

COLUMBIA LIBRARIES OFFSITE  
AVERY FINE ARTS RESTRICTED



AR01409980

HOME-  
BUYER'S  
GUIDE TO  
NEW  
YORK  
CITY  
BROWNSTONE  
NEIGHBORHOODS

PREPARED BY THE BROWNSTONE REVIVAL COMMITTEE





Ex Libris

SEYMOUR DURST

AVERY  
DURST.

HOME-  
BUYER'S  
GUIDE TO  
NEW  
YORK  
CITY  
BROWNSTONE  
NEIGHBORHOODS

PREPARED BY THE BROWNSTONE REVIVAL COMMITTEE  
Room 1825, 230 Park Avenue, New York, N.Y. 10017

Designed by Lucy Durand Sikes

1st Reprinting - March 1969  
Reprinted from 1968 Edition

offsite  
AA  
735  
N4  
B82



# CONTENTS

Introduction - Map

## Brooklyn Brownstone Areas

- Boerum Hill
- Brooklyn Heights
- Carroll Gardens
- Children's Museum Area
- Clinton Hill
- Cobble Hill
- Fort Greene
- Lefferts Gardens
- Park Slope
- Prospect Heights

## Bronx Brownstone Areas

- Mott Haven

## Manhattan Brownstone Areas

- Chelsea
- East Village
- Greenwich Village
- Mt. Morris Park
- Museum District
- West 100's
- West Side Urban Renewal Area

## Other Brownstone Areas for Further Exploration

### In Brooklyn:

- Fulton Park
- Tompkins Park

### In Manhattan:

- Hamilton Heights
- Kings' Court Terrace
- Murray Hill - Gramercy Park
- Sniffen Court
- Turtle Bay

# THE INVITING WORLD OF BROWNSTONE LIVING

There is a rising level of excitement in New York and cities across the country which grows out of the purchase and restoration of homes in older town house neighborhoods. Georgetown is world famous, Chicago has its near North district. Characteristically without celebration, New York has witnessed the spontaneous rebirth of fourteen brownstone areas.

For years now, people have been asking whether there is a movement back to the cities after years of monotonous outward sprawl. Today the reverse trend is firmly enshrined and represents the biggest story on the residential scene today.

Until now, New York City's urban villagers were linked in spirit only. People interested in purchasing homes were required to fend for themselves, guided by hearsay, friends, or occasional publicity. A group of Brownstoners from different neighborhoods felt that there was a need to correct this situation.

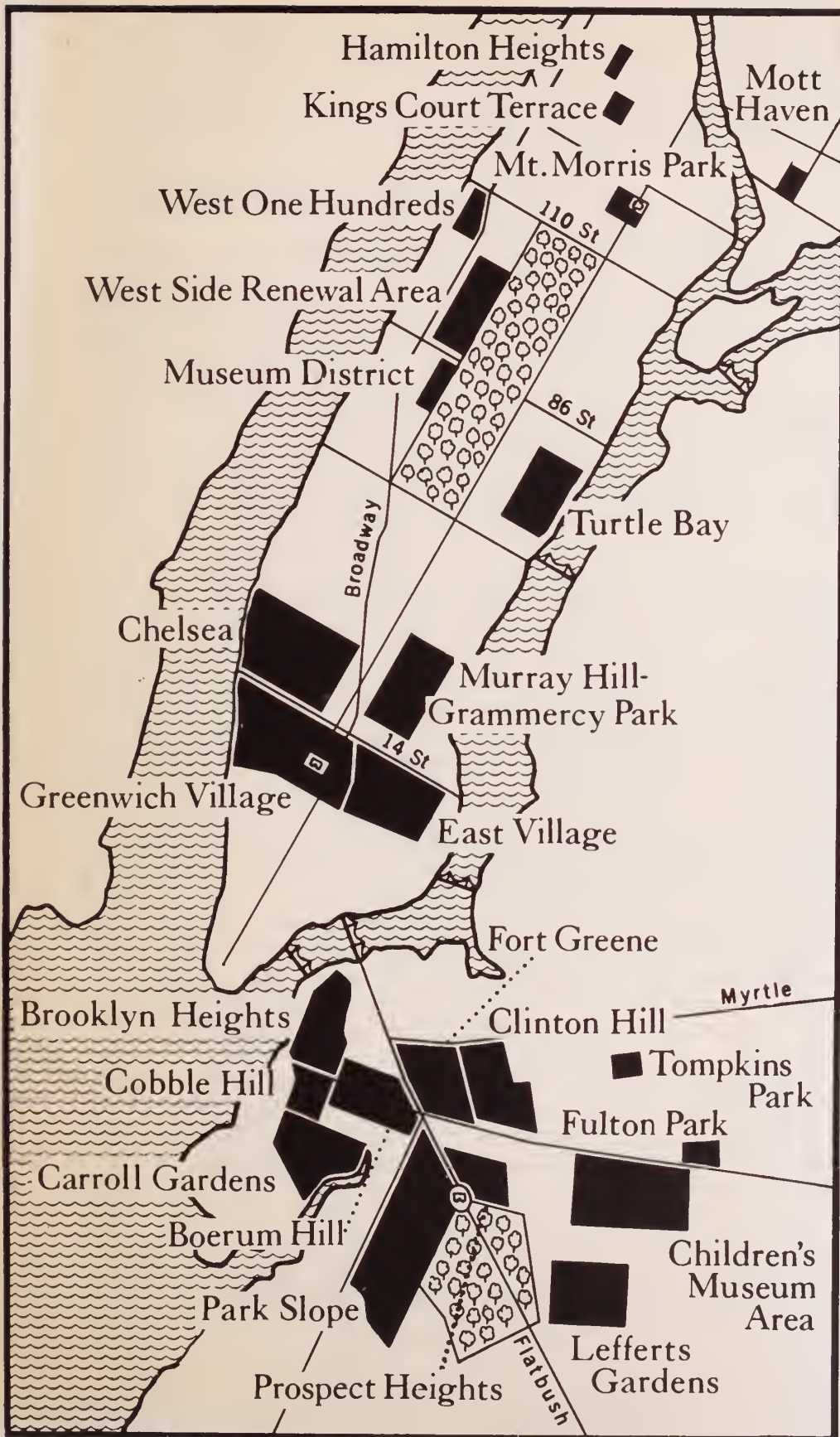
On a recent evening, a meeting was held at which representatives of brownstone communities in various stages of revival throughout the City were in attendance. This modest publication represents the first order of business of this group, which has adopted the name of "The Brownstone Revival Committee." It is meant to provide those interested in finding a town house with descriptions of various neighborhoods, the state of their rejuvenation, the approximate prices of homes and the name of a person to be contacted in order to learn more about the community and how to proceed in finding a home.

We hope that this information will speed the process of involvement among those people interested in joining the new urban movement.

"Brownstone" has become a generic term relating to a wide variety of New York buildings and styles, some brick, some limestone, some masonry. While differing in detail, these buildings have in common the potential for graceful living at modest cost within convenient distance of the greatest cultural and economic activities in the world. Those who pursue the quest for such property will find it the most rewarding experience of their lives. It is a process of involvement with the greatness of the City and the preservation of the greatness of the past. The growing ranks of those who have chosen this style of life hope that you will join them and that this information will assist you in so doing.

When you do, you may wish to participate in the further activities of the Brownstone Revival Committee. We are forming an informal confederation of kindred communities to promote the concept of this mode of living, to exchange experience in civic developments, to deal collectively with common problems, to promote financing of homes and home improvements, and to affect public policy so that it fosters the preservation and restoration of the great neighborhoods of New York.

First join us as homeowners. We are sure that when you do, you will soon become an active member of our community of neighborhoods.



