings, features recessed

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<sup>37</sup> “Real Estate Outlook. The Demand for Houses in Brooklyn,” *Brooklyn Daily Eagle* (September 30, 1888), 7.

<sup>38</sup> When it was opened in 1836, the Brooklyn & Jamaica Railroad originally ran on a right-of-way through farmland in Bedford, north of the current Atlantic Avenue. The extended street grid plan for Brooklyn, ratified in 1839, shows the track running through the center of those blocks east of Bedford Avenue (Cripplebush Road) and south of Herkimer Street, and another mapped street, Schuyler Street, in the location of today’s Atlantic Avenue. The use of steam power within Brooklyn’s city limits was prohibited in 1859, mainly due to farmers’ objection to the steam engines running through their lands, and the Long Island Railroad abandoned its service into Brooklyn. The B&J surrendered, in consideration of almost \$130,000 collected from landowners of the adjacent properties, the former right-of-way and laid new tracks in the center of Schuyler Street, running street cars, pulled by horses, from East New York to Fulton Ferry. The Brooklyn Central & Jamaica Railroad (which had taken over the B&J in 1860) sold the property to the City of Brooklyn in 1864. (Brooklyn property conveyances, Liber 782, 239). An act “to widen and extend Schuyler Street...to be of the uniform width of one hundred and sixty feet from its intersection with Atlantic Avenue...to its easterly termination at the city line” was passed in 1860 creating Atlantic Avenue as we know it today. In 1877, new tracks were laid and steam service was restored to Brooklyn along Atlantic Avenue. The LIRR continues to operate along the avenue, on an elevated track between Nostrand and Howard Avenues, with the remainder of the line running underground in Brooklyn. (Felix Reifschneider, *History of the Long Island Railroad*, available on-line at: [www.thethirdrail.net/0104/reif21.html](http://www.thethirdrail.net/0104/reif21.html); “The Reintroduction of Steam on Atlantic Street” *Brooklyn Daily Eagle* (February 3, 1863), 2; “The Atlantic Avenue Widening,” *Brooklyn Daily Eagle* (April 20, 1860), 2).

panels and corbelled brickwork, and serves as the backdrop for a narrow greenspace surrounded by an iron fence. A historic fountain was the focal point at the end of Alice Court, set in front of a low brick cheek wall. When occupied as rental properties, these features, as advertised in the *Brooklyn Daily Eagle*, were maintained by the owner.<sup>39</sup>

The early residents of Alice and Agate Courts were middle- to upper-middle class renters that included bookkeepers, clerks, salesmen, builders, stenographers, and publishers, as well as an engineer, a shoemaker, an architect, a cigar manufacturer, a nurse, a teacher and a minister. The ten- or eleven-room houses accommodated families that often included in-laws and a live-in servant.<sup>40</sup> Advertised as “perfect gems for quiet, refined families,” the “handsomely decorated” houses were located “just 15 minutes from [the Brooklyn] Bridge” and featured “hard wood floors, cabinet finish, mantel mirrors, [and] tiled hearths” on “private streets” with “lawns [and] fountains, all kept in order by [the] owner.” Yearly rentals cost \$500 at Agate Court and \$540 at Alice Court, with higher prices for the end and the corner buildings.<sup>41</sup> Frequent ads in the *Brooklyn Daily Eagle* indicate that there was periodic turnover among the early tenants.

#### *The Queen Anne Style and the Design of the Row Houses*

Popular at the time of their construction, the row houses in Alice and Agate Courts were designed in the Queen Anne style. Compared with earlier styles, Queen-Anne-style row houses exhibit a greater freedom in their massing and a more varied, and frequently whimsical, use of ornament. The style is characterized by picturesque and asymmetrical massing of forms and details, including the free use of varied materials, colors and textures. Certain motifs, such as the use of rough-faced stone juxtaposed against smooth stone and brick, heavy round arches, towers, turrets, and stained-glass are used on many of the houses built in this style, but they are arranged and rearranged with other decorative devices in an unending variety of forms. Much of the individuality and distinctiveness of Queen Anne-style houses may be attributed to the artistry and imagination of the anonymous craftsmen who carved their stone ornament and manufactured their leaded-glass sashes.

Constructed of red brick, bluestone, brownstone and terra cotta, the homes on Agate Court are two stories high on rock-faced, rusticated basements. The two center houses are connected by a shallow, pressed-metal oriel with geometric and classically-inspired detailing and a starburst-patterned, triangular pediment and finial, which is evident at nos. 9 and 11 Agate Court and provides a focal point for the row. Nos. 1 and 2, the anchor buildings at Atlantic Avenue, have full-height round corner bays on the front facades, and deep, three-sided bays on the rear facades, both characteristic of the Queen Anne style. Nos. 3, 4, 9, 10, 11 and 12 have arched windows on the first floor that historically contained stained-glass transoms with a handsome “peacock tail” pattern (several of which remain). Other smaller stained-glass windows appear above the entry at the second floor of several buildings. In lieu of elaborate decoration, Coots’ design employed contrasting materials and asymmetrical facades, but used collective symmetry within the rows themselves to create an interesting overall composition. The flat facades are relieved by swelled brick bays set on corbels with a decorative, terra-cotta band at nos. 5, 6, 7, 8, 11A, 14, 15, and 16, while nos. 17 and 18 have full height two-sided bays.

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<sup>39</sup> *Brooklyn Daily Eagle* advertisements: October 24, 1889, 5; December 28, 1889, 5; March 1, 1890, 3; September 6, 1890, 5; February 10, 1892, 5.

<sup>40</sup> United States Census, 1900.

<sup>41</sup> In 1892, 2 Alice Court was advertised for rent at \$720 per year, while the cost for renting 18 Alice Court was \$600 per year. *Brooklyn Daily Eagle* advertisements: October 24, 1889, 5; December 28, 1889, 5; March 1, 1890, 3; September 6, 1890, 5; February 10, 1892, 5.

Common elements on Agate Court include high, rock-faced stoops, rock-faced window lintels and rock-faced door lintels set on elongated, incised brackets, as well as decorative window and door grilles at the basement level, and elaborate stoop and areaway ironwork. A narrow stone stringcourse beneath the second story windows and a metal cornice with geometric and classically-inspired decoration unites each row.

The buildings at Alice Court employ the same contrasting materials and details, but designed a year later, are slightly more ornate. The rows are anchored at Atlantic Avenue by nos. 1 and 2, which feature conically-roofed corner turrets, dormers set into mansard roofs, and two-story elliptical bays with foliate and geometric patterning along the avenue. These two-and-a-half-story homes on rock-faced, rusticated basements share common elements such as a high stoops, wide, geometric- and foliate-patterned, terra-cotta stringcourses, and alternating rectangular and arched window openings with rusticated voussoirs. At the second stories, flat facades with a variety of window styles capped by rock-faced and foliate-carved lintels alternate with either three-sided or swelled bays. Like those at Agate Court and characteristic of the Queen Anne style, the row houses features elaborate stoop and areaway ironwork and basement-level window and door grilles. The corner buildings also are also decorated by metal roof cresting and applied metal quatrefoil ornaments.

*Walter M. Coots (1865-1906)*<sup>42</sup>

Brooklyn architect Walter Montague Coots was born in June of 1865 in Rochester, New York. The son of an architect, Coots received his training as a carpenter's apprentice and in the office of his father, the firm of Charles Coots & Son. In 1884, Coots relocated to New York, opening his first office on Pearl Street in Manhattan. By the following year, Coots had established his office in Brooklyn, in the Garfield Building on Court Street and was living in Park Slope. In 1886, *Half-century's Progress of the City of Brooklyn: The City's Leading Manufacturers and Merchants* referred to Coots as "prominent among the best known architects of this city" having had "life training in his profession." Coots designed a number of row houses and apartment buildings in the borough, including several in the designated Park Slope and Crown Heights North historic districts, as well as the Cobble Hill, Bushwick and East New York neighborhoods. Additionally, Coots is credited with having designed the grand stand at the former Brooklyn Players' League Club in East New York, a shoe factory and a steam laundry.

Designed between 1887 and 1892 in the popular styles of the day, the Coots-designed row houses in the Park Slope and Crown Height North districts employ elements of the Romanesque- and Renaissance-Revival and Queen-Anne styles. Like those in Alice and Agate Courts, these houses commonly featured rough-faced brownstone basements and lintels, rough-faced bandcourses, projecting bays, picturesque rooflines with dormer windows, crowning pediments, stained-glass transoms, small-square-paneled double doors, and wrought-iron stoop and areaway railings.

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<sup>42</sup> A portion of this section is adapted from *Crown Height North Historic District Designation Report*. Sources for this section include: *Brooklyn Standard Union* obituaries, November 10, 1906, available on-line at: [www.bkly-genealogy-info.com/Newspaper?BSU/1906.Death.Nov.html](http://www.bkly-genealogy-info.com/Newspaper?BSU/1906.Death.Nov.html); "Walter M. Coots," from *Half-century's Progress of the City of Brooklyn. The City's Leading Manufacturers and Merchants*, (New York: International Publishing Company, 1886) available on-line at: [www.bkly-genealogy-info.com/Business/Progress/C/coots251.html](http://www.bkly-genealogy-info.com/Business/Progress/C/coots251.html); *Brooklyn Directory*, New York: Lain & Company, 1889 and 1890, available on-line at: [www.ancestry.com](http://www.ancestry.com); United States Census, 1870, 1880 and 1900; "Questions Answered," *Brooklyn Daily Eagle* (November 16, 1884), 4; "Flat Houses," *Brooklyn Daily Eagle* (January 11, 1889), 4; "Grounds," *Brooklyn Daily Eagle* (March 27, 1890), 2; "Twenty-second Ward Democrats," *Brooklyn Daily Eagle* (December 28, 1890), 7; "Real Estate Market," *Brooklyn Daily Eagle* (June 7, 1894), 10; "Real Estate Market," *Brooklyn Daily Eagle* (December 18, 1894), 5.

Coots married the former Lillian Wynne in 1891 and they had two children, Frederick and Grace. A long time resident of Park Slope, he died on November 10, 1906, at the age of 41.

#### *Later History*<sup>43</sup>

Florian Grosjean maintained the row houses on Alice and Agate Courts as rental properties until his death in 1903.<sup>44</sup> The following year, his heirs and executors, including his daughter and son-in-law, sold the 36 row houses, described in three contiguous parcels with rights to the center line of the adjacent streets, to William H. Mount, a real estate agent. Mount immediately resold the property to John R. Ryon, another real estate agent, who quickly subdivided and sold-off most of the row houses, individually and in small groups.<sup>45</sup> Census records indicate that by 1910, 40% of the houses on Alice and Agate Court were owner-occupied. On the 1930 census, 31 families on Alice and Agate Courts lived in houses that they owned, many of which had been subdivided and rented.

Although census records indicate that the population of Alice and Agate Court was predominately white until 1930, with several black servants in 1900 and one mulatto family in 1910, the population changed with the surrounding area. In 1936, the Independent, or IND, Subway opened beneath Fulton Street, replacing the elevated line and providing direct access to the area from Harlem, which was then the center of New York's African-American community. The line opened up the area to new immigrant groups, including eastern European Jews, Italians, and blacks from the south. Other portions of Bedford-Stuyvesant had attracted a substantial number of African-American families by 1930; and by 1950, it was more than 80% black. At that time, the relatively small number of Caribbean immigrants to New York City tended to settle in Central Harlem and Bedford-Stuyvesant – which was known as “Brooklyn Harlem.”<sup>46</sup>

As early as the late 1930s, crime was considered a problem in Bedford-Stuyvesant. In 1943, “a Kings county grand jury denounced Mayor LaGuardia for his failure to curb lawlessness in Brooklyn's ‘Little Harlem’.”<sup>47</sup> The investigation, which was fueled by the complaints of “allegedly deplorable and dangerous conditions,” resulted in a police department investigation of the area and an increase in the number of officers on patrol. Although some efforts were made by social service organizations to address underlying social issues, Bedford-Stuyvesant, like many

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<sup>43</sup> Portions of this section adapted from *Crown Heights North Historic District Designation Report*. Sources for this section include United States Census, 1900, 1910, 1920 and 1930; “Center will Help Brooklyn ‘Harlem’,” *New York Times* (November 15, 1941), 34; “Mayor Denounced by Jury for Crime in Brooklyn Area,” *New York Times* (November 16, 1943), 1; “420 Police are Sent to Brooklyn Area for Crime Survey,” *New York Times* (November 17, 1943), 1; Thomas J. Lueck, “Breaking New Ground in Housing Policy,” *New York Times* (April 30, 1989), R1; Diana Shaman, “Blighted Block in Bedford-Stuyvesant is Revitalized,” *New York Times* (September 23, 1994), A28; Mario A. Charles, “Bedford-Stuyvesant,” in Kenneth T. Jackson, Ed., *The Encyclopedia of New York City* (New Haven, Conn.: Yale University Press, 1995), 94; and Charles Palms, “Bedford Stuyvesant Restoration Corporation,” in Kenneth T. Jackson, Ed., *The Encyclopedia of New York City* (New Haven, Conn.: Yale University Press, 1995), 95.

