

# Cambria Heights – 222nd Street Historic District



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## DESIGNATION REPORT

# Cambria Heights – 222nd Street Historic District

## LOCATION

Borough of Queens

## LANDMARK TYPE

Historic District

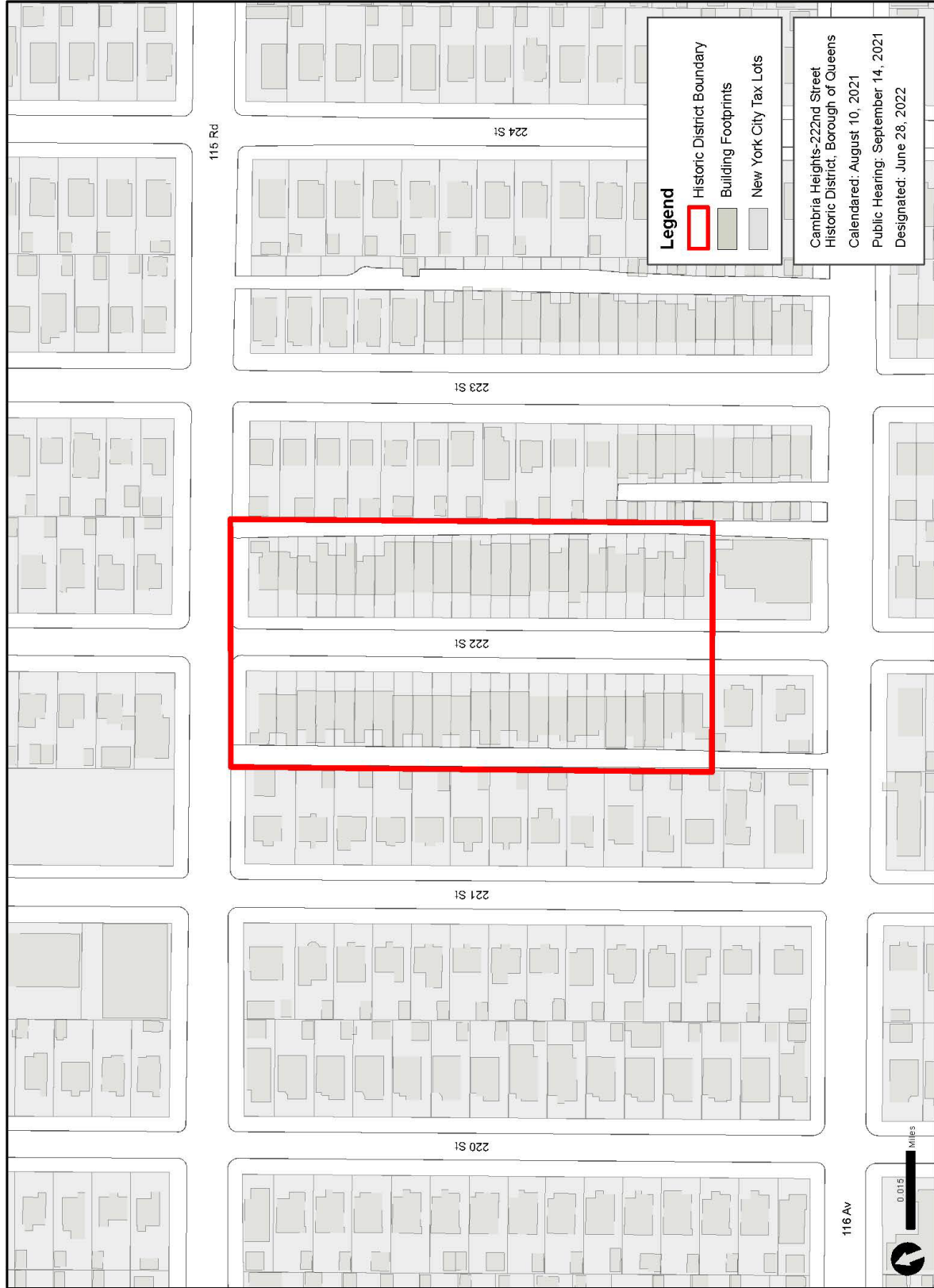
## SIGNIFICANCE

Framing 222nd Street between 115th Road and 116th Avenue in southeastern Queens, the Cambria Heights – 222nd Street Historic District is an architectural highlight of its neighborhood, an unusually cohesive, distinctive, and intact collection of 46 houses built in the Storybook style in 1931.