**BROWNSTONE  
AREAS  
IN  
MANHATTAN  
AND  
BROOKLYN**

# BROWNSTONE AREAS IN BOERUM HILL BROOKLYN

Boerum Hill lies on the southern edge of downtown Brooklyn bounded by Fulton Street and Flatbush Avenue on the north, Wyckoff Street on the south, Fourth Avenue on the east and Court Street on the west.

Enjoying a neighborhood renaissance, Boerum Hill has attracted more than 200 new families since 1963, all intent on transforming the former run-down brownstone rooming houses into gracious, comfortable one- and two-family homes. Predominantly Greek Revival and early Victorian in style, these homes were built during the 1850's and 1860's. In addition, one can find a representation of styles ranging from 1820 Federal frame homes to 1870 mid-Victorian brownstones.

Price ranges in Boerum Hill vary from \$5,000 to \$10,000 for a shell, \$15,000 for small, functioning but unrestored houses, to over \$35,000 for move-in caliber townhouses.

Adjacent to the downtown Brooklyn shopping area, Boerum Hill is served by a network of subway systems: the 6th Avenue "F" train; the IRT 7th, 8th and Lexington Avenue lines; the BMT Brighton, 4th Avenue, Broadway and 6th Avenue lines; and the Long Island Railroad. No point within Boerum Hill is more than four blocks from at least one Manhattan-bound subway. Transportation time ranges from 10 minutes to the downtown City Hall areas to a maximum of 30 minutes to either the East or West Sides of midtown Manhattan.

Artists, sculptors, writers and actors were the first to purchase and restore houses in Boerum Hill. Within the last two years, they have been joined by many other professionals: attorneys, public relations and advertising personnel, teachers, social workers and young business executives. The Boerum Hill Association is the community organization through which they work together to further their common interests and improve the neighborhood. Other local groups at work include the State Street Action Committee and the Pacific and Dean Streets Action Committee.

The New York City Landmarks Preservation Commission has designated two areas in Boerum Hill as Landmarks. Members of the Boerum Hill Association are presently preparing material for the presentation of an additional 20-block area to the Commission.

Those interested in obtaining further information about Boerum Hill and the real estate brokers serving the area should write to the Corresponding Secretary of the Boerum Hill Association, Mrs. Walter Grist, at 228 Dean Street, Brooklyn, N. Y. 11217.



## BROOKLYN HEIGHTS

Brooklyn Heights is the archetype of urban renaissance in New York. One of the oldest and quaintest sections in Brooklyn, this area is just across the River from Manhattan. Geographically, it is adjacent to the Brooklyn Civic Center, situated within an area bounded on the north and east by Fulton and Court Streets, on the south by Atlantic Avenue, and by the East River.

Always one of Brooklyn's finer neighborhoods, its future in the early 1950's was precarious. Steady attrition of housing was beginning. Older homeowners moved or died, and properties descended to the waiting hands of absentee owners and speculators.

In characteristic fashion, the economic drive of these owners led to the dividing up of homes into smaller units or furnished rooms. Gradually, commercialization of ownership began to have its effect upon the appearance and social conditions of the neighborhood. Fine homes were reduced in increasing numbers to a one-slum condition.

However, in common with most reviving brownstone areas, Brooklyn Heights has an important amenity which forms the nucleus of its rebirth. In this case, it is a lovely Esplanade which rims its northwestern edge and provides one of the City's most spectacular vistas. The bridges, the lower harbor and the skyline of Manhattan form a magnificent panorama which first drew residents from Manhattan to build here.

In the mid-50's, the strength built around the Esplanade began to brace the area against further decline. With real estate values depressed, young families found that for \$20,000 to \$30,000 they could purchase homes. Because of their fine, sturdy original construction, the buildings had shown amazing resistance to the abuse that had been laid upon them. For a small investment in restoration, the family could obtain a home tailored to its taste.

Around the early 1960's, the area's regrowth moved into a phase of acceleration typical of brownstone neighborhoods. Home sales proceeded at a rapid pace. Rooming houses were converted into resident ownership, civic associations formed, and home improvements were visible everywhere. Prices moved into the \$65,000 - \$120,000 range.

Today Brooklyn Heights is an Historic Landmark Area, and one of the finest urban residential areas in the world. It has also been designated a national historic site by the Department of the Interior of the Federal Government. Lovely brownstone, limestone and brick-front structures flank its tree-lined streets, which are interrupted occasionally by alleys of carriage houses. Its residents include actors, professionals and business executives who form a part of New York City's creative elite. Its apartments

are a starting point in urban living for young people from all over the country and the world who find a warm, vital small town one stop from Wall Street.

Brooklyn Heights is a community in the true sense of the word. There is a lively interest in housing, education, civil rights and other political and civic matters which finds expression through numerous organizations devoted to the improvement of social and political structure as it affects both this area and the City at large.

The principal organ for community improvement is the Brooklyn Heights Association, founded in 1910. Through its specialized committees, which include an Historic Preservation Committee, a Design Advisory Council to assist property owners in matters relating to property improvement, and Committees on Education, Police, Housing, Urban Renewal and Cleanliness, to name a few, the Association has long ministered to the welfare of the community. There are some 1,500 members.

Inquiries will be received by mail or phone by Mrs. Mary Vitale, Executive Secretary, Brooklyn Heights Association, 76 Montague Street, Brooklyn, N. Y. 11201. The telephone number is 858-9193.

# CARROLL GARDENS

Carroll Gardens, an area termed by The New York Times as "an oasis of sunlight and air," is enjoying the increasing interest of potential brownstoners. As in Cobble Hill, which it adjoins, its narrow, tree-lined, quiet streets and low houses underscore its desirability as a residential district. Carroll Gardens contains a variety of brownstone styles, houses with ornate iron railings and high stoops built for well-to-do businessmen of about a century ago. The interiors lend themselves to graceful living, with their marble mantels, tall windows and elegant mouldings. The area has an added advantage in that it has a quantity of small-scale houses, ideally suited to single-family occupancy. Unusually charming are the many homes which have deep front gardens as well as full gardens in the rear. Several streets of such houses have pending historic district designations, proposed by the City's Landmarks Preservation Commission.

Carroll Gardens is located directly south of Brooklyn Heights and Cobble Hill. It too borders on New York Bay, and from many of its streets you can see the tall masts of freighters. The IND subway services the area; Wall Street is 15 minutes away, 42nd Street, 25. Buses take you quickly to Borough Hall, Brooklyn's major shopping area, where Abraham & Straus is located. By car, Manhattan is only minutes away through the Brooklyn-Battery Tunnel or over the Brooklyn Bridge. Quick getaways for week-end trips or summer vacations are provided by the easily accessible Brooklyn-Queens Expressway. Incidentally, parking on the streets is readily available.

Residents are active in civic improvement. Local organizations have encouraged and facilitated the planting of trees, are actively seeking the construction of a new high school, and are working toward the development of recreational facilities along a deteriorated part of the banks of the Gowanus Canal, which forms the neighborhood's eastern boundary and which it shares with Park Slope. They already have commitments from the Government to completely purify the waters of the Canal by 1970.

Other neighborhood activities range from the Festa Maria S. S. Addoloratok, a religious celebration followed by three days of street carnival, to an increasingly fine art show at which prominent artists of the entire South Brooklyn area exhibit and which Carroll Gardens residents were instrumental in founding.

Carroll Gardens has some of the advantages of village life, not often found in New York City. You and your neighbors get to know each other, the greengrocer and the candy store proprietor greet you and take an interest in your welfare. People nod "good morning" as you pass by. The residents are predominantly of Italian background, and this is most apparent in the local groceries. Italian foodstuffs abound: there are excellent cheeses, olives and sausages. There

are squid, salt cod and snails. The veal is delicious and, best of all, fruit and vegetable stands are everywhere, with an almost year-round supply of tiny artichokes, eggplant and zucchini. There is even a man who leads a horse-drawn cart through the streets and hawks produce.