<sup>44</sup> One property, 17 Agate Court, was sold to Richard R. and Lottie F. Wandless in May of 1889 shortly after its construction. Grosjean purchased the property back the following year and retained ownership of all 36 row houses until his death. Brooklyn property conveyances, Liber 1894, 184 (recorded June 10, 1889); Liber 1890, 33 (June 9, 1890).

<sup>45</sup> Brooklyn property conveyances, Block 1871: Liber 71, 509 (recorded April 5, 1904); L. 71, 532 (recorded April 5, 1904); L. 70, 537 (recorded April 8, 1904); L. 73, 363 (recorded May 3, 1904).

<sup>46</sup> “Center will Help Brooklyn ‘Harlem’,” 34.

<sup>47</sup> “Mayor Denounced by Jury for Crime in Brooklyn Area,” 1.

other neighborhoods in Brooklyn, Manhattan, and the Bronx, experienced deterioration of its building stock and intensifying social problems, including rising unemployment and crime rates, in the 1960s. In response to these conditions, the Bedford-Stuyvesant Restoration Corporation—the first and largest community development corporation in the country—was formed in 1967. The Corporation focused on job creation and “physical asset development”; by 1977, according to Connolly, its activities had included “over 1,000 mortgage loans ... financing for nearly 125 businesses ... 7,500 workers placed in jobs developed in the private sector; exterior renovation of over 3,800 houses; [and] 1,280 new, rehabilitated, or under-construction dwelling units.”<sup>48</sup> The rehabilitation work has continued into the 1980s and 1990s, through the effort of the Bedford-Stuyvesant Restoration Corporation, as well as partnerships between city agencies, including the Department of Housing Preservation and Development, and private non-profit organizations. Private funding, by individual homeowners, continues to support restoration work today in what has again become a fashionable neighborhood; and according the Encyclopedia of New York, Bedford-Stuyvesant is considered the “largest black neighborhood in New York City.”<sup>49</sup>

Alice and Agate Courts remain a secluded and well-maintained enclave that retains the scale and details representative of the Queen Anne style and late-19th century, small-scale residential development.

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<sup>48</sup> Connolly, 158, cited in *Crown Heights North Historic District Designation Report*.

<sup>49</sup> Charles, 95.

## FINDINGS AND DESIGNATION

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

The Commission further finds that, among its important qualities, the Alice and Agate Courts Historic District comprises 36 row houses forming a quiet residential oasis in the midst of the heavily commercial Atlantic Avenue; that the buildings are characteristic of the late-19<sup>th</sup>-century development of Bedford-Stuyvesant spurred by transportation improvements; that the houses lining the district's two cul-de-sacs were designed by Brooklyn architect Walter M. Coots in the Queen Anne style; that Walter M. Coots was prominent as the designer of row houses and other mainly residential buildings in Brooklyn; that the houses were built for wealthy industrialist Florian Grosjean, co-founder and president of the nationally-known Lalance and Grosjean agate-ware-manufacturing company; that the buildings of Alice and Agate Courts feature asymmetrical facades, but use collective symmetry within the rows themselves and repeating decorative details to create an interesting overall composition; that among the prominent features these row houses, which are constructed of red brick, brownstone, bluestone and terra cotta, are conical-roofed corner turrets, projecting and swelled bays, rock-faced and carved stonework, foliate- and geometric-pattern terra-cotta and metal trim, elaborate ironwork and stained glass windows; that the rows retain their original appearance, to a large extent, and much of their original material; and that these houses represent small-scale residential development in late-19<sup>th</sup>-century Bedford-Stuyvesant.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 (formerly Section 534 of Chapter 21) of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Historic District the Alice and Agate Courts Historic District, consisting of the property bounded by a line beginning at the intersection of the northern curblineline of Atlantic Avenue and a line extending southerly from the western property line of 1 Alice Court (aka 1463 Atlantic Avenue), continuing easterly along said curblineline to a point formed by its intersection with a line extending southerly from the eastern property line of 2 Agate Court (aka 1491 Atlantic Avenue), northerly along said line and the eastern property lines of 2 through 18 Agate Court, westerly along the northern property line of 18 Agate Court, continuing westerly along a line extending from the northern property line of 18 Agate Court to the northern property line of 17 Agate Court, along the northern property lines of 17 Agate Court and 18 Alice Court, continuing westerly along a line extending from the northern property line of 18 Alice Court to the northern property line of 17 Alice Court, along the northern property line of 17 Alice Court, to the western property line of 17 Alice Court, southerly along said property line and the property lines of 15 through 1 Alice Court, to the point of the beginning. The boundary description is intended to encompass the wall along the northern edge of Agate Court between lot 72 and 74.

Robert B. Tierney, Chair  
Pablo E. Vengoechea, Vice Chair

Frederick Bland, Diana Chapin, Joan Gerner, Roberta Brandes Gratz, Margery Perlmutter, Elizabeth Ryan, Roberta Washington, Commissioners

## BUILDING ENTRIES

### GENERAL DESCRIPTION

The Alice and Agate Courts Historic District is comprised of 36 row houses on two cul-de-sacs, designed by architect Walter M. Coots in the Queen Anne style. The two-and-a-half-story brick row houses are set on raised, rock-faced brownstone basements and were constructed in 1888 and 1889. Set perpendicular to Atlantic Avenue and the established street grid, both Alice and Agate Courts each have only 18 buildings. Anchored by slightly larger houses at numbers 1 and 2, which also face Atlantic Avenue, the rows within each court are the mirror image of each other. The buildings of Agate Court are a repetition of four basic row house designs, while those at Alice Court, designed one year later, have more variety in their fenestration patterns. Repeating details, such as high stoops, bowed or projecting bays, string courses, cornices, and arched and stained glass windows unify each row.

Historically, Alice and Agate Courts had bluestone sidewalks. Although none of the stone remains, the streets do retain the historic bluestone curbs. Between the stoops, each row house has a slightly raised areaway surrounded by an iron fence. The historic c.1940 tax photos indicate that these areaways were historically paved with bluestone, which remains at many of the buildings. The areaways also feature coal shoots. At Agate Court, a six-foot-tall brick wall marks the end of the cul-de-sac and provides the backdrop for a community garden. Painted a brick-red color, the wall is supported by wood bracing. The end of the cul-de-sac is marked by a low brick cheek wall at Alice Court. The area in front of the fence is paved with concrete and has what appears to be the remainder of a historic fountain.

### 1-17 AGATE COURT, WEST SIDE BETWEEN ATLANTIC AVENUE AND HERKIMER STREET

Although designed by the same architect only one year earlier, the overall design of Agate Court is less ornate than that at Alice Court. Nos. 1-17 Agate Court is a row of nine, two-and-a-half-story (except at 1 and 2 Agate Court)<sup>50</sup> plus basement, flat-roofed, brick buildings built on rusticated, brownstone basements in the pattern A, B, C, C', B', B, C, C', D. Anchored by the slightly larger corner building at Atlantic Avenue (1 Agate Court), the shallow oriel and triangular pediment that rise above the cornice line with a starburst pattern and finial (shared by 9 and 11 Agate Court) provide the central focus of the row. All of the buildings retain their high, rock-faced brownstone stoops, historic iron railings, and under-stoop basement entrances. The row is unified by several details, including a continuous, projecting, molded brownstone<sup>51</sup> sill below the first floor windows, a continuous, projecting, rock-faced brownstone string course at the sill level of the second floor, and a geometric (flat portions) and swag-patterned (bowed portions) pressed metal cornice that runs across the facades. Another rock-faced brownstone string course runs along the facade below the first floor window lintels, except adjacent to the arched window openings. All of the window and door openings at the first and second floors have

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<sup>50</sup> The half-story refers to the "roof story" room at the rear of the buildings. Because 1 and 2 Agate Court do not have the "roof story," they are two-stories plus basement.

<sup>51</sup> At Alice Court, the upper-story stone trim is bluestone. Because all of the trim at Agate Court is painted, it was not possible to determine if it is actually bluestone or brownstone. It has been identified as brownstone due to the predominance of brown paint on the trim and early advertisements which describe the row houses as "brownstone and terra cotta houses." (*Brooklyn Daily Eagle* advertisements).

rock-faced brownstone lintels. Additionally, the door lintels are supported by elongated, incised brownstone brackets. The majority of the historic windows were one-over-one, double-hung wood windows, most of which have been changed to aluminum or vinyl replacements. Some openings historically featured stained glass windows, such as the semi-circular transoms at the first floors and small, fixed-pane windows at the second floors, while some of the double-hung windows historically featured multi-light, Queen-Anne-style upper sash. The c.1940s tax photos and its repeated occurrence indicate that the multi-paneled wood door with transom window above, like that found at 3 Agate Court, is the historic door and configuration. At the basement level, many of the buildings have historic, black-painted iron window and door grilles.

**1 Agate Court, aka 1483 Atlantic Avenue**

Borough of Brooklyn Tax Map Block/Lot: 1871/82

Date: NB 711 /1888; NB 3275/1917 (garage)  
Style: Queen Anne  
Material: Brick on a rock-faced brownstone basement  
Stories: Two -stories plus basement

*History*

Like most of the buildings in both Alice and Agate Courts, early occupants were renters. Le Duc and La Duchesse d'Auxy rented 1 Agate Court in October of 1894 at the rate of \$500 per year. By 1900, German immigrant Solomon Schiff, a cigar manufacturer, occupied the house with his wife, two sons and a Finnish servant. Tailor and German immigrant Christian Quattlander purchased the house in 1904, and sold it in 1919 to auto machinist Thomas Hogan, who remained there into the 1940s, renting a portion of the house to help pay the mortgage.

*Description*

East (front) Facade: Three bay facade; turret at southeast corner; two, one-over-one, double-hung windows (face northeast and southeast) at each floor of turret; wood windows with storm at basement of turret; single, one-over-one, double-hung window in center bay at each floor; stoop with under-stoop entry in third bay at basement; historic paired doors in third bay at first floor; single, one-over-one, double-hung window in third bay at second floor; brown-painted geometric- and swag-patterned, metal cornice; historic stoop railing; historic window and door grilles at basement; historic bluestone paving and iron railing at front areaway; side portion of areaway is planted.

**Alterations:** Brick-red painted facade; light fixture and mailbox at brownstone base, brown-painted brownstone base, stoop and trim; non-historic iron grille at modified historic double doors and transom; metal roof base remains above turret; historic conical roof has been removed at turret; areaway bluestone is painted; non-historic gate at areaway; portion of areaway railing is non-historic.





South (Atlantic Avenue) Facade: Brick facade divided into three sections by two projecting chimneys; chimneys have corbelled and recessed, channeled brickwork; chimneys begin just above lintels of basement-level windows and extend behind cornice above roofline; angled, deep, three-sided, square projection in first section; full-height projection has a single, one-over-one, double-hung aluminum window at each floor (basement, first and second) on each facade (southeast and southwest); paired, one-over-one, double-hung wood windows at each floor of center section; full-height turret (which also faces east) in third section; rock-faced brownstone base at turret; one-over-one, double-hung aluminum windows (face southwest) at each floor; rock-faced brownstone lintels and projecting sills throughout facade; historic iron window grilles at the basement level windows; brown-painted geometric-patterned, pressed metal cornice; swag-patterned cornice at turret; continuous, projecting brownstone sill above basement level, below first floor lintels and at sill level of second floor windows at turret; narrow planted areaway; historic low, black-painted iron fence on cast-concrete curb.

**Alterations:** Facade painted brick-red; brown painted brownstone trim; conical roof removed at turret; replacement windows; storm window in center bay and at turret basement; satellite dish attached to easternmost chimney; both chimneys reconstructed; metal flue cap at westernmost chimney; wires at facade; one-story brick garage addition at rear; parged facade; brown metal roll gate; painted, cast stone piers flank door.

West (rear) Facade: Three-story plus basement, three-bay facade is visible above garage addition; single, one-over-one, double-hung windows at each floor in first and second bays; angled, deep, three-sided, square projection in third section; two-story projection has a single, one-over-one, double-hung window at each floor (facing northwest); brown-painted, geometric-patterned metal cornice at projection.

**Alterations:** Facade has been parged (except at projection) and painted brown; aluminum replacement windows; scupper and drainpipe, wires and satellite dish attached to facade.

#### Significant References

"Summons for La Duchesse," *Brooklyn Daily Eagle* (October 21, 1894), 1; Brooklyn property conveyances; Brooklyn Department of Buildings NB 711/1888, NB 3275/1917; United States Census, 1900, 1910, 1920, 1930.