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	222nd Street
<b>33</b>	West Side (even numbers)
<b>58</b>	East Side (odd numbers)



# Cambria Heights – 222nd Street Historic District

## Designation List 527 LP-2655

**Calendared:** August 10, 2021

**Public Hearing:** September 14, 2021

On September 14, 2021, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Cambria Heights – 222nd Street Historic District (Item No. 1). The hearing was duly advertised in accordance with the provisions of the law. Two people spoke in favor of the proposed designation, including representatives of Council Member I. Daneek Miller and the New York Landmarks Conservancy. The Commission also received written submissions in favor of the proposed designation from the Four Borough Neighborhood Preservation Alliance and from four residents of the proposed district.

## Boundary Description and Sidewalk Materials

Cambria Heights – 222nd Street Historic District

The Cambria Heights-222nd Street Historic District consists of the properties bounded by a line beginning on the southern curblineline of 115th Road at a point on a line extending northerly from the northwestern property line of 115-60 222nd Street, extending easterly along the southern curblineline of 115th Road and across 222nd Street to a point on a line extending northerly from the northeastern property line of 115-59 222nd Street, southerly along said line and the eastern property lines of 115-59 through 115-103 222nd Street, westerly along the southern property line of 115-103 222nd Street, continuing westerly across 222nd Street and the southern property line of 115-104 222nd Street, and northerly along the western property lines of 115-104 through 115-60 222nd Street to the point of beginning.

The historic district is not characterized by the presence of historic sidewalk materials.

## Summary

### Cambria Heights – 222nd Street Historic District

The Cambria Heights – 222nd Street Historic District stands out in its neighborhood and throughout New York City as a remarkably cohesive and distinctive group of row houses built in the Storybook style. Designed by the firm of Monda & Bertolazzi, the district’s 46 houses remain exceptionally well-preserved more than 90 years after their completion, in 1931, by the Brooklyn-based developer Selective Homes Inc.

Located in southeastern Queens adjoining the Nassau County border, present-day Cambria Heights was farmland within the old town of Jamaica worked in part by enslaved people until the statewide abolition of slavery in 1827. It remained rural into the 1920s, when the Cambria Heights name first came into widespread use. As Queens doubled in population during that decade, Cambria Heights and its neighboring communities experienced a boom in suburban middle-class house building made possible by increasing automobile ownership and the construction of a network of new bridges and highways. Key to Cambria Heights’ development was the Southern State Parkway, extending eastward from the neighborhood starting in 1927; Linden (then Foch) Boulevard just south of the historic district was one of the city’s main conduits to the Southern State and to the celebrated recreational amenities of Long Island including Jones Beach, opened in 1929.

Little is known about the district’s developer, Selective Homes Inc., which acquired its site in April of 1931. In planning 222nd Street, Selective Homes adapted a model rooted in English Garden City concepts and previously used in

Jackson Heights, utilizing driveways within the block interiors to allow for uninterrupted front lawns. Construction began in May, and three months later, Selective Homes entered an agreement with five other builders completing similar projects nearby to market their projects collectively as “Parkway Homes of St. Albans.” Newspaper advertisements promoted the houses as modern and affordable at low monthly payments equivalent to rent, convenient to Penn Station, Jones Beach, Long Beach, the Rockaways, and the shopping and entertainment district of Downtown Jamaica. Their suburban setting in “St. Albans, L.I.” was described as “one of the highest elevations and healthiest locations in Queens County.” Although all of the houses were completed by the end of 1931 and several sold quickly, some remained unsold until 1934, likely due to the deepening Depression.