Houses run from an average of \$18,000 to \$40,000 depending on size, condition and location. Residents have taken pride in their property and, by and large, the houses have been well-maintained. Many are in immediately livable and quite comfortable condition. Bargains that appeal to the ambitious handyman, both skilled and the novice, do come on the market, and a number of buyers have undertaken the renovations of their homes and are ready to talk about their experiences at the merest inquiry. In general, brownstoners in this area have tended to "restore" rather than to make major architectural changes. Local banks are interested in helping the neighborhood develop, and often owners take back purchase money mortgages.

For further information, please get in touch with the Carroll Gardens Brownstoners, c/o Mrs. Bernard E. Mohr, 203 Carroll Street, Brooklyn, N. Y. 11231. The telephone number is 855-6256.



## CHILDREN'S MUSEUM AREA

The City Planning Commission in 1963 described the area bounded by Eastern Parkway, Bedford, Atlantic and Albany Avenues as "one of the most attractive residential areas in the entire City." Lying on the northern slope of the 17,000-year-old Laurentide Terminal Moraine, the area forms the southeastern quarter of the section known by the name of "Bedford" for more than 300 years.

The Bedford section was, until the 1930's, one of the most exclusive middle- and upper-income family areas of Brooklyn, as the quality and beauty of its homes and wide tree-lined streets still testify. The name "Bedford" continued in use until the late 1930's, when major racial changes in both Bedford and the adjoining Stuyvesant section occurred, resulting in a newly coined "Bedford Stuyvesant section." The original Bedford area lying south of Atlantic Avenue now uses such names as "Lower Crown Heights," the "Brower Park Area" and "Children's Museum Area."

Houses in the area are predominantly attached masonry and brownstone and limestone-front townhouses built between 1895 and 1920. Some on the northern and western edges go back to the 1870's and 1880's. Replacing earlier mansions and carriage houses are a few apartment houses built between 1910 and 1935. A few of these mansions remain on St. Marks Avenue, once known as "Millionaire's Row."

The neighborhood has suffered some deterioration but is presently the target of two major rehabilitation efforts, the Crown Heights Federal Code Enforcement Program and the Bedford-Stuyvesant Restoration Corporation's "super-block" project. The object of the Code Enforcement Program, funded for three years and opened in October 1967, is to halt housing deterioration through strict code-enforcement of grants, and low-interest loans. The Restoration Corporation has commissioned the well-known architect, I. M. Pei, to design park-like "super-blocks" in a deteriorated three-block area to the east of Brower Park.

Townhouse prices are in the \$18,000 to \$30,000 range, with the higher tending to be in the area nearer Atlantic and Bedford Avenues. Some of the finest houses are along St. Marks Avenue and around the Children's Museum. The FHA has recently begun to accept houses in this area for mortgage insurance.

The Children's Museum building (the former Wm. Newton Adams mansion) is presently closed pending the completion of an exciting new building on the same site in 1969-70. The Museum is a cultural focal point of the neighborhood, and its decision to stay in 1965 was a major victory for the local community council, the Parkway-Stuyvesant Community & Housing Council. This Council, a well-integrated organization of some 30 local home-owners and tenant and block associations, was also responsible for the opening of a new

branch library, and it plays an active role in all matters affecting the area.

Among the 36,000 residents of the area are many middle- and upper-middle-income professionals. The resident-home-ownership rate is 15% or above.

Transportation is outstanding, the area lying between two subway lines, IRT and IND, and buses running along six of its seven north-south avenues, as well as through two of its ten east-west streets. It is approximately 25 minutes from Times Square.

Shopping is convenient for medium-quality merchandise along Nostrand Avenue and St. John's Place, which have four major supermarkets (including one devoted entirely to quality West Indian products.) Some of Brooklyn's best West Indian restaurants are located in the area serving foods of the Jamaican, Haitian and Trinidadian traditions.

There are two public schools in the area -- P. S. 138 and P. S. 289. The former is designated an M.E.S. school with a low pupil-teacher ratio. There are also a number of private and parochial schools in the area -- St. Gregory's R.C., the Rugby School, Waltann School of Creative Arts, and several belonging to arms of the Hassidic Jewish sect.

The community has always been outstanding for the number of good-quality, broad-based institutions it housed. Among the long-time residents are: A Discalced monastery, two convents, four homes for the aged, one (Swedish) hospital, an armory, the Kings County Medical Society and the Brooklyn office of the Urban League. Among the many churches are the beautiful Union Methodist, St. Gregory's, St. Bartholomew's P.E., and the First Church of Christ, Scientist.

The Museum of the City of New York has added the area to its program of Sunday afternoon Walking Tours of the City's interesting neighborhoods. The Tour will be held in 1968 on June 2nd.

For further information, please contact: Mr. James Hurley, 959 Park Place, Brooklyn, N. Y. 11213.



## CLINTON HILL

Take a 15-minute trip from Wall Street on an IND subway, or a 10-minute ride from Brooklyn Heights on the old Myrtle Avenue "El," or drive 15 minutes along the Brooklyn-Queens Expressway from the Midtown Tunnel and you'll find yourself in a graceful, shaded part of New York whose residents honor the past while building a unique kind of future.

Clinton Hill was named after the father of the Erie Canal and Governor of New York, DeWitt Clinton. Built up in the latter half of the 19th Century, the area was long a preserve of shipping and manufacturing barons such as the Pratts of Standard Oil fame. Even today, the mansions they live in are referred to as Millionaires' Row, and these are surrounded by hundreds of equally delightful, if less spectacular, townhouses.

It is said that these old families were the last in the City to abandon their horsedrawn carriages. Whole blocks of carriage houses still stand to prove it. Their institutions are still there too -- like Pratt Institute, St. Joseph's College for Women, Kingsboro Community College, and Bishop Loughlin High School. Headquarters for the Diocese of Brooklyn and Adelphi and Kings Hospitals are also located in the area. These have all acted as a stabilizer as the fortunes of downtown Brooklyn have risen and fallen.

Pratt Institute, the nation's leading school of design, has attracted and nurtured a growing artists' community, providing art supply stores, "Bohemian" restaurants, and antique stores. Older Italian residents supply Old World pastry, and their vegetable stores dot the neighborhood.

But the real glory of Clinton Hill is in its renovated homes. Majestic parlors, sweeping staircases and snowy-white marble fireplaces are being brought back to life by young professional people with taste and dedication. They are forming active block associations, planting trees and gardens, and clamoring successfully for better City services.

There are still many mansions and brownstones available for renovation, some multiple-dwellings, and many still for one family. Most are real bargains, ranging in price from \$7,000 for a row house to \$45,000. Few have sustained any permanent damage or defacing. In fact, the neighborhood is pending designation as a City landmark -- so the bargains won't last long.

The Pratt Area Community Council, a very active civic organization with representation from churches, educational institutions, law-enforcement, housing and sanitation groups, and block clubs is a dynamic force in the community. Cultural events include art and flower shows and performances by the Clinton Hill Symphony Orchestra.

Take a 15-minute trip from Wall Street . . . you'll see what we mean.

For further information, write to: Marjorie Gahm, 417 Washington Avenue, Brooklyn, N.Y. 11238, or Mr. William Sikes, 231 Washington Avenue, Brooklyn, N. Y. 11205. Walking tours may be arranged. Please write for details.



## COBBLE HILL

Cobble Hill is a 22-block area immediately south of Brooklyn Heights and separated from it by Atlantic Avenue. Like the Heights, Cobble Hill is bounded on the west by the Brooklyn-Queens Expressway and on the east by Court Street, and it extends southward as far as DeGraw Street.