### **3-17 Agate Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/81-74

Date: NB 710/1888  
Style: Queen Anne  
Material: Brick on a rock-faced brownstone basement  
Stories: Two-and-a-half-stories plus basement

### **3 Agate Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/81

#### *History*

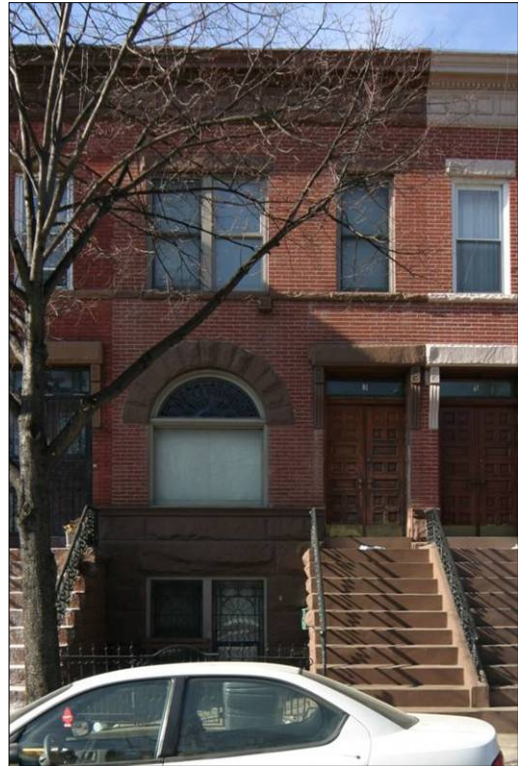
Census records indicate that bookkeeper Alexander Ellis was living at 3 Agate Court with his wife and four children in 1900 and directories confirm that he still resided there in 1905-06. Another renter, Arthur Wallace occupied the home with his family in 1920. Shortly after, Emma K. Harrison purchased the house, and lived there with her husband, a bank employee, her

daughter and her sister, renting out a portion of the home to a BMT ticket agent. Harrison sold the property in May of 1946.

*Description*

East (front) Facade: Two-bay facade; first bay of first floor has wood picture window with historic semi-circular, peacock-tail patterned, stained glass transom; paired, historic paneled wood doors and transom in second bay; paired one-over-one windows in first bay at basement and second floor; stoop with under stoop entry in second bay at basement; single, one-over-one window in second bay at second floor; historic window and door grilles at basement; brown-painted geometric-patterned cornice; historic stoop and areaway railing; bluestone paved areaway.

**Alterations:** Aluminum replacement windows at basement and second floor; brownstone base, stoop and trim painted brown; fire alarm box attached to facade; mailbox and doorbell at basement entry; gate at areaway.



West (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally-arched openings in each bay at each floor; chimney at roof.

**Alterations:** Parged facade – painted light brown; replacement windows; brick cornice removed/obscured; window grilles at first floor; wires at facade; satellite at roof.

Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings NB 710/1888; United States Census, 1900, 1910, 1920, 1930; *Upington's Elite Directory of Brooklyn 1905-06*.

## 5 Agate Court

Borough of Brooklyn Tax Map Block/Lot: 1871/80

*History*

The earliest confirmed occupant of 5 Agate Court was William Price, who is listed as a renter in the 1920 census. A latter, Price lived there with his wife, three daughters, a son-in-law and a grandson. In 1920, Thorgrim Thorgrimson purchased the row house, where his two sons (bookkeepers) and two daughters (secretaries) lived with their Icelandic immigrant parents. The Thorgrimsons retained ownership of the house until 1945.

*Description*

East (front) Facade: Three-bay facade; paired, historic multi-paneled wood doors and transom in first bay of first floor; stoop with under stoop entry in first bay at basement; single, one-over-one window in second and third bays at basement; single, one-over-one window in each bay at second floor; bowed bay with corbelled brickwork and terra-cotta trim at second floor; beige-painted

geometric- and swag-patterned cornice; historic stoop railing; historic window and door grilles at basement; historic areaway fence.

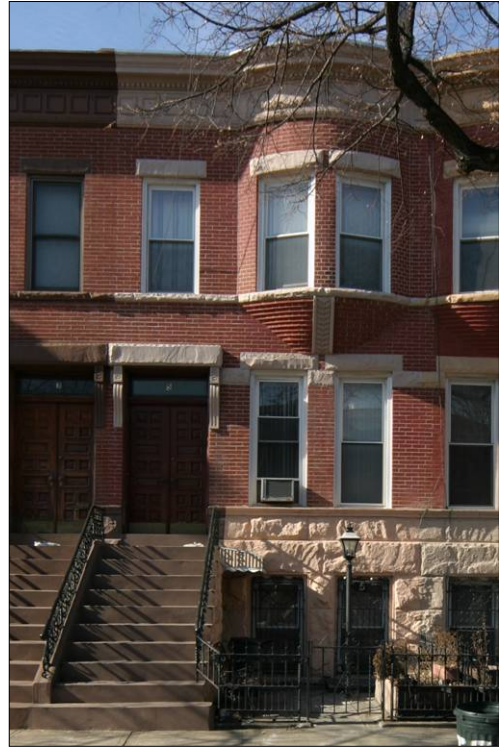
**Alterations:** Aluminum replacement windows at all floors; brownstone base and trim painted beige; steps painted brown; metal awning at under stoop entry; mailbox at basement; wires at facade; satellite at roof; brick planting bed, concrete paving, gate and light post in areaway.

West (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally-arched openings in each bay at each floor; header brick lintels.

**Alterations:** Parged facade – painted off-white; replacement windows; brick cornice removed/obscured.

#### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings NB 710/1888; United States Census, 1900, 1910, 1920, 1930.



## **7 Agate Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/79



#### *History*

Salesman William Budd rented 7 Agate Court in 1900 with his wife, his son and a servant. In 1909, Henry McLeer, an insurance agent, purchased the house and lived there with his wife and son. Prior to its sale in 1920, another renter, plasterer Chester Maxon lived in the house with his wife, his mother-in-law, sister-in-law, and his nephew. Erna Redman, who had purchased the house from McLeer, lived there for twenty years with her husband, real estate broker John Roake and two children, as well as a tenant, selling the property in 1940.

#### *Description*

East (front) Facade: Three-bay facade; single, one-over-one windows in first two bays at each floor; stoop with under stoop entry in third bay at basement; paired, historic multi-paneled wood doors and transom in third bay of first floor; historic single pane stained-glass window in third bay at second floor; bowed bay with corbelled brickwork and terra-cotta trim at second floor; beige-painted geometric- and



swag-patterned cornice; historic stoop railing and newel post; historic window and door grilles at basement; historic areaway fence.

**Alterations:** Aluminum replacement windows at all floors; brownstone base, trim, and side of stoop painted beige; steps painted brown; window grille modified for air conditioning unit at basement; metal awning and light at under stoop entry; wires at facade; concrete paving and gate at areaway.

West (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally arched openings in each bay at each floor.

**Alterations:** Parged facade – painted light brown; replacement windows; brick cornice removed/obscured; wires at facade.

#### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings NB 710/1888; United States Census, 1900, 1910, 1920, 1930.

### **9 Agate Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/78

#### *History*

Serafin Sanchez and her husband, a cigar manufacturer, lived at 9 Agate Court with a border and Irish servant in 1900. In 1904, Ella Brady purchased the house and lived there for several years with her brother, James, a secretary in a doctor's office. She later lived with her husband and three daughters until selling the property in 1924 to Latvian immigrants, Agnes and Kristof Aray. The Arays owned the house for over twenty years, living there with their son and daughter-in-law.

#### *Description*

East (front) Facade: Two-bay facade; stoop with under stoop entry in first bay at basement; non-historic door with historic transom and surround in first bay of first floor; historic single pane stained-glass window in first bay at second floor; tripartite window with historic semi-circular, peacock-tail patterned, stained glass transom in second bay at first floor; paired one-over-one windows in second bay at basement and second floor; projecting, geometric-patterned, pressed-metal oriel in second bay with sunburst-patterned pediment and finial (shared with 11 Agate Court); brown-painted oriel and geometric- and swag-patterned metal cornice; historic stoop railing and newel post; historic window grilles at basement; bluestone paved areaway.

**Alterations:** Facade painted red; brownstone base, stoop and trim painted brown; non-historic door; non-historic tripartite replaces picture window at first floor; storm window at semi-circular transom; replacement one-over-one windows at basement and second floor; metal door at under stoop entry; mailbox and awning at basement entry; gate at areaway.



West (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally arched openings in each bay at each floor; corbelled brick cornice; header brick lintels.

**Alterations:** Replacement windows; satellite at roof.

#### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings NB 710/1888; United States Census, 1900, 1910, 1920, 1930.

### **11 Agate Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/77

#### *History*

The earliest known tenant of 11 Agate Court was mechanical engineer Frank Hyslop, living there with his wife, daughter and a servant in 1900. In 1906, Robert Houghton purchased the house, but rented it to Arthur Bates, a shoe manufacturer who lived there with his wife and six children in 1910. Census records indicate that Houghton, a letter carrier, occupied the house with his wife and daughter in 1920, with his son's family also living there in a separate apartment. Having purchased the house in 1927, Archibald Houghton, an engineer and steam fitter, owned the property until 1940.

#### *Description*

East (front) Facade: Two-bay facade; paired one-over-one windows in first bay at all floors; projecting geometric-patterned, pressed-metal oriel in first bay at second floor with sunburst-patterned pediment and finial (shared with 9 Agate Court); stoop with under stoop entry in second bay at basement; non-historic door with historic transom and surround in second bay of first floor; horizontal sliding windows in second bay at second floor; brown-painted oriel and geometric- and swag-patterned metal cornice; historic window grilles at basement; historic stoop and areaway railing.

**Alterations:** Facade painted red; brownstone base, stoop and trim painted brown; non-historic door; paired one-over-one windows replace historic picture window and stained-glass transom at first floor; replacement windows; sliding windows replace historic stained-glass window at second floor; modified grille door with mailbox at under stoop entry; concrete paving and gate at areaway; metal lattice at areaway railing; areaway paving painted brown.



West (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally arched openings in each bay at each floor; header brick lintels; corbelled brick cornice.

**Alterations:** Parged facade; replacement windows.

### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings records NB 710/1888; United States Census, 1900, 1910, 1920, 1930.

### **11A Agate Court** aka 13 Agate Court

Borough of Brooklyn Tax Map Block/Lot: 1871/76

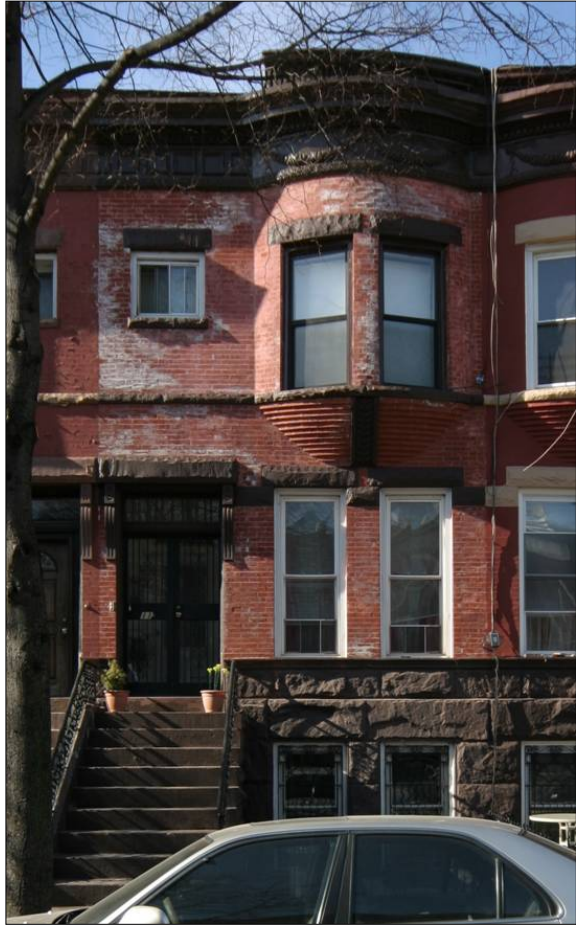
#### *History*

Charles McGill, an umbrella manufacturer, purchased 13 Agate Court, in 1904, and lived there with his wife, three sons and a daughter. By 1920, insurance inspector Alexander Tilly was renting the house with his family and in-laws. He purchased the property a year later and lived there for at least ten years, renting a portion of the house, until it was sold in 1943.

#### *Description*

**East (front) Facade:** Three-bay facade; paired, metal grille doors and transom in first bay of first floor; stoop with under stoop entry in first bay at basement; horizontal sliding windows in first bay at second floor; single, one-over-one windows in second and third bays at basement at all floors; bowed bay with corbelled brickwork and terra-cotta trim at second floor; brown-painted geometric- and swag-patterned metal cornice; metal parapet above cornice; historic window and door grilles at basement; historic stoop railing and areaway fence.

**Alterations:** Aluminum replacement windows at all floors; sliding windows replace historic stained-glass at second floor; non-historic door at first floor; brownstone base, stoop and trim painted dark brown; two mailboxes and modified door grille at basement; concrete paving and gate at areaway.



**West (rear) Facade:** Visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally arched openings in each bay at each floor; corbelled brick cornice.

**Alterations:** Parged facade; replacement windows.

### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings records NB 710/1888; United States Census, 1900, 1910, 1920, 1930.