The Storybook style is primarily associated with California, where it flourished as a small-house style in the 1920s. Largely inspired by fairytale illustrations and stage sets of early Hollywood movies, the style grew out of the waning Arts-and-Crafts movement, merging its emphasis on traditional materials and hand craftsmanship with a lighthearted approach to vernacular medieval architecture. Distinguished by its playfulness, the style’s colors were bright, proportions and features were stretched and exaggerated, and materials were freely mixed and randomly applied to suggest weathering and patching over the centuries. These houses’ small scale, exuberant detailing, cheerful facades, varied rooflines, and deep lawns imbue 222nd Street with a stage-set quality typical of the Storybook style. Other Storybook features include the houses’ brightly colored roofs and colored diamond-pane sashes; the stretched proportions and flat, pasted-on appearance of their half-timbered gables; the artificial aging of their facades with scattered stone blocks; and their prominent, whimsical chimneys, peppered with stone and



decorated with large stucco fields and playful brick patterning and motifs.

Into the 1950s, all of the district's homeowners were white. Most of the houses' occupants were small middle-class families. The history of 222nd Street after that time reflects the broader changes occurring in the neighborhood as it changed from almost entirely white to a predominantly Black community starting in the 1960s. Although Black families initially faced considerable hostility from some white Cambria Heights residents as they began purchasing homes there, it is now one of the city's major Haitian American communities as well as a magnet for families from Guyana, Jamaica, Barbados, and Trinidad and Tobago. Today, the Cambria Heights – 222nd Street Historic District is one of the architectural highlights of its neighborhood and the Borough of Queens. Unusual among the city's row house districts for its whimsical, imaginative Storybook-style facades set behind deep front lawns, it evokes the early days of Cambria Heights' development, when residents flocked to the area with their automobiles to inhabit a new suburban landscape promising a fairytale life during the Great Depression.

# Historical and Architectural Development

Cambria Heights – 222nd Street Historic District

## Early History of Cambria Heights<sup>1</sup>

Located in southeastern Queens adjoining the Nassau County border, Cambria Heights lies east of Francis Lewis Boulevard, between Murdock Avenue to the north and Montefiore Cemetery to the south. Like other parts of present-day New York City, it was part of an expansive territory inhabited by the Lenape people before their devastation and removal during the 1600s through the introduction of European infectious diseases, Dutch colonial aggression—including the infamous Kieft’s War, ordered by the director-general of New Netherland Colony in 1643—and deceitful land transactions. Southeastern Queens, more specifically, was the home of the *Rechaweygh* (Rockaway) people, speakers of the Munsee dialect of the Algonquian language, whose name has been translated as “sandy place” or “place of our people.” No specific sites within Cambria Heights have specifically been linked to the Rockaway, who tended to live along Queens’ brackish inlets and bays.

Long before acquiring its present name, Cambria Heights was within the town of Jamaica, which was first settled during Dutch rule by English colonists moving westward from New England and eastern Long Island. In 1656, they were granted a patent by the Dutch, who named the area *Rusdorp* (“country town”), and Dutch colonists soon joined them. After the English took control of New Netherland colony in 1664, *Rusdorp* was named Jamaica after a small Native group calling itself the *Yemacah*, the Algonquian word for beaver. Common lands within the town were initially

distributed to its first settlers, who later allotted other portions to more recent arrivals.

Jamaica, along with Flushing and Newtown to its north, was one of three towns within present-day Queens. Jamaica village—now Downtown Jamaica—was the county seat as well as an important stop along Kings Highway, which extended across Long Island, from Fulton Ferry to Montauk, by the early 18th century. Along its eastern border, Jamaica adjoined the town of Hempstead, which would later secede from Queens along with other towns in present-day Nassau County. Jamaica was a Tory stronghold during the Revolution, with British troops controlling the strategic village for the duration of the war.

Through the 19th century, Jamaica remained primarily farmland. Until the statewide abolition of slavery in 1827, enslaved African American and Native American men and women were among those working the land and performing domestic work. Their enslavers were typically yeoman farmers, business owners, and government officials who controlled their public and private lives, including the extent of their education. Many enslaved people were skilled craftspeople, with some running their enslavers’ farms and businesses with little day-to-day oversight, and some worked independently during slack periods to purchase their freedom or the freedom of family members. Though different in some ways from the plantation slavery of the South, Long Island slavery was a brutal institution in one of the Northeast’s most tenacious slavery strongholds; New York’s 1799 Gradual Emancipation Law, which would begin to end slavery in the state, was unanimously opposed by the island’s assemblymembers. By the early 19<sup>th</sup> century, a community of free Blacks, known as “The Green,” was taking root in Jamaica village between present-day 168th and 175th Streets.