Most of the houses in Cobble Hill, which were built between the 1840's and 1850's and the turn of the Century, are typical three- and four-story brick and brownstone row houses of that era, with the typical late Greek Revival, Italianate, Gothic and eclectic treatment of cornices and ironwork outside and fireplaces and mouldings inside, intact in some houses, all but obliterated in others. Though never as elegant as Brooklyn Heights, Cobble Hill has managed to retain more of its character as a family neighborhood and a neighborhood dominated by three ethnic groups: Syrians and Lebanese generally in the northern blocks, Irish in the central blocks, and Italians in the southernmost blocks.

The "renaissance" of Cobble Hill dates from the late 1950's, when a number of young professional couples and families, attracted by the availability of substantial, spacious and sometimes even quite elegant houses at roughly one third the Manhattan prices, began to purchase and renovate them for personal occupancy. Thus still another community was added to Cobble Hill, which proceeded not only to restore and improve their houses but to engage in a whole variety of neighborhood-improvement activities. Chief among these were a concerted six-month campaign that won the area one of the City's first "vest-pocket" parks, an extensive and continuing tree-planting program, establishment of a nursery school, and a general upgrading of the local public schools.

Thus, in roughly a decade, Cobble Hill has been transformed from a slowly declining area into one of the more desirable residential districts in the City, a fact which is nowhere more evident than in the fourfold increase in the price of a house that could have been bought -- was bought for \$10,000 to \$15,000 just ten years ago. Today a completely renovated, ready-to-occupy brownstone will cost from \$35,000 to \$60,000; a home partially restored but in need of further repairs will cost \$25,000 and up. Those seeking a shell will be hard put to find one, but should they succeed, they may purchase one for \$8,000 to \$10,000.

For further information, contact the President of the Cobble Hill Association, Mr. C. Murray Adams, 176 Warren Street, Brooklyn, N.Y. 11201, JA 2-4563.



## FORT GREENE

To the south and east of powerfully beautiful Fort Greene Park stand the stately and historic townhouses of Fort Greene. The structures, in a neighborhood that was one of Brooklyn's finest residential areas, range in period from pre-Civil War through late Victorian. A few have been maintained in all their original detail through the years as one-family houses. Most have suffered hard times and require loving restoration.

The new occupants of these buildings come from all walks of life: social workers, lawyers, writers, artists, business executives, and actors. They share an enthusiasm for, and an involvement in, the community, and a huge passion to renovate and uplift the entire physical environment.

Ideally situated, the section lies at the cultural hub of wide Brooklyn. There is the Academy of Music which offers avant garde dance, and ballet, the Living Theater, Segovia, Andre Watts, and Allan Ginsberg. Then there is Pratt Institute, Long Island University's downtown campus, Brooklyn Technical High School, socially committed Brooklyn-Cumberland Hospital, and community-controlled P. S. 20.

Directed by local community-responsible groups, the Atlantic Terminal Liaison Committee and the Fort Greene Non-Profit Improvement Corporation, the \$21-million Atlantic Terminal Renewal Project is being built along the southern periphery of the area. It will include integrated middle- and low-income housing, parks, a school, and Baruch College, whose President is former Secretary of Housing and Urban Development, Robert Weaver.

The community has several civic improvement organizations. Among them are the Fort Greene Action Committee, made up of home-owners and tenants, who are active in almost every other group in the neighborhood. The Committee maintains a list of available housing, and most members will take people through their homes on informal tours. Almost every street has its own block association, and in recent months one block group built a vest-pocket park, while another has raised funds to plant 20 trees. A Fort Greene-Clinton Hill Home Owners Association was recently formed.

Prices for houses in Fort Greene start from about \$18,000. Many of the buildings can be lived in while renovation and restoration takes place.

Fort Greene is less than 20 minutes from midtown Manhattan and is near almost every major subway line as well as the Long Island Railroad Atlantic Avenue Terminal. Bus lines connect the area to other parts of Brooklyn too.

For more information, please call or write Mrs. Nedda Allbray, 129 Fort Greene Place, Brooklyn, N.Y. 11217, 522-4037.

# LEFFERTS GARDENS

In Brooklyn, bounded by Empire Boulevard on the north, Flatbush Avenue on the west, Winthrop Street on the south, and New York Avenue on the east, this handsome area, almost completely intact, should attract more than its share of brownstone enthusiasts. Only 25 minutes from Midtown, the area boasts excellent shopping facilities, broad tree-lined streets and, most important, block after block of handsome brownstone, limestone, and late Victorian frame houses.

But in addition to these assets, Lefferts Gardens offers excellent cultural and recreational facilities -- Prospect Park, the Brooklyn Botanic Garden, the Brooklyn Museum, and the huge central branch of the Brooklyn Public Library -- all within walking distance!

The houses are a delight. Situated on wide streets with endless rows of maple and sycamore trees, they contain lovely parquet floors, leaded stained glass and rounded bay windows. Almost all are beautifully maintained one and two-family houses, and few, if any, bear the scars of rooming-house occupancy that typify many of the brownstone areas in the City.

The majority of the brownstone and limestone homes are two and three stories high; there are a few four-story houses, but these seem to be the exception. The frame houses are rambling and comfortable, with turrets and cupolas, balconies and porches galore.

In many instances, the houses are elevated on a mini-embankment which is ideal for an attractive front areaway planting. Some of the wider blocks have ivy and flower beds on the sidewalks which attest to the high level of civic pride in the area.

But probably the most appealing thing about Lefferts Gardens is its cleanliness and its well-maintained houses. One need not sigh deeply and talk about how the area will look in five years. It's beautiful right now!

For a closer look, take the Brighton BMT to Prospect Park Station, or the IRT Flatbush line to Sterling Street station and you're there -- about 25 minutes from Midtown! Bob and Jane Thomason, pioneer residents of the area, will be happy to answer any questions you may have. Their number is IN 7-0371.



Brooklyn Union Gas House

## PARK SLOPE

Park Slope has been called by one urban planner "the most beautiful Victorian area on the East Coast, and probably in the United States." Certainly it is one of the largest -- one hundred-odd square blocks of brownstones, changed very little externally since they were erected in the last quarter of the 19th Century. Park Slope is a long, narrow area that runs for some twenty blocks along the western border of Prospect Park. It is only five short blocks wide, and thus everyone in Park Slope lives within a short walking distance of the Park. The "Slope" part of its name comes from the character of the land, which slopes gently from the Park down to the harbor a mile away.

As the crow flies, Park Slope is about the same distance from Manhattan's downtown financial center as 23rd Street and

Broadway. As the IRT flies, it is seven subway stops and 13 minutes' running time away (Grand Army Plaza to Wall Street). Suburbanites travel farther just to get to their commuter trains than Park Slopers do to get home.

Only along its eastern edge -- Prospect Park West -- have apartment builders intruded into the architectural homogeneity of the area. The rest of the Slope is pure brownstoniana -- blocks and blocks of Victorian townhouses, stoops and stonework still largely preserved. But it is in the interiors that Slope residents take pride. An astonishingly large percentage still retain many of their original features: wood paneling, fireplaces, Victorian dressing rooms complete with marble sinks, pier glasses, stained-glass windows, mahogany sliding doors. Frequently, there are original gas fixtures and chandeliers. Not even "modernization" has destroyed the majestic living rooms -- 30 to 40 feet long with 13-foot-high ceilings.

The Slope has always been a good, stable, middle-class community. Its western portion, adjacent to industry, has suffered physical and social deterioration. A portion of its north has deteriorated, but a good part of the Slope is now having an astonishing renaissance. Since 1960, when artists first discovered the Slope, waves of house buyers, increasing in number each year, have swept in. Newcomers are of an extraordinarily high caliber: artists, architects, lawyers, teachers, businessmen, writers. (Some 200 professional artists are known to live in the Slope.)