## 15 Agate Court

Borough of Brooklyn Tax Map Block/Lot: 1871/75

### *History*

Census records indicate that traveling salesman Edward Raymond was living at 15 Agate Court in 1900, renting the house with his wife, two sons, a daughter and a Finnish servant. Ten years later, Maurice Boccard, a French immigrant and sheet metal machinist, occupied the house with his family. Having purchased the house in 1928, Irish immigrant Hannah McGrath lived there in 1930 with her four children, her sister and her brother-in-law and their two children, and four borders. The McGrath family retained ownership of the property until 1944.

### *Description*

**East (front) Facade:** Three-bay facade; single, one-over-one windows in first two bays at each floor; stoop with under stoop entry in third bay at basement; non-historic paneled door and historic transom in third bay of first floor; single one-over-one window in third bay at second floor; bowed bay with corbelled brickwork and terra-cotta trim at second floor; brown painted geometric- and swag-patterned metal cornice; metal parapet above cornice; historic window and door grilles at basement; historic stoop and areaway railing.

**Alterations:** Facade painted red; aluminum replacement windows at all floors; brownstone base and stoop painted brown; brownstone trim painted beige; window guards at second floor; wires at facade; concrete paving and gate at areaway.

**West (rear) Facade:** Minimally visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally arched openings in each bay at each floor; header brick lintels; corbelled brick cornice.

**Alterations:** Parged facade; replacement windows.

### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings NB 710/1888; United States Census, 1900, 1910, 1920, 1930.



## 17 Agate Court

Borough of Brooklyn Tax Map Block/Lot: 1871/74

### *History*

In 1900, census records indicate that Henry Jones, a shoe dealer, lived at 17 Agate Court with his wife, mother-in-law and sister-in-law, and a Finnish servant. Typewriter salesman Frederick Dyett and his Swedish immigrant wife occupied a portion of the house in 1920 with their daughter and a border, while an Irish immigrant and her two daughters also lived there in a separate apartment. Irish immigrant Theresa Woodstock purchased the property in 1923, and was

living there with her husband, a milk company driver, her daughter and three sons in 1930, renting an apartment to Hugh Bradshaw, an embroidery salesman, who lived with his three children and a lodger. The Woodstocks owned the house until 1941.

#### *Description*

**East (front) Facade:** Three-bay facade; paired, non-historic wood-and-glass doors and historic transom in first bay of first floor; stoop with under stoop entry in first bay at basement; single, one-over-one window in first bay at second floor; angled projection at second and third bays; single, one-over-one windows in second and third bays at all floors; off-white-painted geometric- and swag-patterned metal cornice; metal parapet above cornice; historic window grilles at basement; historic stoop railing and newel post; historic areaway fence.

**Alterations:** Facade is painted red; aluminum replacement windows at all floors; brownstone base and stoop painted brown; brownstone trim painted off-white; modified door grille at under stoop entry; wires at facade; concrete paved areaway; brick curb at common garden.

**West (rear) Facade:** Minimally visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally-arched openings in each bay at each floor; header brick lintels; corbelled brick cornice.

**Alterations:** Parged facade; replacement windows.

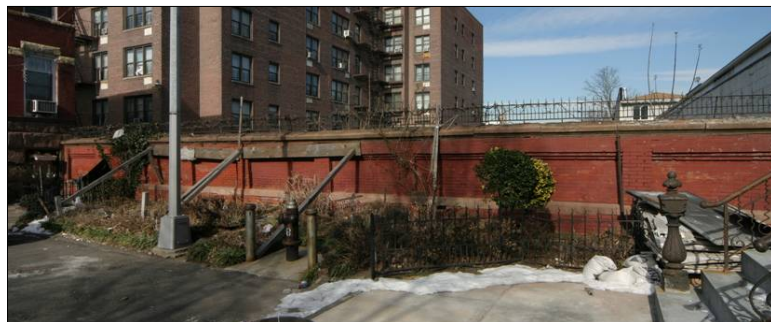
#### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings NB 710/1888; United States Census, 1900, 1910, 1920, 1930.



#### **Agate Court Wall**

There is a six-foot-tall brick wall at the end of the Agate Court cul-de-sac, extending from the northern exterior walls of 17 and 18 Agate Court. The wall features recessed panels with corbelled brickwork; brown-painted cast-stone coping and a historic, low iron railing.



The wall is painted a brick-red color and partially supported by wood bracing. A narrow planted garden runs across the street in front of the wall, surrounded by a low concrete curb. Much of the historic iron railing remains where the garden meets the sidewalk at both sides of the street, although a portion has been replaced adjacent to 17 Agate Court.



## 2-18 AGATE COURT, WEST SIDE BETWEEN ATLANTIC AVENUE AND HERKIMER STREET

The mirror images of those across the street, 2-18 Agate Court is a row of nine, two-story or two-and-a-half-story plus basement, brick buildings built on rusticated, brownstone basements. Like the buildings on the west side of the cul-de-sac, the row is anchored by the slightly larger corner building at Atlantic Avenue (2 Agate Court). A shallow oriel (shared by 10 and 12 Agate Court) provides the central focus of the row. See description of 1-17 Agate Court for more details.

### 2 Agate Court, aka 1491 Atlantic Avenue

Borough of Brooklyn Tax Map Block/Lot: 1871/64

Date: NB 341/1888  
Style: Queen Anne  
Material: Brick on a rock-faced brownstone basement  
Stories: Two-stories plus basement

#### *History*

John Stevenson, an English immigrant and buyer for a millinery company, rented 2 Agate Court with his wife and three children in 1900. Five years later, George and Philomena Stark purchased the property. Census records indicate that Stark lived in the house with his extended family, including children, grandchildren and a brother. Philomena Stark sold the house in 1920. Secondhand shop owner Charles Dougherty was the owner in 1930, living there with his wife, two daughters and five sons.

#### *Description*

West (front) Facade: Three bay facade; stoop with under-stoop entry in first bay at basement; door with historic transom and surround in first bay at first floor; single, one-over-one, double-hung window in first bay at second floor; single, one-over-one, double-hung window in center bay at each floor; turret at southwest corner; two, one-over-one, double-hung windows (face northwest and southwest) at each floor of turret; wood windows with storm at basement of turret; brown-painted geometric- and swag-patterned metal cornice; historic stoop railing; historic metal window and door grilles at basement; historic iron railing at front areaway; side portion of areaway is planted.

**Alterations:** Brick-red painted facade; brown-painted brownstone base, stoop and trim; aluminum windows at first and second floors; non-historic wood-paneled door; light fixtures flanking entry; metal roof base remains above turret; historic conical roof has been removed at turret; satellite dish at turret; wires at facade; concrete paving and gate at areaway.



South (Atlantic Avenue) Facade: Brick facade divided into three sections by two projecting chimneys; chimneys have corbelled and recessed, channeled brickwork; chimneys begin just above lintels of basement-level windows and extend behind cornice above roofline; full-height turret (which also faces west) in first section; rock-faced brownstone base at turret; one-over-one, double-hung aluminum windows (face southwest) at each floor; paired, one-over-one, double-hung windows at each floor of center section; angled, deep, three-sided, square projection in third section; full-height projection has a single, one-over-one, double-hung aluminum window at each floor (basement, first and second) on each facade (southwest and southeast); rock-faced brownstone lintels and projecting sills throughout facade; brown-painted geometric-patterned, pressed metal cornice; swag-patterned cornice at turret; continuous, projecting brownstone sill above basement level, below first floor lintels and at sill level of second floor windows at turret; wood windows and historic grilles at basement; chimneys retain their historic decorative recessed and corbelled brickwork; narrow planted areaway; historic low, black-painted iron fence on brown-painted cast-concrete curb; historic bluestone walk at rear.

**Alterations:** Facade painted brick-red; brown-painted brownstone trim; conical roof removed at turret; replacement windows at first and second floors; storm windows at turret basement; wires at facade; both chimneys extended; one-story brick wall at rear with painted cast-concrete coping; black-painted, non-historic metal door at wall; gate at side yard.

East (rear) Facade: Three-bay facade is visible above rear wall; angled, deep, three-sided, square projection in first section; full-height projection has a single, one-over-one, double-hung window at each floor (facing northeast); single, one-over-one, double-hung windows at each floor in second and third bays; segmentally-arched header brick lintels; brown-painted geometrically-patterned metal cornice.

**Alterations:** Facade has been painted brick-red at first floor; aluminum replacement windows; window grille at second floor; wires and fire escape attached to facade.

#### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings NB 341/1888; United States Census, 1900, 1910, 1920, 1930.

### **4-18 Agate Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/65-72

Date: NB 332/1888  
Style: Queen Anne  
Material: Brick on a rock-faced brownstone basement  
Stories: Two-and-a-half-stories plus basement

### **4 Agate Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/65

#### *History*

Simon and Margaret Wrynn purchased 4 Agate Court in January of 1905 and the property remained in the family until 1940. The 1910 and 1920 census records indicate the house was owner occupied. In 1930, Irish immigrant Thomas Freeman, a solicitor for a printing house, rented the house, living with his wife, a Scottish immigrant, and two children.

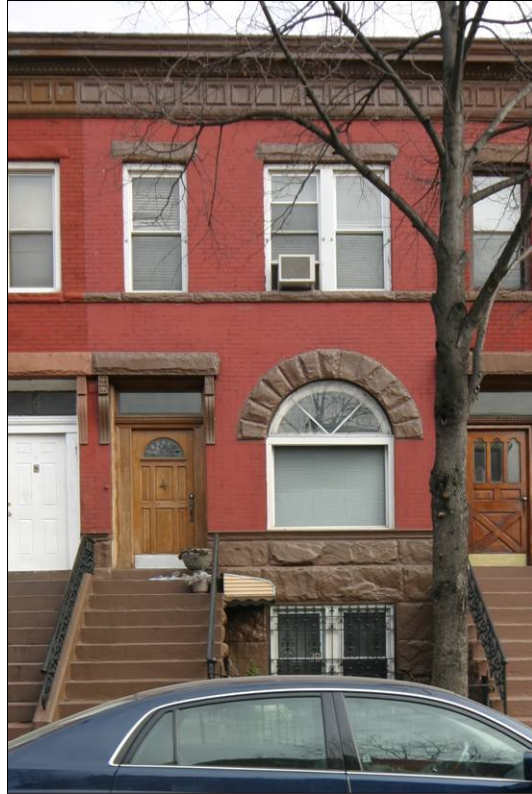
### *Description*

**West (front) Facade:** Two-bay facade; paneled wood door with historic transom and surround in first bay; stoop with under stoop entry in first bay at basement; single, one-over-one window in first bay at second floor; second bay of first floor has picture window with historic semi-circular, peacock-tail patterned, stained glass transom; paired one-over-one windows in second bay at basement and second floor; historic door grille at basement; brown-painted geometric-patterned cornice; historic stoop and areaway railing.

**Alterations:** Facade painted brick-red; brownstone base, stoop and trim painted brown; aluminum replacement windows; non-historic door; storm window at historic transom; non-historic window grilles at basement; awning and mailbox at basement entry; blue-painted concrete paving and gate at areaway.

**East (rear) Facade:** Visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally-arched openings in each bay at each floor; header brick lintels; corbelled brick cornice.

**Alterations:** Replacement windows; window grilles at first floor; wires at facade.



### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings NB 332/1888; United States Census, 1900, 1910, 1920, 1930.

## **6 Agate Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/66

### *History*

Census records indicate that 6 Agate Court was divided into two households in 1900. Both were occupied by recent South American immigrants, Consul General to Ecuador, Felicísimo Lopez, and engraver/photographer Victor Pazmino, who lived with his wife, his son and a Finnish servant. In the early part of the 20<sup>th</sup> century, the house was inhabited by various people, including an Italian immigrant and his family in 1910 and a department store salesman in 1920. Martin Ledwith, a circular pressman, owned the property from 1922-1944, living there in 1930 with his wife and three children and renting a portion of the house to a shipping clerk and his family.

### *Description*

**West (front) Facade:** Three-bay facade; single, one-over-one windows in first two bays at each floor; stoop with under stoop entry in third bay at basement; door and historic transom in third bay of first floor; single one-over-one window in third bay at second floor; bowed bay with corbelled brickwork and terra-cotta trim at second floor; brown-painted geometric- and swag-



patterned metal cornice; historic window and door grilles at basement; historic stoop and areaway railing.

**Alterations:** Facade painted red; brownstone base, stoop and door surround painted brown; terra cotta and brownstone window lintels painted red; replacement windows at all floors; non-historic door; satellite dishes at second floor and roof; utility meter at basement; window grille modified for air conditioning unit at basement; wires at facade; concrete paving and gate at areaway.

East (rear) Facade: Minimally visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally arched openings in each bay at each floor; header brick lintels; corbelled brick cornice.

**Alterations:** Rear facade parged; replacement windows; wires at facade.

#### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings NB 332/1888; United States Census, 1900, 1910, 1920, 1930.