The Cambria Heights – 222nd Street Historic District was part of Abraham A.

Hendrickson’s extensive farm lying east of Springfield Boulevard and north of Linden Boulevard.<sup>2</sup> Abraham A. was one of 14 children of Abraham H. and Elizabeth Hendrickson, who operated a farm in Jamaica worked by enslaved people until at least 1820.<sup>3</sup> By 1850, Abraham A. and his wife Elizabeth were living on their farm with their five young children as well as three employees, two African American and one white.<sup>4</sup>

By the 1850s, Jamaica’s farmers were shifting toward providing fresh garden vegetables to the burgeoning cities of Brooklyn and New York. Larger farms were divided into smaller ones as Cambria Heights and other sections along the Jamaica-Hempstead border evolved into the German American farming community of Fosters Meadow, centered around present-day Elmont Road in Nassau County. During this time, the Cambria Heights area was sometimes described as being part of the village of Springfield or lying just north of it.<sup>5</sup> Also part of Jamaica, Springfield was settled by 1670, when the first burials were made in Springfield Cemetery five blocks south of the historic district. Into the early 20th century, Springfield remained a small rural town centered around a train station opened in 1871 by the New York & Rockaway Railroad (now the Atlantic Branch of the Long Island Railroad) at Springfield Boulevard about one mile south of Cambria Heights.

### **Cambria Heights’ 20th Century Development<sup>6</sup>**

In the early 20th century, the future Cambria Heights neighborhood was geographically isolated, located far from the closest train stations at Queens Village to its north, St. Albans to its west, and Springfield to its south.<sup>7</sup> Key area improvements began in the 1910s, when the grading of Linden Boulevard (then called Dearborn Avenue) was approved from 207th Street eastward to the Queens-Nassau County line, and speculative activity

followed.<sup>8</sup> The neighborhood’s name appears rooted in the 1917 purchase, by Pennsylvania’s Cambria Title Savings and Trust Company, of 80 acres of Fosters Meadow farmland east of Springfield Boulevard, south of the historic district.<sup>9</sup> By 1921, a bus line was established to the “Cambria Heights section of Hollis,” although it often broke down along unpaved Central Avenue, as Linden Boulevard was then called.<sup>10</sup> Three years later, real-estate operator Oliver B. LaFreniere announced plans for a new development, called Cambria Heights, on 163 acres south of Linden Boulevard.<sup>11</sup> Although other, more accessible areas of Southeastern Queens were booming by that time—including Addisleigh Park adjacent to the St. Albans train station—LaFreniere’s plans went largely unrealized.<sup>12</sup> Advertised as the “garden spot of Queens,” Cambria Heights’ far-flung location was apparent from its advertisements, which instructed interested parties to take the St. Albans bus from Jamaica or call for a private car from the Queens Village railroad station. “All auto roads lead to Springfield Boulevard” the ads stated, underscoring the automobile’s importance to the neighborhood’s future development.<sup>13</sup>

Although the entire Cambria Heights neighborhood remained essentially farmland in 1924, the population increased enough by 1927 to support a local civic club.<sup>14</sup> This group advocated for infrastructure improvements including better bus service and, unsuccessfully, the extension of subway lines to the neighborhood.<sup>15</sup> In 1929, work began on a new public school (now the Dr. Ronald E. McNair School) on 116th Avenue, three blocks west of the historic district.<sup>16</sup>

Queens’ population more than doubled during the 1920s to over one million residents, making it the fastest-growing borough and one of the fastest-growing areas of the country. Most of its development was residential and more specifically, suburban, fueled by a boom in automobile

ownership. The appetite for suburban Queens homes seemed almost limitless in the 1920s, with even the October 1929 stock market crash doing little to temper the enthusiasm of Queens homebuilders. In June of 1930, the president of Queensboro Corporation—the developer of Jackson Heights—called Queens’ “remarkable growth ... simply an expression on the part of the people of the City of New York that they still love trees and lawns and sunshine. For this reason they are moving in increasing numbers from the congested sections [to] where those attractions are offered most abundantly.”<sup>17</sup> *Queensborough* magazine, the monthly publication of the Queensboro Chamber of Commerce, viewed the borough as a haven of “single-family homes, where persons have their yards and gardens—in fact enjoy an almost ideal city and country combination of living.”<sup>18</sup>