People come to the Slope for three major reasons: the great bargains it offers in houses; its splendid location in the cultural center of Brooklyn, adjacent to the Park, to the Botanic Garden, to the Brooklyn Museum, to the main Brooklyn Library; its fine transportation facilities -- all subway lines run through it -- that put almost every part of the Slope short minutes away from Manhattan.

House prices correspond generally with closeness to the Park, with houses in the northern part of the Slope close to the Park bringing considerably more than houses in the southern part close to the Park. Perhaps \$35,000 - \$45,000 would buy a house in good condition on a block off the Park (between Eighth Avenue and Prospect Park West) in the northern half of the Slope. Other blocks contain houses of equal quality that can be bought for anywhere from \$20,000 up. And there are buys for half that price too. Restoration costs range from zero to \$20,000, with perhaps \$7,000 - \$10,000 as an average.

The major civic organization in the community is the Park Slope Civic Council, with over a thousand members. However, there is an organization, the Park Slope Betterment Committee, that devotes itself to saving old houses and bringing in new residents. Those interested in being placed on its mailing list should write to Everett H. Ortner, c/o Park Slope Betterment Committee, 272 Berkeley Place, Brooklyn, N.Y. 11217.

# PROSPECT HEIGHTS

A small but interesting pocket of brownstones may be found in Brooklyn on the slope of land lying between Flatbush and Washington Avenues. This area, called Prospect Heights, is bounded by Eastern Parkway on the south, the Brooklyn Museum, the Brooklyn Botanic Garden, Mt. Prospect Park, the main Brooklyn Library, the northern tip of Prospect Park and the Grand Army Plaza. The northern end is Bergen Street, named after the Dutch farmer who once owned the area.

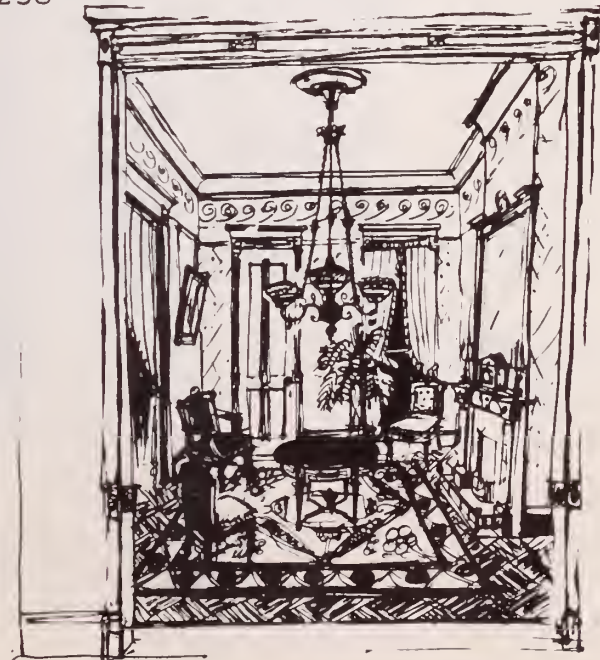
Of particular interest to brownstone lovers are the houses on St. Marks Avenue, Prospect Place, Park Place, and Sterling Place east of Flatbush Avenue. Many homes retain the fine Victorian proportions and features such as sliding doors, stained glass panels, ceilings painted with cherubs, carved fireplaces and crystal chandeliers. There are also a few pre-Victorian houses dating from the 1850's.

Since 1950 there has been a steady influx of homeowners who have bought run-down rooming houses and renovated them at considerable expense, so that on Park Place, Prospect Place and Sterling Place there is very little absentee ownership.

Prospect Heights was one of the few Brooklyn areas to have a Neighborhood Conservation Program. This was a city-funded plan for the social and physical rehabilitation of twenty blocks. The conservation program was an outgrowth of the Prospect Heights Community Renewal Association, itself the outgrowth of a coalition of block associations.

There are several public schools in the area. P. S. 9 has special classes for intellectually gifted children, and P. S. 138 is a More Effective School with a low pupil-teacher ratio. There are also two parochial schools: St. Teresa's R. C. and St. Joseph's R.C.

For further information, contact Richard Lazarus, 311 Sterling Place, Brooklyn, N. Y. 11238







## MOTT HAVEN, BRONX

In the South Bronx neighborhood known as Mott Haven is a brownstone area that is attracting new interest. Lying between 138th and 141st Streets, and forming three block fronts on Alexander Avenue, it is within walking distance of the large business and shopping area of Third Avenue and East 149th Street. The avenue is wide and trees have been planted to replace old trees removed two years ago. The area is bounded on the south by the largest church in the Bronx, the classical St. Jerome's, and the 40th Precinct; on the north, by another fine old church and the Mott Haven Branch Library, a Carnegie gift.

The houses range in date from the 1860's to the 1890's. Although a number have been converted into rooming houses, the majority still serve their original purpose as family homes. As for style, there are early Victorian, Georgian, and a magnificent block of ornate "Second Empire" houses containing all their original stained glass windows.

The residents are primarily Irish, Spanish and Negro. Many have lived in the area all their lives and take great pride in it. In the early 1960's, many old South Bronx families who had been forced out of their homes by urban renewal projects bought brownstones here rather than pay the high rents for apartments in other sections of the Bronx.

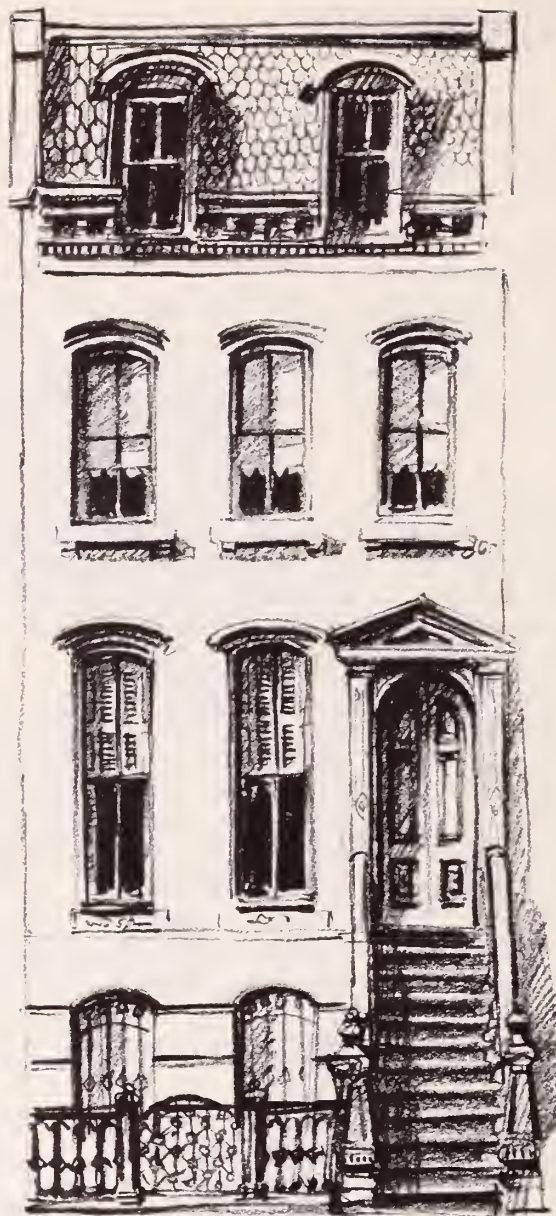
The area is now pending designation as an historic district by the City Landmarks Preservation Commission, and this has stirred enthusiasm among the residents. They hope that by attracting new families, no other brownstones will become rooming houses.