## **8 Agate Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/67

### *History*

Early renters of 8 Agate Court include an optician who lived there in 1910 with his wife, his father-in-law and a servant, and worked out of the house. Walter and Lillian Sieling purchased the property in 1915, and appear to have lived there until they sold it in 1931. Also living in the house with the steamship broker and his wife, were their two children and his mother.

### *Description*

West (front) Facade: Three-bay facade; historic paired, wood-paneled doors and transom in first bay of first floor; stoop with under stoop entry in first bay at basement; horizontal sliding windows in first bay at second floor; single, one-over-one windows in second and third bays at all floors; bowed bay with corbelled brickwork and terra-cotta trim at second floor; white-painted geometric- and swag-patterned metal cornice; historic window and door grilles at basement; historic stoop railing and newel post; historic areaway fence.

**Alterations:** Facade painted dark red; brownstone base, stoop and trim painted brown; aluminum replacement windows at all floors; light and intercom at first floor; sliding windows replace historic stained-glass at second





floor; awning, large mailbox and intercom at basement; wires at facade; concrete paving and gate at areaway.

East (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally-arched openings in each bay at each floor; header brick lintels; corbelled brick cornice.

**Alterations:** First floor painted red; window grille at first floor; modified door opening at first floor; light near door; wires at facade.

#### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings NB 332/1888; United States Census, 1900, 1910, 1920, 1930.

### **10 Agate Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/68

#### *History*

10 Agate Court was a rental property for almost two decades before Francis Cleary owned the house by 1910. Listed as having several different occupations, including advertising agent, electrical manager and photographer, Cleary lived with his wife and two children. In 1937, the house was transferred to the Williamsburgh Savings Bank.



#### *Description*

West (front) Facade: Two-bay facade; paired one-over-one windows in first bay at all floors; historic, semi-circular, peacock-tail-patterned stained glass transom at first floor; projecting geometric-patterned, pressed-metal oriel in first bay at second floor (shared with 12 Agate Court); stoop with under stoop entry in second bay at basement; door with transom panel in second bay of first floor; historic stained-glass window in second bay at second floor; red-painted geometric-patterned oriel and geometric- and swag-patterned metal cornice; historic window and door grilles at basement; historic stoop and areaway railing and newel post.

**Alterations:** Facade painted red; brownstone base, stoop and trim painted brown; paired one-over-one windows replace historic picture window at first floor; non-historic door and transom panel at first floor; lights near door; replacement windows; satellite dish at oriel; sunburst-patterned pediment and finial removed above oriel; doorbell at basement; wires at facade; concrete paving and gate at areaway.

East (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally-arched openings in each bay at each floor; header brick lintels; corbelled brick cornice.

**Alterations:** Replacement windows; wires at facade; antenna at roof.

#### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings NB 332/1888; United States Census, 1900, 1910, 1920, 1930.

## 12 Agate Court

Borough of Brooklyn Tax Map Block/Lot: 1871/69

### *History*

Both the 1900 and 1910 United States Census list drug clerk John Molloy as a resident of 12 Agate Court, renting the house with his wife, two children and a servant. Marine engineer Walter Gerrard purchased the property in 1920 and the 1930 census indicates that the English immigrant was living there with his wife, two daughters and a son-in-law. His family sold the house in 1945.

### *Description*

**East (front) Facade:** Two-bay facade; stoop with under stoop entry in first bay at basement; paired, historic wood-paneled doors, transom and surround in first bay of first floor; three-light window in first bay at second floor; tripartite window with semi-circular transom in second bay at first floor; paired one-over-one windows in second bay at basement and second floor; projecting, geometric-patterned, pressed-metal oriel in second bay (shared with 10 Agate Court); light-brown-painted oriel and geometric- and swag-patterned metal cornice; historic stoop railing and newel post; historic door grille at basement; historic areaway railing.

**Alterations:** Brownstone base, stoop and trim painted brown; replacement windows; non-historic tripartite window and transom at first floor; three-pane window with storm replaces historic stained-glass window at second floor; sunburst-patterned pediment and finial removed at oriel; mailbox, doorbell and intercom near basement entry; non-historic window grilles at basement; wires at facade; satellite dish at roof; concrete paving and gate at areaway.



**West (rear) Facade:** Visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally arched openings in each bay at each floor; corbelled brick cornice; header brick lintels.

**Alterations:** Replacement windows; wires at facade.

### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings NB 332/1888; United States Census, 1900, 1910, 1920, 1930.

## 14 Agate Court

Borough of Brooklyn Tax Map Block/Lot: 1871/70

### *History*

No. 14 Agate Court was occupied by umbrella merchant Joseph Jones with his family and a servant in 1900. Ten years later, a machinery salesman, his wife and four daughters rented the property. Book bindery packer Arthur Bedell and his son-in-law Edward Lawrence, a publishing company employee, purchased the property in 1920, and census records indicate that they were living there with their families in 1930. Jennie Matthews purchased the property in 1933, which was owned by her relatives until 1950.

### *Description*

**West (front) Facade:** Three-bay facade; single, one-over-one windows in first two bays at each floor; stoop with under stoop entry in third bay at basement; multi-paneled door and historic transom in third bay of first floor; paired, sliding windows in third bay at second floor; bowed bay with corbelled brickwork and terra-cotta trim at second floor; brown-painted geometric- and swag-patterned cornice; historic stoop railing; historic door grille at basement; historic areaway fence.

**Alterations:** Facade is painted red; brownstone base, trim, and stoop painted brown; aluminum replacement windows at all floors; non-historic door; sliding windows replace historic single pane stained-glass window at second floor; non-historic window grilles at basement; wires at facade; concrete paving and gate at areaway.

**East (rear) Facade:** Visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally arched openings in each bay at each floor; header brick lintels.

**Alterations:** Replacement windows; wires at facade.



### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings NB 332/1888; United States Census, 1900, 1910, 1920, 1930.

## **16 Agate Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/71



### *History*

Unlike the other buildings in the row, 16 Agate Court remained a rental property into the 1930s. Some tenants included Elizabeth Carey, who lived there with her three daughters and two sisters in 1920, and Irish immigrant Robert Oakman, a foreman for the Brooklyn Electric Company, who lived there with his extended family, a boarder and two lodgers.

### *Description*

**West (front) Facade:** Three-bay facade; multi-paneled wood door and historic transom in first bay of first floor; stoop with under stoop entry in first bay at basement; single, one-over-one window in second and third bays at basement and first floor; single, one-over-one window in each bay at second floor; bowed bay with corbelled brickwork and terra-cotta trim at second floor; beige-painted geometric- and swag-patterned cornice; historic stoop railing; historic window and door grilles at basement; historic areaway fence.

**Alterations:** Facade, brownstone base and stoop painted red; brownstone and terra-cotta trim painted beige; aluminum



replacement windows at all floors; non-historic wood-paneled door at first floor; mailbox at under stoop entry; wires at facade; satellite dish at roof; concrete paving and gate at areaway.

East (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally-arched openings in each bay at each floor; header brick lintels.

**Alterations:** Replacement windows; wires at facade.

#### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings NB 332/1888; United States Census, 1900, 1910, 1920, 1930.

### **18 Agate Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/72

#### *History*

Early residents of 18 Agate Court included real estate agent Charles Williams, who lived there in 1910 with his wife, five sons, four daughters and a servant. Minister Charles Snow owned the house for about 50 years after purchasing the property in 1919. He lived there with his wife and two sons in 1920, and later with just one son and a housekeeper.

#### *Description*

West (front) Facade: Three-bay facade; angled projection at first and second bays; single, one-over-one windows in first and second bays at all floors; non-historic door in third bay of first floor; stoop with under stoop entry in third bay at basement; single, one-over-one window in third bay at second floor; off-white-painted metal cornice; historic window and door grilles at basement; historic stoop railing and newel post; historic areaway fence.

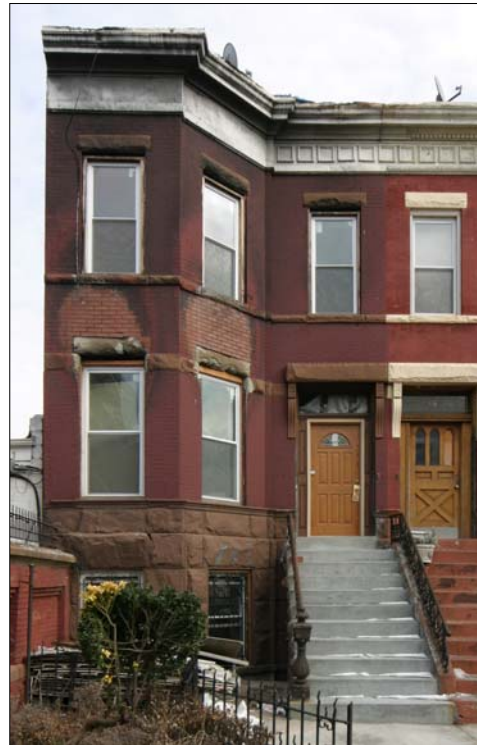
**Alterations:** Fire damaged; facade is painted red; brownstone base and trim painted brown; stoop resurfaced; vinyl replacement windows at all floors; non-historic door pushed forward; part of geometric-patterned cornice has been removed; wires at facade; satellite at roof; concrete paving and gate at areaway.

East (rear) Facade: Minimally visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally arched openings in each bay at each floor; header brick lintels; corbelled brick cornice.

**Alterations:** Replacement windows; wires at facade.

#### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings records NB 332/1888; United States Census, 1900, 1910, 1920, 1930.





## **1-17 ALICE COURT, WEST SIDE BETWEEN ATLANTIC AVENUE AND HERKIMER STREET**

Nos. 1-17 Alice Court are a row of nine, two-and-a-half-story plus basement, brick buildings built on rusticated, brownstone basements. Designed and constructed only one year after those of Agate Court, the row houses of Alice Court are more ornate and feature more variety within the row. Other differences include the use of more terra-cotta ornament and rock-faced and carved bluestone trim at Alice Court. The slightly larger corner building at Atlantic Avenue (1 Alice Court), which features a mansard roof and corner turret, anchors the row while the other flat-roofed row houses alternate with flat facades and projecting oriels or bow windows. All of the buildings retain their high, rock-faced brownstone stoops, iron railings, and under-stoop basement entrances. The row is unified by several details, including a wide, terra-cotta string course between the first and second floors; continuous, projecting, molded bluestone string courses below the first floor windows and above the second floor windows; and a simple pressed metal cornice that runs across the facades. Another rock-faced bluestone string course runs along the facade below the first floor window lintels. All of the window and door openings at the first and second floors have rock-faced brownstone lintels, which sometimes also feature carved details. The majority of the historic windows have been changed to aluminum or vinyl replacements. Above the picture windows at the first floors, some of the historic stained glass transom windows remain, while some of the double-hung windows historically featured multi-light, upper sash, which remain at 14 Alice Court. The multi-paneled wood door with curved-edge transom window above, like that found at 13 Alice Court, is the historic door and configuration. At the basement level, many of the buildings have historic, black-painted iron window and door grilles.

### **1 Alice Court, aka 1463 Atlantic Avenue**

Borough of Brooklyn Tax Map Block/Lot: 1871/102

Date: NB 324/1889; NB 2230/1912 (garage)  
Style: Queen Anne  
Material: Brick on a rock-faced brownstone basement  
Stories: Two-and-one-half story plus basement

#### *History*

An early resident of 1 Alice Court was publisher William Hartford, who lived there in 1900. Charles Jaeger, who was employed by a manufacturer of electric lamps, purchased the house in 1907 and census records indicate he lived there in 1910. By 1920, the house was occupied by owner Frank Stahl, who lived there with his wife and son. A baker who purchased the house in 1919, Stahl rented a portion of the house to bakery foreman Charles Ruh in 1920 and 1930, and also kept a boarder. His wife sold the house in 1941.

#### *Description*

East (front) Facade: Two-bay facade; first bay of first floor has wood picture window with historic semi-circular, stained-glass transom; door and transom in second bay; paired one-over-one windows in first bay at basement;



stoop with under stoop entry in second bay at basement; corner turret with terra-cotta base at first bay of second floor; two, single, one-over-one windows (facing southeast and east) in turret; single, one-over-one window in second bay at second floor; conical roof on lattice-pattern wood base above turret; mansard roof with dormer; single, one-over-one window in dormer; geometric- and foliate-patterned terra-cotta stringcourse; metal quatrefoil trim (2) at second floor; historic door grille at basement; terra-cotta color and brown-painted terra cotta and cornice; historic bluestone areaway paving.

**Alterations:** White-painted brownstone base and bluestone trim; terra-cotta trim painted; stoop painted mauve color; aluminum replacement windows; metal door grille at entry; asphalt shingles at roof and dormer; non-historic stoop railing; non-historic window grilles at basement; 2 mailboxes at basement; areaway railing removed.