Road improvements and new highways under construction at the time further buoyed Queens homebuilders and cemented the future of Queens’ outlying areas as automobile suburbs. These included the Triborough (now Robert F. Kennedy) Bridge, the first vehicular bridge linking Long Island with the mainland, begun in 1929; the Grand Central Parkway, started by early 1931; and the upper deck and connecting roadway of the Queensboro Bridge, completed later that year.<sup>19</sup> Especially crucial to Cambria Heights’ development was the Southern State Parkway—the first leg of Robert Moses’ rapidly growing Long Island parkway network—which merged rustic landscaping and advanced engineering into one of the country’s earliest and finest high-speed roads. Opened in 1927, it initially extended to Bay Shore in Suffolk County, with a direct connection to the new Jones Beach added in 1929.<sup>20</sup> “Long Island is truly the playland of New York City and the facilities for motoring pleasure and recreational activities are yearly being increased,” *Queensborough* stated in 1930; Cambria Heights

was a gateway to this recreational paradise, with Linden Boulevard just south of the historic district serving as one of the city’s main conduits to the Southern State.<sup>21</sup> Other improvements, including extensions to the Rockaway boardwalk, provided additional recreational opportunities closer to home. Between the late 1920s and early 1930s, thousands of suburban houses were constructed in St. Albans, Hollis, Cambria Heights, and throughout Southeastern Queens. In Laurelton alone, 1,800 homes were built and sold between 1928 and 1930. In 1930 and early 1931, Queens boosters and builders were still shrugging off the Depression, expecting the economy to rebound and the borough’s population to continue its steep upward trend to double again in the coming decade. In the spring of 1931, one prominent Queens builder noted the existence of a “small homes area extend[ing] from Jackson Heights along the north side to Little Neck and southeasterly to Laurelton,” where “3,000 to 4,000 single-family houses, mostly of brick, are under construction or planned to be built this year.” As this occurred, he noted, “both the city and borough authorities are pushing forward needed interborough and intraborough improvements, such as bridges, tunnels, and highways.”<sup>22</sup>

### **Building and Marketing the Historic District**

The portion of Abraham A. Hendrickson’s farm containing the future historic district was acquired by 1891 by Nickolas Krummenacker, a prominent member of the German American farming community of Fosters Meadow, which was centered east of the Jamaica (and present-day Nassau County) line on Elmont Avenue in the town of Hempstead.<sup>23</sup> As farming declined in Fosters Meadow and land speculation increased in the Cambria Heights area, the Krummenacker farm passed through various owners. Following Nickolas’ death, a 105-acre portion of his farm extending northward and eastward from the

intersection of Springfield and Linden Boulevards, to approximately 115th Avenue and 223rd Street, was acquired in 1906 by Florence C. Smith, said to be “representing a syndicate.”<sup>24</sup> It was later owned by the prominent Brooklyn real-estate broker Ernestus Gulick before ultimately being acquired, in April of 1931, by Selective Homes Inc., which would develop the Cambria Heights – 222nd Street Historic District.<sup>25</sup> Selective Homes acquired the parcels with “restrictions and covenants against nuisances” placed on them by a previous owner, the Long Island Estate Company, in 1925. These restrictions, which included prohibitions on noxious uses such as slaughterhouses, breweries, foundries, tanneries, public garages, and cemeteries, remained with the land when Selective Homes developed and sold the historic district’s houses.<sup>26</sup>

The architecture firm of Monda & Bertolazzi soon filed plans for the district’s 46 houses and construction began in early May.<sup>27</sup> Three months later, Selective Homes entered a marketing agreement with five other builders completing similar developments nearby including Wolosoff Brothers, then developing the Cambria Heights – 227th Street Historic District. Located near Linden (then Foch) Boulevard between 205th and 227th Streets, the projects would be jointly advertised under the name “Parkway Homes of St. Albans.”<sup>28</sup> The six members adopted a crest, intended as a “stamp of quality,” displayed at their developments’ entrances, and they reported great success in luring prospective buyers traveling Linden Boulevard to and from the Southern State Parkway and Jones Beach.<sup>29</sup> Advertisements in the *New York Daily News* in August and September of 1931 highlighted the neighborhood’s popularity, claiming that more houses had been sold in St. Albans over the previous three years than in any other New York City neighborhood. The homes were presented as modern and affordable, available at low monthly payments equivalent to rent, and

convenient to New York’s Penn Station; Jones Beach, Long Beach, and the Rockaways; and Downtown Jamaica, “the largest shopping and amusement center on Long Island.” Their suburban location in “St. Albans, L.I.” was described as “one of the highest elevations and healthiest locations in Queens County.”<sup>30</sup>