The Alexander Avenue district is as convenient to Midtown Manhattan as the brownstone areas of Brooklyn are to Lower Manhattan. Transportation is excellent. For years the South Bronx has been called the "Hub," only twenty minutes to Grand Central Station, thirty to Wall Street. The IRT Pelham Bay line and the Woodlawn line serve the area, and the subway station is next to the 40th Precinct. For motoring, Bruckner Boulevard and the Major Deegan Expressway both start here, and the Third Avenue and Willis Avenue Bridges connect to the F.D.R. Drive. The area has many schools, public and denominational. Three supermarkets are within a five-minute walk.

Houses range in price from about \$10,000 to \$20,000, depending upon condition, size, etc. Model Cities is due to begin construction in the area, and prices will probably rise with the removal of most of the undesirable tenements from the neighborhood.

For information, please contact: John F. Egan, 277 Alexander Avenue, Bronx, N. Y. 10454. Telephone 635-5790.

## BROWNSTONE AREAS IN MANHATTAN



### **CHELSEA**

Chelsea is a section of the West Side of Manhattan. Its boundaries are, roughly, 14th Street to the south and 30th Street to the north, with the Hudson River as its western boundary and Sixth Avenue as its eastern boundary. It is served by all three of the City's subway systems. Buses operate on each of the Avenues -- Ninth, Eighth, Seventh and Sixth. All residences in Chelsea are east of 10th Avenue, the remaining land being zoned for commercial use along the waterfront. A local movement is strong to convert part of the Hudson River shore to recreational use.

The major institution in Chelsea is the General Theological Seminary on Ninth Avenue. An Episcopal school, it has done much to stabilize the area.

Between the World Wars and immediately afterwards, the district's brick and brownstone rooming houses were overcrowded with new arrivals in the City, principally from Puerto Rico. However, as these people became assimilated, they moved to full apartments in other sections of the City. During this period, the area continued to have a strong Irish element, since many of the dockworkers and longshoremen are Irish and work along the Chelsea Piers.

Besides the Seminary, other Chelsea landmarks include St. Peter's Church, a Gothic Revival building, and the Chelsea Hotel, occupied by playwrights, composers, novelists, and poets.

Because the area was never an obvious target for urban renewal, Chelsea boasts entire solid blocks of row houses. These date from 1835-1885. It is these unrenovated multiple dwellings that are gradually being put up for sale.

However, some blocks in Chelsea are almost completely renovated. Houses in these blocks have been purchased by young professional people as a place to live. Many are artists and writers, bankers, actors and playwrights. They have fit easily into a neighborhood that is integrated both racially and economically.

Chelsea has a number of experimental theater and dance groups, and its own annual art show. Chelsea residents have a strong neighborhood sentiment and approach problems as neighborhood, rather than City, problems. Dope addiction, prostitution, and dereliction are fading, and nearly extinct, but they are being replaced with problems of decent housing for the elderly and the poor; the need for recreational facilities and better schools. Playground and park areas are clearly inadequate. A neighborhood newspaper, the Chelsea Clinton News, has helped solidify the community. Major campaigns for increased facilities are under way. Financing of brownstones in Chelsea by private persons is a problem. Commercial banks, even those with Chelsea branches, tend to limit their mortgages, with some exceptions, to the assessed valuation used by the City for tax purposes. Such assessments rarely rise above 50% of the actual market value of the property. Chelsea houses generally sell for between \$30,000 and \$50,000. Down payments range from 20-35%. At the \$30,000 level, renovation is usually necessary, while it is possible to find a house at \$50,000 that can be lived in immediately, although gradually improvement would be needed. Houses in good repair can cost from \$55,000 to \$65,000. Renovated houses begin at \$70,000 and go over \$100,000.

Persons who have renovated homes frequently rent a single floor or duplex to help defray renovation costs. Renovated floor-through apartments rent for \$225 to \$275 a month, while a duplex may command up to \$400 a month. Taxes are roughly 5% or 50% of the market value of a house and lot.

Further information on the Chelsea area may be obtained from James Greene, 327 West 20th Street, New York, N. Y. 10011.

## EAST VILLAGE

The East Village has its own special atmosphere, an Old World quality mixed with the modern sounds, sights and smells of the Hippie world. For the many years since this area was changed from farmland to city, it has been an area of middle class residents stretching from Houston to 14th Streets and First Avenue to Avenue "D." It is sprinkled with scores of town houses (many dating from 1840) -- brick front and brown-stones -- and small tenement-type apartment buildings.

The area is truly a melting pot for all nationalities and is constantly in a state of flux with different nationalities becoming predominant every few years. East Village is a vital, vibrant area, reminiscent of what Greenwich Village used to be. The narrow streets and tiny houses are missing, but the spirit of today's Bohemia permeates the neighborhoods and helps make life here surprising and interesting.

There are many recreational facilities in the area, including Tompkins Square Park and parks all along the East River (with tennis courts, swimming pools, free band concerts on Thursday nights, and organized play groups for children). Transportation facilities are good, although a double fare is necessary if one is not willing to walk a few blocks. Average time from East Village to the Grand Central area is twenty minutes.

Public schools are abundant and all have special classes for advanced pupils. Due to the excellent transportation facilities, all of New York's private schools are also easily accessible.

Many new supermarkets are being opened in the area, and there are excellent produce and meat markets. Most stores in the neighborhood are open on Sundays.

The town houses in the western part of the East Village on fashionable streets, such as 10th Street facing on Tompkins Square Park, have elegant prices: \$50,000 would be a bargain; most go for about \$75,000 and up. Farther east many houses are priced more moderately. Roughly, houses can be placed in four groups:

- 1) Shells: Houses that are gutted or need gutting may go for as low as \$8,000. Generally, about \$15,000 is the cost. Renovation runs from \$20,000 up, depending on the quality of the modernization.

- 2) Livable houses that need extensive renovation: Prices hover around \$20,000 for these houses, again depending on how much work is needed -- the more work, the lower the buying price. A house going for \$20,000 that needs \$5,000 to \$10,000 in work is about average.

- 3) Houses ready to occupy: These are few and far between. Usually people who have fixed up a place are in no hurry to sell. The area has many creative people, in the

younger professional group, who have invested their skills, time and money into houses and have emerged with showplaces. One of these houses might sell for \$30,000, but \$40,000 would be closer to the mark.

4) Small apartment buildings, five or six stories high, offering interesting possibilities. These buildings are often no more expensive than town houses; they may range from \$20,000 to \$30,000. A landlord can turn two floors into a duplex and rent the other apartments for income. This can be less expensive than fixing a town house, and the income from the building is usually higher. As with all house buying, a thorough knowledge of the rent control laws is essential.

When buying in East Village, cash in hand is the best bargaining point. Cash can cut the asking price drastically, often producing astonishing buys. The reason for this is that most buildings are sold through purchase money mortgages -- payments to the person from whom you are buying. Most of these people do not want to wait for 15 or 20 years for their money so that cash in hand is appealing. The FHA is now showing interest in insuring bank mortgages for this area, a good sign for future buyers.

For further information, contact: John von Hartz, 746 East 6th Street, New York, N. Y. 10009. YU 2-7932.

## **GREENWICH VILLAGE**

Greenwich Village needs no introduction; it is well known to all.

Extending from West Houston Street to 14th Street, from the Hudson River to Broadway, it offers lovely, intimate, tree-shaded streets accommodating extensive town house areas.

Village homes and the commerce and art of the area draw countless visitors. It is the charm of the splendid 19th Century architecture (Federal, Greek Revival and Anglo-Italianate), its human scale, and the unity of height that provide the intimacy and warmth.

Over 1,400 houses dating from the early 1800's, extensively restored and fully used, are cherished by their residents. Buildings combining shops and residences are very much a part of Greenwich Village. Many still have their original framed shop windows.