South (Atlantic Avenue) Facade: Brick facade divided into three sections by two projecting chimneys; chimneys begin on carved brownstone string course just above lintels of basement-level windows and extend behind cornice above roofline; single, one-over-one, double-hung window at first floor and basement in first section; blind window in first section at second floor; two-story, pressed metal bow window with three, single, one-over-one, double-hung windows at each floor of center section; paired, one-over-one, double-hung windows at basement level of center section; historic iron railing above bow window; asphalt-shingled dormer with single one-over-one, double-hung window at mansard roof; one-and-a-half-story turret (which also faces east) at second floor in third section; single, one-over-one, double-hung aluminum windows at each floor; conical roof on lattice pattern wood base above turret; rock-faced brownstone lintels and projecting sills throughout facade; brownstone string course at basement lintel level and sill course at first floor; transom windows above one-over-one, double-hung windows at first floor; metal foil trim at chimneys; historic iron window grilles at the basement level windows; narrow planted areaway surrounded by cast-concrete curb.

**Alterations:** White-painted bluestone trim; replacement windows; historic stained-glass transom replaced at first floor; asphalt shingles at roof; east chimney reconstructed, top removed; part of decorative metalwork removed at chimneys; wires at facade; one-story brick garage addition with concrete parapet at rear; roll-up garage door and single pane window at addition; historic areaway railing removed.

West (rear) Facade: Two-and-a-half-story plus basement, two-bay facade is visible above garage addition; single, one-over-one, double-hung windows at each floor in both bays; dormer at mansard roof.

**Alterations:** Aluminum replacement windows; second bay at first floor modified for door; asphalt shingles at roof and dormer.

#### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings NB 2230/1912; United States Census, 1900, 1910, 1920, 1930.

### **3-17 Alice Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/94-101

Date: NB 325/1889  
Style: Queen Anne  
Material: Brick on a rock-faced brownstone basement  
Stories: Two-and-one-half story plus basement

### 3 Alice Court

Borough of Brooklyn Tax Map Block/Lot: 1871/101

#### *History*

Frederick Sherman, a banker, rented 3 Alice Court in 1900 with his wife, two children and a Swedish servant. In 1910, Otto Lewis (Louis), an instrument factory employee occupied the house with his family and two sisters-in-law. Census records indicate that Lewis and his family were still living there in 1920; however his occupation is listed as an electrical engineer. Emily Baron purchased the house in 1919, and by 1930, the office manager was living there with her sister. Baron sold the property in 1945.



#### *Description*

East (front) Facade: Two-bay facade; paired one-over-one, double-hung windows in first bay at basement and first floor; stoop with under stoop entry in second bay at basement; door with transom in second bay of first floor; projecting brick and terra-cotta oriel covers both bays at second floor; three, single, one-over-one, double-hung windows (facing southeast, east and northeast) in oriel; geometric- and foliate-patterned terra-cotta oriel base; historic window and door grilles at basement; historic stoop railing; historic bluestone paving at areaway.

**Alterations:** Facade (including cornice and trim) painted beige; brownstone base painted terra-cotta color; stoop painted brown; replacement windows; paired one-over-one windows replace historic picture window and stained-glass transom at first floor; non-historic door at first floor; light and 3 utility meters at basement; mailbox at basement door; wires at facade; non-historic brick piers and cast-concrete balusters at areaway.

West (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two-bay facade; single, one-over-one, double-hung windows at each floor in both bays; two-over-two, double-hung wood windows at third floor; dormer at mansard roof.

**Alterations:** Aluminum replacement windows; storm windows at third floor; wires at facade; satellite dish at roof; 2 satellite dishes at chimney.

#### Significant References

Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.

### 5 Alice Court

Borough of Brooklyn Tax Map Block/Lot: 1871/100

#### *History*

An early resident of 5 Alice Court was William Pitsher, a music doctor, who lived there with his sister, mother and father and brother, who both worked as organ builders. In 1910, English immigrant Bernard Voigt, owner of an importing business, rented the house, with his wife, two

daughters and two Norwegian servants. Scottish immigrant James Eglinton, a hardware clerk, bought the house in 1919 and lived there with his wife and daughter. Mary Dickson purchased the house from Eglinton in 1922. 1930 census records list the Irish immigrant living there with her son, a stenographer and renting an apartment to sales clerk and Danish immigrant Margaret Rogers and her three children. Dickson's heirs sold the property in 1950.

#### *Description*

**East (front) Facade:** Two-bay facade; paired one-over-one, double-hung windows and semi-circular transom in first bay at first floor; door with historic transom in second bay of first floor; paired one-over-one, double-hung windows in first bay at basement; stoop with under stoop entry in second bay at basement; single, one-over-one, double-hung windows in each bay at second floor; geometric- and foliate-patterned terra-cotta string course; white-painted cornice; historic window and door grilles at basement; historic stoop railing; historic bluestone areaway paving.



**Alterations:** Lower portion of facade, brownstone base, and stoop painted red; bluestone and terra-cotta trim painted white; replacement windows; paired one-over-one windows and clear-glass transom replace historic picture window and stained-glass transom at first floor; non-historic door and window guards at first floor; concrete piers and planters flanking door and at stoop base; cantilevered wood awning and mailbox at basement entry; pipe and spigot at basement; wires at facade; non-historic cast-concrete planting beds (painted red and white) at areaway.

**West (rear) Facade:** Visible from Atlantic Avenue; three-story plus basement, two-bay facade; single, one-over-one, double-hung windows at each floor in both bays; dormer at mansard roof.

**Alterations:** Aluminum replacement windows; antenna at roof.

#### Significant References

Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.

### **7 Alice Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/99

#### *History*

Annie Barrie purchased 7 Alice Court in 1906. Census records indicate that the house was owner-occupied; the Scottish immigrant was living there with her husband, a grain merchant, and daughter, a school teacher and later an assistant principal in a public school. Barrie sold the house in 1923 to James McGrath, who owned it for twenty years. McGrath, an assistant superintendent with the gas company, lived there with his wife, four children, and his sister-in-law and niece in 1930.





#### *Description*

**East (front) Facade:** Two-bay facade; paired one-over-one, double-hung windows in first bay at basement and first floor; stoop with under stoop entry in second bay at basement; door with historic transom in second bay of first floor; second floor of facade is bowed with three, single, one-over-one, double-hung windows on geometric-patterned and fluted terra-cotta base; historic window and door grilles at basement; bluestone paved areaway.

**Alterations:** Brownstone base painted light pink; stoop and bluestone and terra-cotta trim painted dark red; replacement windows; paired one-over-one windows replace historic picture window and stained-glass transom at first floor; non-historic window grille at first floor; non-historic door and grille at first floor; satellite dish at roof; non-historic railing at stoop; intercom at basement; historic areaway railing removed.

**West (rear) Facade:** Visible from Atlantic Avenue; three-story plus basement, two-bay facade; single, one-over-one, double-hung windows at each floor in both bays; dormer at mansard roof.

**Alterations:** Aluminum replacement windows.

#### Significant References

Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.

### **9 Alice Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/98

#### *History*

An early resident of 9 Alice Court was John Stoughton, a bookkeeper, who lived there with his wife, his mother-in-law and two boarders in 1900. By 1920, English immigrant Abraham Burrows, manager of a paper company, owned the house, living there with his wife and daughter, a teacher. 1930 census records indicate that newspaper printer Edward McCabe owned the house, lived there with his two sons, and rented a portion. In 1937, the property was transferred to the Home Owners' Loan Corporation.

#### *Description*

**East (front) Facade:** Two-bay facade; paired one-over-one, double-hung windows and historic semi-circular, stained-glass transom in first bay at first floor; door with historic transom in second bay of first floor; paired one-over-one, double-hung windows in first bay at basement; stoop with under stoop entry in second bay at basement; single bay at second floor has tripartite



(three, one-over-one, double-hung) window; geometric- and foliate-patterned terra-cotta string course; white-painted cornice; historic window and door grilles at basement; historic bluestone paving at areaway.

**Alterations:** Brownstone base and bluestone and terra-cotta trim painted white; stoop painted brown; replacement windows; paired one-over-one windows replace historic picture window at first floor; stained-glass transom has storm window; window guards at first floor; non-historic door at first floor; 2 mailboxes at basement door; light post and non-historic railing at areaway.

West (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two-bay facade; single, one-over-one, double-hung windows at each floor in both bays; dormer at mansard roof.

**Alterations:** Aluminum replacement windows; antenna at roof.

#### Significant References

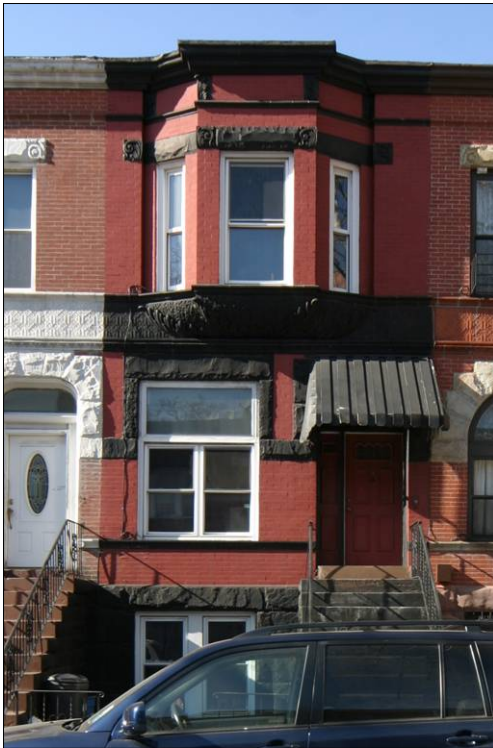
Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.

### **11 Alice Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/97

#### *History*

Raymond Carrington, a cashier who lived with his wife, his daughter, his mother and a Swedish servant, was an early resident of 11 Alice Court. By 1910, Carrie Henning owned the house and lived there with her sister, and two lodgers. Census records indicate that insurance broker Herbert Schumann owned the house by 1920; and lived there with his wife, two children, his mother-in-law and a border. His wife, music teacher Henrietta Schumann is listed as the owner in 1930, living there with her son, daughter, son-in-law, two grandchildren and a lodger.



#### *Description*

East (front) Facade: Two-bay facade; paired one-over-one, double-hung windows and transom in first bay at first floor; door with historic transom in second bay of first floor; paired one-over-one, double-hung windows in first bay at basement; stoop with under stoop entry in second bay at basement; projecting brick and terra-cotta oriel covers both bays at second floor; three, single, one-over-one, double-hung windows (facing southeast, east and northeast) in oriel; geometric- and foliate-patterned terra-cotta oriel base; historic door grille at basement; black-painted cornice; historic bluestone paving at areaway.

**Alterations:** Facade painted red; brownstone base and stoop and bluestone and terra-cotta trim painted black; replacement windows; paired one-over-one windows and clear-glass transom replace historic picture window and stained-glass transom at first floor; non-historic door and metal awning at first floor; mailbox at basement entry; wires at facade; non-historic stoop railing; non-historic railing at areaway.

West (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two-bay facade; single, one-over-one, double-hung windows at each floor in both bays; dormer at mansard roof.

**Alterations:** Aluminum replacement windows.

#### Significant References

Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.

### **13 Alice Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/96

#### *History*

Mary H.E. Everdell purchased 13 Alice Court in 1904. The census indicates that she was living there with her son, a bookkeeper with the telephone company, her daughter-in-law and granddaughter, as well as her husband Henry, who is listed as the owner in 1910. Everdell's son Franklin purchased the house in 1916. Working as a purchasing agent, census records indicate that he was living in the house with his wife in 1930. Everdell sold the property in 1945.

#### *Description*

East (front) Facade: Two-bay facade; paired one-over-one, double-hung windows and historic semi-circular, stained-glass transom in first bay at first floor; historic, paired wood-paneled doors with historic transom in second bay of first floor; paired one-over-one, double-hung windows in first bay at basement; stoop with under stoop entry in second bay at basement; single bay at second floor has tripartite (three, one-over-one, double-hung) window; geometric- and foliate-patterned terracotta string course; brown-painted cornice; historic stoop railing; historic door grille at basement; historic railing and bluestone paving at areaway.

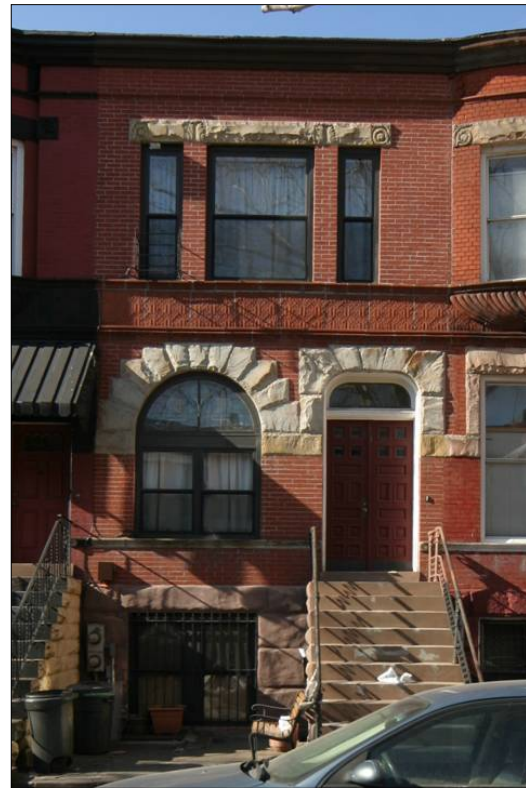
**Alterations:** Replacement windows; paired one-over-one windows replace historic picture window at first floor; wood storm window at stained-glass transom; window grille at second floor; non-historic window grilles at basement; utility meters at basement; mailbox at basement entry.