The first houses in the historic district were sold starting in September, and all of the district’s houses were completed by December of 1931.<sup>31</sup> After an initial burst of sales, buyers’ interest waned, likely due to the deepening Depression. In the spring of 1932, seven houses on both sides of 222nd Street were sold to a separate real-estate firm, Inwood Park, Inc., which sold them off over the next two years.<sup>32</sup>

Little is known about Selective Homes Inc., which was headed by Brooklyn resident Lewis E. Weingarten; the 46 houses of the Cambria Heights – 222nd Street Historic District are the firm’s only known project.

### **Monda & Bertolazzi<sup>33</sup>**

Although it is unclear exactly when the firm credited with designing the Cambria Heights – 222nd Street Historic District, Monda & Bertolazzi of Ozone Park, Queens, was founded, it traced its origins to the office of Giuseppe (Joseph) Monda. Born in Italy around 1875, Monda immigrated to the United States in 1903. Listed as an engineer in 1905, he had settled by that time on Brooklyn’s Lorimer Street with his Italian-born wife Julia and their young son. Five years later, he described himself as a draftsman and, in 1918, as an architect working on Park Row in Manhattan. In 1923, Monda became one of the three founders of the Woodhaven, Queens contracting firm of Mercogliano Brothers. By that time, he had also filed, under his own name, for at least a handful of modest commercial and residential buildings in Woodhaven, where he had moved his office. Monda

began designing buildings in St. Albans and Cambria Heights by 1925, by which time he had moved to Ozone Park. Although he died in September of 1928, architectural projects continued to be filed under his name for at least the next year.

Stefano (Steve) Bertolazzi was born in 1893, immigrated from Italy in 1925, and was listed in 1930 as an architect living on Himrod Street in Brooklyn. He was employed by the Works Progress Administration in New York City in the early 1940s and moved to Los Angeles with his wife Loretta by 1944, where he appeared in local records as a civil engineer. Six years later, Bertolazzi described himself as an architect of private homes. He died in Los Angeles in 1956.

### **The Storybook Style<sup>34</sup>**

The Cambria Heights – 222nd Street Historic District stands out in both its neighborhood and throughout Queens as a remarkably cohesive, distinctive, and intact group of row houses built in what has recently become known as the Storybook style. Largely inspired by fairytale illustrations and the make-believe buildings of early movies, the style grew out of the waning Arts-and-Crafts movement, merging its emphasis on traditional materials and hand craftsmanship with a lighthearted approach to vernacular medieval architecture. Although the line between the Storybook and other medieval-inspired styles like the Tudor Revival—with which it is often associated—is not always clear, three attributes set Storybook houses apart, according to architectural historian Arrol Gellner: “Their exaggeratedly plastic ... interpretation of medieval forms; their use of artificial means to suggest great age; and last, that all but undefinable quality known as ‘whimsy.’”<sup>35</sup> There is a certain theatricality, an unreal quality, a sense of being rooted more in fiction than historical fact, that separates the Storybook from other contemporary revival styles. It revives a past that

never existed, except perhaps on a movie set or in the pages of a Grimm Brothers book.