Opportunities for renovation in the Village still exist. Protection has come under the New York Landmarks Preservation Law of 1965 with the tentative designation of the Greenwich Village Historic District covering 64 square blocks.

Persons desiring more information about the Village may contact the Association of Village Homeowners, P. O. Box 209, New York, N.Y. 10014.



## **MOUNT MORRIS PARK**

The Mt. Morris Park Historic District is roughly between West 120th and West 125th Streets, directly to the west and south of Mt. Morris Park.

Just below the main shopping area of Harlem, the district is serviced by excellent transportation facilities. The Fifth Avenue bus circles the Park and travels down to the tip of the island on the east side. The Lexington IRT is two blocks away. The Broadway stop at Lenox Avenue and 125th Street is only 15 minutes away from Times Square.

Mt. Morris Park was built, like much of Harlem, by developers in the 1880's and 1890's. It was, and still is a neighborhood of spacious townhouses. The houses are 4 to 5

stories for the most part of brownstone, brick or limestone. These houses have an opulence nearly unmatched in Manhattan. The south block front on West 121st Street, to name one, with the bay windows at the 2nd story, the rusticated 1st floor, the newel posts of the stoop with their carved floral designs, the carved band courses and cornices, all attest to this fact.

The block front between West 120th and 121st Streets on Lenox Avenue consists of ten 4½-story brick and stone houses designed symmetrically along the street front. They are polychrome-pink and grey with mansard roofs and dormers. Although there is a feeling of great variety, they are unified by their similar architectural style, Venetian Gothic, and the continuous line, their uniform color scheme and use of materials. Although not typical of the brownstones found in other blocks of the district, nevertheless they typify the careful designing of buildings and street fronts of the area. The houses on West 120th, 122nd, 123rd, and on Mt. Morris Park West are mostly owner-occupied. They are well-kept and many still retain their fine interior woodwork. In the well-preserved houses, original features such as wood paneling, stained glass windows, ornate carved mantelpieces, and marble wash basins may be found. One house, built for the Morgenthau family, still has an organ room lighted through stained glass windows.

The district contains five impressive churches. The largest of these, St. Martin's Episcopal Church and Rectory, has already been designated by the Landmarks Preservation Commission as an individual landmark.

This area is the focus of much attention at this time. A new store-office building is planned for 125th Street, just to the north, one of its intended purposes being the creation of new jobs within the area. The Milbank Frawley Circle Urban Renewal Area includes this district. There is no question but that the district will be enhanced by the Urban Renewal program.

The Parks Department is now constructing a swimming pool complex in the park opposite West 122nd Street. This will include bathhouse, wading pool and sun decks. In the future, an amphitheatre and recreational facilities for all ages are planned. This could very well revive band concerts such as were held in the park 20 years ago in a band pagoda once in the southwest corner of the park.

House prices vary greatly with the degree of preservation of the houses. In any case, the houses in this district represent some of the best values in the City, regardless of the price. There is every indication that prices will continue to rise.

The home-owners in the district are beginning to organize a community group with the purpose of solving common problems as well as trying to interest people in the area.



## MUSEUM DISTRICT

The Middle West Side area bounded by 79th Street, 86th Street, Central Park and the Hudson River and known as the "Museum Area" is the last place in New York City where gracious living can be had at a comparatively reasonable price.

In common with the adjoining West Side areas, uptown and downtown, transportation to any portion of the City is unparalleled. The area is serviced by two subway lines, the IRT and the Independent; two crosstown bus lines; and five avenue bus lines.

Riverside Park and Central Park which, contrary to rumor, are very safe and pleasant are focal points of the area. Delacorte Theatre is on 81st Street if your taste runs to Shakespeare.

The American Museum of Natural History, the Hayden Planetarium and Roosevelt Park occupy the blocks from 77th Street to 81st Street, Central Park West to Columbus Avenue, and the New York Historical Society is on Central Park West and 77th Street.

Housing on the three main avenues of Central Park West, West End Avenue and Riverside Drive are high-rise luxury apartment houses which have added a large amount of stability to the area. However, since we are all interested in brownstones and their renewal, it is time to discuss the cross streets where the majority of the brownstones are situated. The best areas lie between Central Park West and Columbus



Avenue and between West End Avenue and Riverside Drive. For the last three years, the brownstones in good repair on these streets have been purchased to a large degree by private owners. The houses that remain, principally rooming houses, are being purchased for renovation for owner occupancy.

Prices of these houses vary according to condition and widths and should run between \$32,000 and \$40,000. Houses between Columbus Avenue and Amsterdam Avenue may run from \$25,000 to \$35,000. In comparison with other areas of the City, these prices are still a bargain. However, every year sees an increase in prices.

The residents, truly interested in their area and its future, have formed a very active community organization called the "Planetarium Neighborhood Council" which acts as a focal point for varied community activities. Synagogues, churches, political organizations and block associations in the neighborhood work together very closely to improve the area in all respects. The amalgam of different races and nationalities provides a constant source of stimulation and interest. The Museum Area has become a neighborhood.

All interested parties are welcome to contact Mr. John H. Kelly, 62 West 82nd Street, New York, N. Y. 10024 -- 873-7370 for further details.

## WEST ONE HUNDREDS

The West One Hundreds area is the north side of 100th Street to the south side of 109th Street, from Broadway to Riverside Drive. An area of 14 square blocks, it contains approximately 179 dwellings that are under 25 feet wide. Of these, 63 are already owner-occupied.

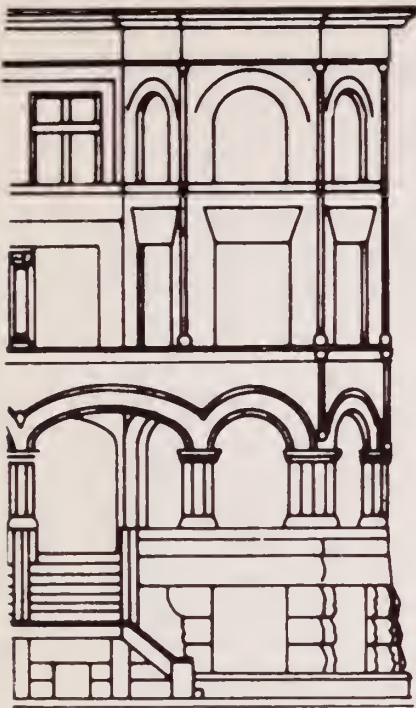
Townhouses in the area are unique because of the large number that are limestone instead of brownstone; American-fronted rather than with stoops. Already designated a Neighborhood Conservation District is 155th Street which, from West End Avenue to Riverside Drive, is entirely lined by limestone mansions. The grandeur of these homes indicates that they once housed very wealthy families in the 1890's. The widest homes are those nearest to Riverside Drive, dimensions diminishing in those closer to West End Avenue or Broadway.

The attractions of the area are numerous. Broadway offers excellent shopping and is easily accessible via the 7th Avenue IRT (local stops at 103rd Street and 110th Street; express stop at 96th Street). For the sports enthusiast, Riverside Drive's immense and beautiful park offers tennis, basketball, football and soccer areas; for the little ones, sandpiles and swings galore. Many fortunate residents enjoy watching the incredibly beautiful sunsets over the Hudson River and the Palisades from the bay windows of their homes.

The presence of Columbia University has had a profound influence on the neighborhood. If it isn't the students renting available apartments in the brownstones, it's the professors buying the houses with the help of the 5% financing that the University provides.