West (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two-bay facade; single, one-over-one, double-hung windows at each floor in both bays; dormer at mansard roof.

**Alterations:** Aluminum replacement windows.

#### Significant References

Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.





## 15 Alice Court

Borough of Brooklyn Tax Map Block/Lot: 1871/95

### *History*

An early resident of 15 Alice Court was Edward Sprague, who lived there with his brother, a salesman, his daughter and a servant. English immigrant William Jackson, an insurance agent, purchased the house in 1907 and was living there with his wife in 1910. The 1920 census also lists Jackson as a resident, as well as his wife, and his son, a salesman. The property was transferred to Myra Jackson in April of 1920, who may have been one of W. Jackson's heirs. She and her husband George, a civil and electrical engineer, were living there in 1930 with their son. George Jackson sold the property in 1942.

### *Description*

East (front) Facade: Two-bay facade; paired one-over-one, double-hung windows in first bay at basement and first floor; stoop with under stoop entry in second bay at basement; door with historic transom in second bay of first floor; second floor of facade is bowed with three, single, one-over-one, double-hung windows on geometric-patterned and fluted terra-cotta base; historic window and door grilles at basement; historic stoop and areaway railing; historic bluestone paving at areaway.

**Alterations:** Facade and brownstone base painted red; steps painted brown; replacement windows; paired one-over-one windows replace historic picture window and stained-glass transom at first floor; non-historic door at first floor; 3 utility meters at basement; part of historic areaway railing removed.

West (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two-bay facade; single, one-over-one, double-hung windows at each floor in both bays; dormer at mansard roof.

**Alterations:** Aluminum replacement windows.



### Significant References

Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.

## 17 Alice Court

Borough of Brooklyn Tax Map Block/Lot: 1871/94

### *History*

Early residents of 17 Alice Court include Clara Pratt, who lived with two sons, a daughter-in-law, a grand-daughter, a sister-in-law, and a servant in 1900; and Ella Phelan, who rented the house with her daughter, a teacher, and a son, a telephone company employee in 1910. Having purchased the house, accountant Raymond Bennett was living there with his wife in 1920. In 1925, realtor William Betes purchased the house. The 1930 census indicates that he lived there with his wife and daughter and rented an apartment to Edward Kirby and his family. Betes sold the house in 1944.



### *Description*

East (front) Facade: Three-bay facade; paired, historic wood-and-glass doors and historic transom in first bay of first floor; stoop with under stoop entry in first bay at basement; single, one-over-one window in first bay at second floor; angled projection at second and third bays; single, one-over-one windows in second and third bays at all floors; historic stained-glass transoms and wood windows at first floor; brown-painted metal cornice; historic window and door grilles at basement; historic stoop railing; some historic bluestone at areaway.

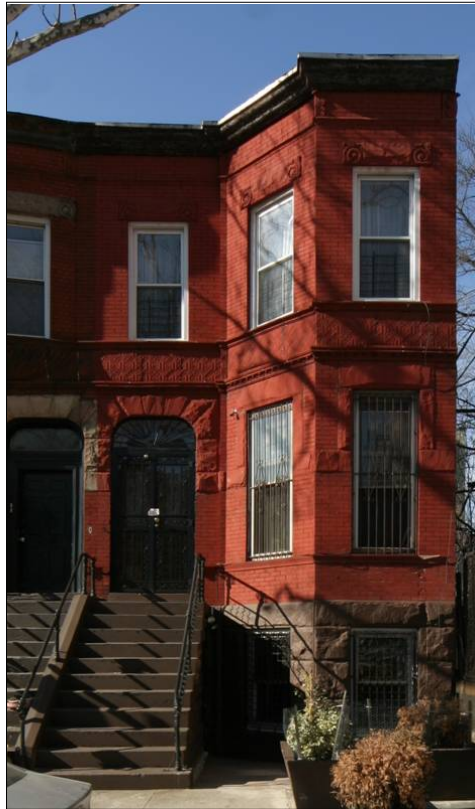
**Alterations:** Facade and trim is painted red; brownstone base and stoop are painted brown; aluminum replacement windows at second and third floors; storm windows at first floor; non-historic grilles at first floor windows and doors; window guards at second floor; mailbox at basement; part of areaway sloped downward, paved with granite tiles; brown-painted cast-concrete planting beds at areaway.

West (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally-arched openings in each bay at each floor; header brick lintels; corbelled brick cornice.

**Alterations:** Facade painted off-white; replacement windows.

### Significant References

Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.



### **Alice Court Wall**



Unlike the garden at Agate Court, the area at the end of the Alice Court cul-de-sac is paved with concrete and there is a low brick wall with cast-concrete coping. (The tall chain link fence behind the wall appears to be the property of the apartment building north of Alice Court.) Also at the end of the street, a low, circular brick wall may be the remainder of a historic fountain that was advertised in the *Brooklyn Daily Eagle* in 1892, “lawns [and] fountains, all kept in order by [the] owner.”<sup>52</sup> The brick and concrete fountain has been altered overtime and is in poor condition.

<sup>52</sup> *Brooklyn Daily Eagle* (February 10, 1892), 5.

## **2-18 ALICE COURT, WEST SIDE BETWEEN ATLANTIC AVENUE AND HERKIMER STREET**

The mirror images of those across the street, 2-18 Alice Court is a row of nine, two-and-a-half-story plus basement, brick buildings built on rusticated, brownstone basements. Like the buildings on the west side of the cul-de-sac, the row is anchored by the slightly larger corner building at Atlantic Avenue (2 Alice Court). See description of 1-17 Alice Court for more details about unifying and repeating features.

### **2 Alice Court, aka 1471 Atlantic Avenue**

Borough of Brooklyn Tax Map Block/Lot: 1871/84

Date: NB 324/1889; 1921 (garage)  
Style: Queen Anne  
Material: Brick on a rock-faced brownstone basement  
Stories: Two-and-one-half story plus basement

#### *History*

Early residents of 2 Alice Court include the family of Scottish immigrant John Morrison. The telegraph operator lived with his parents, one brother, who worked as a freight clerk, two sisters, one of whom was a teacher, two daughters, a nurse and a stenographer, one son, who was a telegraph operator, and a nephew. Julia Lauckhardt owned the building from 1904 to 1919. The 1910 census indicates that she and her husband, an accountant at an ironworks firm, were living there with two daughters, a son-in-law and a son, who worked as a mechanic at the ironworks. English immigrant and hair dresser William Ryley purchased the house from Lauckhardt, and was living there in 1920 with his wife and two daughters and renting to two different families.

Ryley and his family were still living there in 1930 with Patrick O'Halloran, an Irish immigrant and shoe maker, occupying a portion of the house. Deed records indicate that O'Halloran, who lived with his wife and four children, owned a portion of the house. Ryley and O'Halloran sold their interests in the property in 1945.



#### *Description*

West (front) Facade: Two-bay facade; first bay of first floor has paired, wood-paneled doors and transom; paired one-over-one windows with semi-circular transom in second bay; stoop with under stoop entry in first bay at basement; paired one-over-one windows in second bay at

basement; single, one-over-one window in first bay at second floor; corner turret with terra-cotta base at second bay of second floor; two, single, one-over-one windows (facing west and southwest) in turret; conical roof on lattice-pattern wood base above turret; mansard roof with dormer; single, one-over-one window in dormer; geometric- and foliate-patterned terra-cotta stringcourse; two metal quatrefoil trims at second floor; historic window and door grilles at basement; brown-painted terra cotta trim and cornice; historic stoop and areaway railing; metal cresting at roof; finial at conical roof.

**Alterations:** Off-white-painted brownstone base and bluestone trim; stoop painted brown; aluminum replacement windows; railings and window grilles painted green; non-historic doors at entry; asphalt shingles at roof and dormer; sliding windows cut into base of turret roof; mailbox at basement; wires at facade.

South (Atlantic Avenue) Facade: Brick facade divided into three sections by two projecting chimneys; chimneys begin on carved brownstone string course just above lintels of basement-level windows and extend behind cornice above roofline; one-and-a-half-story turret (which also faces west) at second floor in first section; single, one-over-one, double-hung aluminum windows at each floor; conical roof on lattice-patterned wood base above turret; two-story, pressed metal bow window with three, single, one-over-one, double-hung windows at center section; paired, one-over-one, double-hung windows at basement level of center section; historic iron railing above bow window; asphalt-shingled dormer with single one-over-one, double-hung window at mansard roof; single, one-over-one, double-hung window at each floor in third section (blind window at second floor); rock-faced bluestone lintels and projecting sills throughout facade; bluestone string course at basement lintel level and sill course at first floor; historic, stained-glass transom windows above one-over-one, double-hung windows at first floor; historic iron window grilles at the basement level windows; narrow planted areaway surrounded by cast-concrete curb and historic, low iron railing; metal cresting at roof.

**Alterations:** White-painted bluestone and brownstone trim; replacement windows; asphalt shingles at roof; tops of chimneys removed; decorative metalwork removed at chimneys; light at basement; wires at facade; two satellite dishes at roof; one-story brick garage addition with parged parapet at rear; green metal door with historic grill and overhead garage door at rear garage addition.

East (rear) Facade: Two-and-a-half-story plus basement, two-bay facade is visible above garage addition; single, one-over-one, double-hung windows at each floor in both bays; dormer at mansard roof; metal cresting and chimney at roof.

**Alterations:** Aluminum replacement windows; asphalt shingles at roof and dormer; grilles at first floor windows; wires at facade.

#### Significant References

Brooklyn property conveyances; Brooklyn Department of Buildings Certificate of Occupancy 13169/1922; United States Census, 1900, 1910, 1920, 1930.

#### **4-18 Alice Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/85-92

Date: NB 325/1889  
Style: Queen Anne  
Material: Brick on a rock-faced brownstone basement  
Stories: Two-and-one-half story plus basement

#### 4 Alice Court

Borough of Brooklyn Tax Map Block/Lot: 1871/85

##### *History*

In 1900, Minister William Swan rented 4 Alice Court with his wife, son, daughter and a Swedish servant. House furnishings salesman Frederick Burt purchased the house in 1907 and was living there with his wife and daughter in 1910. By 1920, his daughter and her husband, Sydney Inniss, a West Indian immigrant and an export company manager, were listed as they owners. Florence (Burt) Inniss sold the property in 1928 to Edward Burns, an Edison Electric Company inspector. The 1930 census lists Burns living there with his wife and daughter, and renting a portion of the house to Mary and Abraham Martin, a carpenter. Burns owned the house for almost twenty years, selling it in 1946.

##### *Description*

**West (front) Facade:** Two-bay facade; door with historic transom in first bay of first floor; picture window with transom in second bay at first floor; stoop with under stoop entry in first bay at basement; paired one-over-one, double-hung windows in second bay at basement; projecting brick and terra-cotta oriel covers both bays at second floor; three, single, one-over-one, double-hung windows (facing northwest, west and southwest) in oriel; geometric- and foliate-patterned terra-cotta base; brown-painted cornice; historic door grille at basement; historic stoop railing.

**Alterations:** Facade (including stone trim at second floor) painted red; brownstone base painted brown; bluestone and terra-cotta trim and steps painted beige; replacement windows; historic stained-glass transom removed at first floor; non-historic door at first floor; non-historic window grilles at basement; wires at facade; satellite dish at roof; brown-painted concrete paving and non-historic railing at areaway.

**East (rear) Facade:** Visible from Atlantic Avenue; three-story plus basement, two-bay facade; single, one-over-one, double-hung windows at each floor in both bays.

**Alterations:** Facade painted; aluminum replacement windows; wires at facade.

##### Significant References

Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.



#### 6 Alice Court

Borough of Brooklyn Tax Map Block/Lot: 1871/86

##### *History*

Early residents of 6 Alice Court include renters, George Miller, who lived there with his wife, two children and an Irish servant in 1910; and clerk Joseph Corwin, who rented the house with his wife and brother-in-law in 1920. Actuary Charles O'Connell owned the house from 1921 to



1944. According to census records, O'Connell lived there with his wife and daughter in 1930 and rented a portion of the house to taxi driver William McCauley and his family.

#### *Description*

**West (front) Facade:** Two-bay facade; door with historic transom in first bay of first floor; paired one-over-one, double-hung windows and semi-circular transom in second bay at first floor; stoop with under stoop entry in first bay at basement; paired one-over-one, double-hung windows in second bay at basement; single, one-over-one, double-hung windows in each bay at second floor; geometric- and foliate-patterned terra-cotta string course; white-painted cornice; historic door grille at basement historic stoop railing.