Although the Storybook style would not fully flourish until the 1920s, local works rooted in the Arts-and-Crafts tradition to some extent foreshadowed it. With their organic forms, heavy rubble construction, and cascading roofs with rolled eaves, both 4520 Livingston Avenue (Clarence W. Brazer, 1916-18, within the Fieldston Historic District) and the 8200 Narrows Avenue House (James Sarsfield Kennedy, 1917, a designated New York City Landmark)—known locally as the “Bay Ridge Gingerbread House”—seem to have leapt from the pages of a children’s book.<sup>36</sup> Likely the city’s earliest Storybook ensemble, Pomander Walk (King & Campbell, 1921, a designated New York City Landmark) is a self-contained community of 16 two-story houses playfully embellished with half-timbering and other Tudoresque elements facing a tiny interior “street”; resembling a stage set, it was inspired by a popular play of the same name set in London.<sup>37</sup> The Storybook style tapped into a broad yearning for a hazy romantic past, loosely interpreted in brick, stone, stucco, and plaster into the fantasy architecture of Coney Island’s Luna Park and Dreamland, the wildly evocative, faux-historic interiors of movie palaces, and the replacement, starting in the 1910s, of 19th-century Greenwich Village row house facades with new fronts evoking Mediterranean villages and the Montparnasse district of Paris.<sup>38</sup> Washington Mews within the Greenwich Village Historic District, comprising the 1917 remodeling of 19, 19th-century row houses and stables into a residential complex containing artists’ studios, was hailed at the time for its “combination of modernity and Old World picturesqueness.”<sup>39</sup>

More than any other place, however, the Storybook style owes its blossoming and proliferation as a suburban small-house style to California. Arrol Gellner, who coined the term

“Storybook style,” sees the movie industry and “period” films set in faraway times and places as crucial to fueling demand for houses that often looked more like movie backdrops. “Movie sets—the products of Hollywood’s best architectural talents—were on exhibit to a hundred million Americans a week,” he explains.<sup>40</sup> Industry craftspeople were directly involved in constructing California’s pioneering Storybook houses, including Beverly Hills’ Spadena House, built in 1921 by Hollywood art director Harry Oliver. The style took off from there, including in the Hollywoodland development outside Los Angeles, before spreading north. There, in the 1920s, some of the country’s most notable Storybook developments would be built, including the fairytale cottages of Carmel-by-the-Sea starting in 1924; Oakland’s Normandy Gardens, in 1925-26; and the late-1920s “Modest Mansions” development, also in Oakland.

In these projects, architects and developers established the key features of the small Storybook house, with whimsy and theatricality as their main goals. These included the loose, eclectic mixing of French and English medieval influences, as well as the use of bright colors, playful proportions, and exaggerated features. Materials had a consciously aged appearance, freely mixed and seemingly randomly applied to imply weathering and patching over the centuries. Chimneys were picturesque, sometimes to the point of bordering on the cartoonish. Jerkinhead roofs, half-timbering, and wood batten doors with iron strapwork, all common to the Tudor Revival style, were often employed. Diamond-pane sashes typical of the Tudor style were also employed; on 222nd Street, their brightly colored quarrels convey a glittering fairytale quality.

As the Storybook developed as a small-house style on the West Coast, the medieval eclecticism at its heart was thriving in New York’s elite suburbs. This was evident in the exclusive Fieldston area of the Bronx, where massive rubble

construction, overscaled gables, plunging slate roofs, Norman-inspired towers, half-timbering, and massive stone-and-brick chimneys were the order of the day. Some crossed the line from historical revivalism to the characteristic unreality of the Storybook style. Perhaps the neighborhood’s most playful and picturesque residence, 4538 Greystone Avenue (c. 1924, within the Fieldston Historic District) is a Storybook house on a massive scale, an exuberant mélange of textured stucco, checkerboard brick, diamond-pane windows, and dovescotes crowned by a plunging swayback roof with rough-edged slate shingles seemingly centuries old.<sup>41</sup>

The construction of small Storybook houses in the New York area by the late 1920s likely resulted from both West Coast small-house trends and this trickle-down effect from the city’s upscale suburbs. Although Arrol Gellner, the style’s leading historian, has identified small Storybook courtyard developments in California, the existence of Storybook-style row houses—such as those of the Cambria Heights – 222nd Street Historic District—appears previously unrecognized.<sup>42</sup> It may be a distinctly New York City phenomenon, continuing the tradition of 19<sup>th</sup>-century Manhattan and Brooklyn developers of adapting richly varied, picturesque styles such as the Queen Anne, Shingle, and Richardsonian Romanesque to the relentless regularity of the New York grid.<sup>43</sup>