In the early 1960's, brownstone houses in the West One Hundreds would have cost from \$20,000 to \$30,000. Today a one- or two-family dwelling sells for \$45,000 to \$50,000 (one was just sold for \$80,000). Unconverted rooming houses may be bought for less. The closer the house is to the River, the higher the price; and most of these houses seem to have turned over in the past 10 years. Now the action is accelerating in the blocks between West End Avenue and Broadway.

Write to Mr. Bradford N. Swett, 326 West 101st Street, New York, N. Y. 10025 for additional information about the West One Hundreds.



## WEST SIDE URBAN RENEWAL AREA

This area is comprised of 20 blocks which were once, and which are again coming to be, prime Manhattan real estate. They stretch from 87th to 97th Streets, Central Park West to Amsterdam Avenue.

The Federal, State and City Governments have allocated \$63,000,000 to aid the renewal of these 20 blocks. And by 1972, when the renewal is scheduled for completion, the area will boast 400 blocks of trees; most of the sidewalks will be repaved and narrow-necked to discourage through traffic; all the run-down brownstone rooming houses will be restored, with privately installed gas lights on some blocks helping to recreate the "little old New York" residential charm. Columbus and Amsterdam Avenues will have broadened, tree-lined sidewalks, in the manner of European boulevards, and will be lined by new high-risers; handsome buildings with terraces, plazas, play areas, shopping arcades and an abundance of open space.

One cornerstone of the West Side Urban Renewal Plan is integration: ethnic and economic. The new high-risers will have 4,700 middle-income apartments, 900 high-income apartments, 2,500 low-income apartments. It is this element of carefully pre-planned integration which makes the West Side Urban Renewal Area a pilot project, watched with interest by other areas designated for urban renewal throughout the United States.

There are 485 brownstones in this area. Of these, 163 have already been transformed into beautiful homes by middle- or upper-middle-income families. Ten have been renovated by the City as vest-pocket public housing apartments. One hundred eighteen are in the process of restoration. The remaining 194 are coming onto the market slowly. About 30 are usually available at one time.

The problem of financing, difficult in all areas, has been alleviated to some extent in the West Side Urban Renewal Area. A consortium of seven commercial banks has pledged \$7,000,000 available only for the FHA-backed rehabilitation of brownstones within these 20 blocks. But the real and long-term mortgage hero of this area has been the Bowery Savings Bank, pioneer and faithful stand-by for both conventional and FHA-insured financing. They have, for example, already accepted almost \$3,000,000 in FHA-insured permanent financing.

Under Section 220 of the National Housing Act (applicable only to urban renewal areas), the FHA will guarantee your bank mortgage for \$30,000 if you're renovating as a one-family townhouse. This figure will increase as you put in additional dwelling units, and if you have four units in addition to your own (they can all be one-room efficiency apartments), you can get a handsome FHA-backed bank loan -- 40 years at 6% -- which may cover up to 90% of the total cost of your house, plus renovation.

In December 1967, the Central Savings Bank also pledged \$500,000 for a permanent FHA-insured financing plan. "And," says Mr. Joseph Lauria, a Housing and Development Administration senior mortgage analyst "stationed" in this area, "we are now undertaking a program to get additional savings institutions who will pledge funds for FHA-insured financing in these 20 blocks."

Brownstones in the area are now selling at \$35,000 to \$60,000.

In 1963, the Little Old New York Citizens' Committee was formed to aid and encourage families (as opposed to builders and speculators) to buy and renovate the brownstones. Thus far the Committee has been very successful, and almost all of the brownstones in the area have been bought by families.

The Little Old New York Citizens' Committee also acts as a pressure group for the interests of the homeowners in the area. For example, they succeeded in saving nine contiguous brownstones which the City had slated for demolition. These houses are now being made into a brownstone cooperative. The group fought City departments which planned to widen the sidestreets and narrow the sidewalks -- a step the Committee proved, through a comprehensive survey, was unnecessary.

It costs \$7.00 to join the Committee. (Checks should be made payable to Little Old New York Citizens' Committee and mailed to 46 West 94th Street, New York, N. Y. 10025.) Members receive a listing and description of all houses known to the Committee which are privately for sale in the area; whom to contact re purchase, etc. The Committee also puts out a publication, The Little Old New Yorker, exclusively for the orientation of families wishing to buy a brownstone. Members receive back issues and a year's subscription of new issues. The publication contains case histories of families who have bought and renovated brownstones in the area, descriptions of the schools, information about financing, about gardens, and about decorating your brownstone.

## OTHER BROWNSTONE NEIGHBORHOODS

The foregoing discussion of neighborhoods is confined to those that are most prominently identified with the present brownstone renaissance. By no means do they exhaust the inventory of fine brownstone opportunities. More neighborhoods are certain to join our list as time goes on and as the brownstone movement increases in tempo. Here are a few areas worth further investigation:

### IN BROOKLYN:

#### FULTON PARK

Chauncey and Fulton Streets at Stuyvesant Avenue. The Fulton Park area is a sliver of green space along Fulton Street. This neighborhood immediately surrounding the Park is named after it and, because of its high quality, is considered an important asset in the work of renewing Bedford-Stuyvesant. North of the Park on Chauncey Street is a fine set of small-scale row houses with stoops intact.

#### TOMPKINS PARK

Bordering this lovely two-square-block Park near the Bedford-Stuyvesant-Williamsburg areas are some of the Borough's finest brownstone and brick-front homes. Resident ownership predominates, and a new community center being constructed in the Park provides an emerging focus for civic activities. Community action is significant, with numerous block associations operating. No clear-cut boundaries are established. The Park is at the intersection of Tompkins Avenue and Lafayette and Greene Avenues.

### IN MANHATTAN:

#### HAMILTON HEIGHTS

Extending from Hamilton Terrace to Convent Avenue, 141st Street to 144th Street, this historic district has very attractive small town houses built largely during the 1890's. They are charming in their variety of styles and picturesque roof profiles. These streets of fine private residences and institutional buildings are graced by well-trimmed front gardens and wide curbside grass strips. The neighborhood is just north of the City College campus and is framed at its southern edge by two fine churches, St. Luke's Church and St. James Church.

#### KINGS COURT TERRACE

138th Street to 139th Street between 7th and 8th Avenues. An Historical Landmark Area designed by Sanford White, this area contains row houses built in the early 1900's. The front yards, rear driveways and wrought-iron gates of these three-story brick and brown-

stone homes adds to the distinction of the area. There is a very low turnover of property.

#### MURRAY HILL - GRAMERCY PARK

37th Street south to 16th Street, Park Avenue to 2nd Avenue. An area containing many outstanding town houses, some whole blocks; many homes built in the 19th Century; a considerable mixture of commercial high-rise and brownstone buildings.

#### SNIFFEN COURT

Located on East 36th Street between Lexington and Third Avenues, Sniffen Court is "one of New York's most enchanting and picturesque areas." The Court is named for John Sniffen, a prominent architect of the 1860's who developed the lots. Charming Romanesque Revival homes with brick-arched doorways and elaborate entryways, wrought-iron gates and ivy-covered walls line the court.

Designated as an Historic District, Sniffen Court reflects the New York of 100 years ago. Its homes, once the stables of wealthy New Yorkers, are now valued at from \$100,000 to \$250,000. Residents have organized the Sniffen Court Association, a neighborhood organization which works to preserve the area.

#### TURTLE BAY DISTRICT

Located in East Midtown, 42nd Street to 50th Street east of Lexington Avenue. A small residential community in the heart of commercial Manhattan with single-family, quality row houses for upper-income families. For information, contact: Mr. Peter Detmold, The Turtle Bay Association, 230 East 49th Street, New York, N. Y. 10017.



PLNG 1CX-2

Home-Buyer's Guide to New York City  
Brownstone Neighborhoods. [paper]

NY, 1979.

(Brownstones\*)

EX LIBRIS  
SEYMOUR B. DURST

---