**Alterations:** Brownstone base and bluestone trim painted white; stoop painted black; replacement windows; paired one-over-one windows and clear-glass transom replace historic picture window and stained-glass transom with non-historic window grille at first floor; non-historic door with grille at first floor; non-historic window grilles at basement; satellite dish at roof; red-painted concrete paving and non-historic railing and gate at areaway.

**East (rear) Facade:** Visible from Atlantic Avenue; three-story plus basement, two-bay facade; single, one-over-one, double-hung windows at each floor in both bays.

**Alterations:** Aluminum replacement windows; wires at facade.



#### Significant References

Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.

### **8 Alice Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/87

#### *History*

Clerk Willard Freeman rented 8 Alice Court in 1900, living there with his wife, son and a servant. 1910 residents include English immigrant Julia O'Connor, who owned the house from 1909 to 1913, her two daughters and her son, who worked as a clerk. Census records indicate that Elizabeth Bryan rented the house with two sisters-in-law and seven children in 1920. The same year, carpenter Theodore Winkler purchased 8 Alice Court and by 1930, he was living there with his son and two daughters and renting a portion of the house to Frederick Harris, a railroad ticket collector, his wife and infant daughter. Winkler's heir sold the property in 1951.

#### *Description*

**West (front) Facade:** Two-bay facade; paired doors with historic transom in first bay of first floor; horizontal sliding windows with transom in second bay at first floor; stoop with under stoop entry in first bay at basement; paired one-over-one, double-hung windows in second bay at basement; second floor of facade is bowed with three, single, one-over-one, double-hung windows on



geometric-patterned and fluted terra-cotta base; golden yellow-painted cornice; historic stoop railing; historic door grille at basement entry.

**Alterations:** Facade painted red; brownstone base, bluestone and terra cotta trim painted golden yellow; steps painted red; aluminum replacement windows; sliding windows with clear transom replace historic picture window and stained-glass transom at first floor; non-historic wood and glass doors at first floor; non-historic window grilles at basement; non-historic cast-concrete piers at stoop base; red-painted concrete paving at areaway; historic areaway railing removed.

East (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two-bay facade; single, one-over-one, double-hung windows at each floor in both bays.

**Alterations:** Aluminum replacement windows.

#### Significant References

Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.

## 10 Alice Court

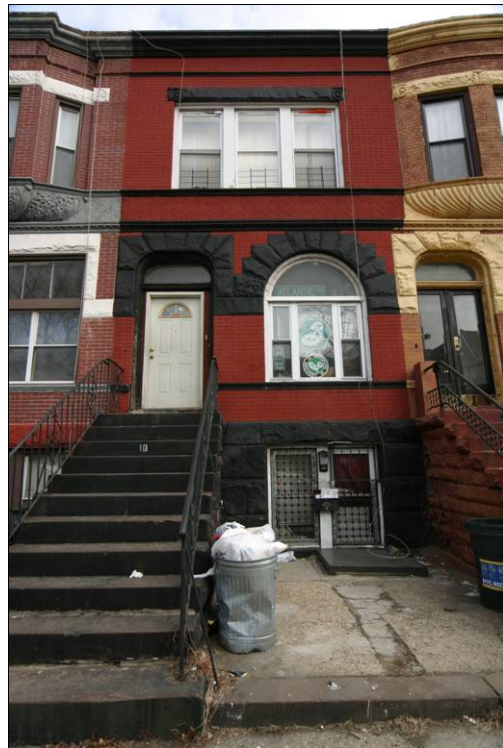
Borough of Brooklyn Tax Map Block/Lot: 1871/88

### *History*

Lumber business owner Frank Parks rented 10 Alice Court in 1910, living there with his wife, their nine children and his mother-in-law. Although the house was sold to Lucy Hildebrandt in 1919, the 1920 census indicates that Joseph McGuiness, a policeman, rented the house with his young son, two brothers-in-law, two sisters-in-law, a niece and two nephews. By 1930, the owners George and Lucy Hildebrandt, both teachers, occupied the house, living there with his mother, their son, and a West Indian servant. Richard Hildebrandt sold the property in 1940.

### *Description*

West (front) Facade: Two-bay facade; door with historic transom in first bay of first floor; tripartite window and semi-circular transom in second bay at first floor; stoop with under stoop entry in first bay at basement; paired one-over-one, double-hung windows in second bay at basement; single bay at second floor has tripartite (three, one-over-one, double-hung) window; geometric- and foliate-patterned terra-cotta string course; black-painted cornice; historic window grilles at basement.



**Alterations:** Facade and some terra cotta painted red; Brownstone base, stoop, trim and some terra cotta painted black; replacement windows; one-over-one windows flanking single-pane window replace historic picture window at first floor and basement; stained-glass transom removed; non-historic door at first floor; basement window grille modified for air conditioning unit; 2 mailboxes at basement; wires at facade; non-historic stoop railing; concrete paving at areaway; historic areaway railing has been removed.

East (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two-bay facade; single, one-over-one, double-hung windows at each floor in both bays.

**Alterations:** Aluminum replacement windows.

#### Significant References

Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.

## **12 Alice Court**

Borough of Brooklyn Tax Map Block/Lot: 1871/89

### *History*

In 1900, builder Frederick Hornby lived at 12 Alice Court with his niece and an Irish servant. Irish immigrant Mary Darrigan purchased the property in 1904 and census records indicate that she was living there with her husband and two daughters in 1910. Although they still occupied the house with their mother in 1920, Darrigan's daughters (heirs) sold the property to Walter Kibitz in 1926. The Navy Yard employee and his wife owned 12 Alice Court for twenty years. Living there in 1930, Kibitz also rented a portion of the house to linotype operator Charles Windlandt and his wife and daughter as well as a lodger, Julia Baker, a box factory employee.

### *Description*

West (front) Facade: Two-bay facade; door with historic transom in first bay of first floor; paired one-over-one, double-hung windows and three-light transom in second bay at first floor; stoop with under stoop entry in first bay at basement; paired one-over-one, double-hung windows in second bay at basement; projecting brick and terra-cotta oriel covers both bays at second floor; three, single, one-over-one, double-hung windows (facing northwest, west and southwest) in oriel; geometric- and foliate-patterned terra-cotta oriel base; grey-painted cornice; historic stoop railing.

**Alterations:** Brownstone base and stoop and brownstone painted red; bluestone trim painted white; terra cotta painted grey; replacement windows; paired one-over-one windows and clear-glass transom replace historic picture window and stained-glass transom at first floor; non-historic door at first floor and basement; wires at facade; green-painted concrete paving at areaway; historic areaway railing removed.





East (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two-bay facade; single, one-over-one, double-hung windows at each floor in both bays.

**Alterations:** Facade is painted; aluminum replacement windows.

Significant References

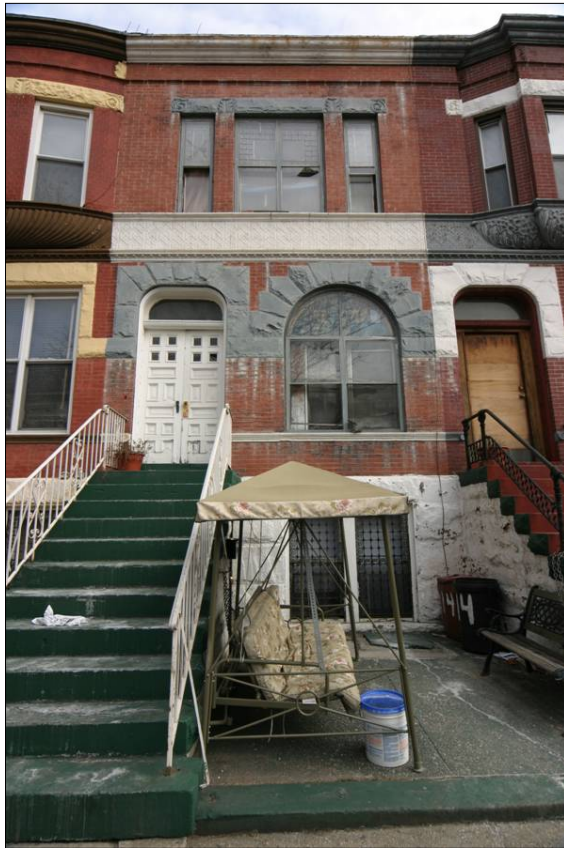
Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.

## 14 Alice Court

Borough of Brooklyn Tax Map Block/Lot: 1871/90

*History*

Early renters of 14 Alice Court include telegraph electrician Henry White, who lived there with his wife, two sons, his father, a dry goods salesman, and a border in 1910; and storekeeper Charles Mayer, who rented the house in 1920 with his wife, two daughters and three sons. Celia Reamer purchased the property in 1920. The 1930 census lists owner-occupant John Reamer, a life-insurance-agency employee, living there with his wife and step-son in 1930. Reamer sold the house in 1935.



*Description*

West (front) Facade: Two-bay facade; historic, paired wood-paneled doors with historic transom in first bay of first floor; paired one-over-one, double-hung windows and historic semi-circular, stained-glass transom in second bay at first floor; stoop with under stoop entry in first bay at basement; paired one-over-one, double-hung windows in second bay at basement; single bay at second floor has historic tripartite (multi-light-over-one, double-hung windows flanking paired, multi-light-over-one, double-hung windows) window; geometric- and foliate-patterned terra-cotta string course; off-white-painted cornice; historic window and door grilles at basement.

**Alterations:** Brownstone base and terra cotta painted off-white; stoop painted green; storm windows; paired one-over-one windows replace historic picture window at first floor; stained-glass transom has storm window; mailbox near door; non-historic stoop railing; wires at facade; green-painted concrete paving at areaway; historic areaway railing has been removed.

East (rear) Facade: Visible from Atlantic Avenue; three-story plus basement, two-bay facade; single, one-over-one, double-hung windows at each floor in both bays.

**Alterations:** Facade is painted; aluminum replacement windows.

Significant References

Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.

## 16 Alice Court

Borough of Brooklyn Tax Map Block/Lot: 1871/91

### *History*

Early residents of 16 Alice Court include C. Tiffany, who lived there with a young daughter and a servant in 1900, and German immigrant Max Von Pein, who occupied the house with a housekeeper, and her husband and child in 1910. In 1920, Harriet Swartwout rented the house, living there with her son, a printer, her daughter-in-law and two lodgers, who worked as a driver and a drug firm packer. Census records indicate that Chef John Schmitt owned the house in 1930, living there with his wife and two children and renting a portion of the house to musician Irvin Young and his family. Schmitt owned the property until 1936.

### *Description*

**West (front) Facade:** Two-bay facade; door with historic transom in first bay of first floor; paired one-over-one, double-hung windows in second bay at basement and first floor; stoop with under stoop entry in first bay at basement; second floor of facade is bowed with three, single, one-over-one, double-hung windows on geometric- and foliate-patterned and fluted terra-cotta base; historic window and door grilles at basement; brown-painted cornice; historic stoop railing (partially removed); historic bluestone paving at areaway.

**Alterations:** Brownstone base and trim painted yellow; brownstone steps and terra cotta painted brown; replacement windows; paired one-over-one windows replace historic picture window and stained-glass transom at first floor; non-historic door at first floor; light above door; portions of historic stoop railings removed; antenna at roof; historic areaway railing removed.

**East (rear) Facade:** Visible from Atlantic Avenue; three-story plus basement, two-bay facade; single, one-over-one, double-hung windows at each floor in both bays.

**Alterations:** Aluminum replacement windows.



### Significant References

Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.

## 18 Alice Court

Borough of Brooklyn Tax Map Block/Lot: 1871/92

### *History*

Cornelia Coutant (Contaur) appears to have been an early, long-term resident of 18 Alice Court, living there with her son, a stenographer, her son-in-law, a salesman, a grand-daughter and a servant in 1900. The 1910 census indicates that Coutant continued to live in the house with her son and son-in-law, although their occupations had changed to photographer and hay merchant,

respectively. Paul Humbert Jr. purchased the property in 1920 and by 1930, the carpenter was living there with his wife, three sons and a daughter. His wife sold the house in 1944.

*Description*

**West (front) Facade:** Three-bay facade; angled projection at first and second bays; single, one-over-one windows in first and second bays at all floors; paired, non-historic wood-and-glass doors and historic transom in third bay of first floor; stoop with under stoop entry in third bay at basement; single, one-over-one window in third bay at second floor; historic stained glass transoms at first floor; gold-painted metal cornice; historic window and door grilles at basement; historic stoop railing.

**Alterations:** Facade and some terra cotta stained red; brownstone steps painted brown; bluestone trim painted gold; aluminum replacement windows at basement and second floor; storm windows at first floor; non-historic grilles at first floor windows and doors; mailbox at basement; wires at facade; concrete paved areaway.

**East (rear) Facade:** Visible from Atlantic Avenue; three-story plus basement, two bay facade; single, one-over-one, double-hung windows in segmentally-arched openings in each bay at each floor; header brick lintels; corbelled brick cornice.

**Alterations:** Replacement windows.

Significant References

Brooklyn property conveyances; United States Census, 1900, 1910, 1920, 1930.