### **The Design of the Historic District**

The Cambria Heights – 222nd Street Historic District is a uniquely picturesque, playfully decorated, well-preserved group of 46 row houses flanking 222nd Street two blocks north of Linden Boulevard. These houses’ small scale, exuberant detailing, cheerful facades, varied rooflines, and deep lawns imbue the street with a stage-set quality typical of the Storybook style. Their brightly colored roofs of orange and red terra-cotta tile, and first-story diamond-pane sashes in fairytale shades

of yellow, chartreuse, purple, and robin's egg blue are typical Storybook features, as are the stretched proportions and flat, pasted-on appearance of their half-timbered gables. Their facades are artificially aged with scattered stone blocks, and their chimneys are especially prominent and whimsical, peppered with stone and filled with large stucco fields of varying shapes and sizes containing brick laid in herringbone and dogtooth patterns; checkerboard, diamond, cross, circle, and pointed-arch motifs; large medallions; and, at 115-81 222nd Street, an abstracted basket design. Similar designs appear on their entrance vestibules. In addition to their half-timbering and patterned brick, traditional Tudor Revival features such as wood batten doors and triangular window openings are incorporated into the design.

Planned and built as a complete work, the historic district consists of 23 two-story row houses on each side of 222nd Street set behind generous front lawns, with shared driveways occupying the rear of each lot.<sup>44</sup> The northernmost 13 houses on each side of the street were built with rear garage extensions, and the ten houses to their south with garages within the house basements. By banishing personal vehicles to the center of each block, the plan precluded the need for front driveways, making possible the verdant, continuous front lawns that remain largely uninterrupted today.

This overall scheme incorporating rear driveways and garages was rooted in one used extensively starting in 1924 in Jackson Heights, one of the city's earliest communities planned for the automobile.<sup>45</sup> When developers there shifted from building garden apartments to groups of attached and semi-detached one- and two-family houses, they used a similar scheme, adapted from the English Garden City concept, with driveways within the block interiors providing access to rear basement garages or separate rear garages. This provision of automobile storage was crucial at a time when

overnight vehicle parking was prohibited on city streets.<sup>46</sup>

Faced primarily in Flemish-bond brick, the houses of 222nd Street are two stories high, featuring five-sided entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. The deep, continuous front yards, uniform scale, regular fenestration pattern, high integrity, and consistent use of materials and design elements across the rows contributes to the district's cohesiveness. It owes much of its picturesqueness to the varying colors of these materials—such as its brightly colored terra-cotta roof and parapet tiles, and brick ranging in color from red to black—as well as the unusual exuberance of its ornament and the interplay of standard, burnt, and broken bricks, textured stucco, terra cotta, wood, and rough-faced stone. The projecting entrance vestibules, parapets pierced by narrow and gambreled stuccoed gables, and unusually whimsical chimneys of varying widths create an engaging visual rhythm within the consistency of the rows.

Despite their visual variety, the rows are highly organized. Each façade is of one of six general types, and each side of the street essentially mirrors the other (see the Building Descriptions section). Five of the six types were built as mirrored pairs with five-sided entrance vestibules, while the other type consists of single houses with individual vestibules. Although the house types are not symmetrical within each row, the pattern of single versus paired houses is, with the third house in from each end and the central house in each row being a single house. In addition to whether they are single or paired, distinctions among the types are primarily based on differences in their vestibule roofs and shapes of their parapet gables.

Although the continuity of the houses' front



yards is occasionally broken by the construction of fences with brick posts, the overwhelming majority of front yards remain uninterrupted by fences or have low iron fences retaining much of the original visual transparency and continuity. Now approaching a century in age, the Cambria Heights – 222nd Street Historic District remains remarkably intact, with many houses retaining their historic wood batten doors, Tudor-arched first-story wood windows with colored diamond panes, and six-over-one double-hung wood second-story windows. Alterations are generally minor and reversible, primarily consisting of door and window changes, and in a few cases, the covering of half-timbered gables with non-historic siding. Other than a change in one first-story window opening (at No. 115-60), no substantive alterations to the facades have occurred.

### **Residents and Social History of the Cambria Heights – 222nd Street Historic District<sup>47</sup>**

In the historic district's early days, most of its houses were occupied by small families, with some including in-laws or other extended family members. All of its residents were white. Consistent with the houses' pricing and marketing toward apartment renters, residents were generally middle- or upper-middle class. Occupations of the street's male heads of household in 1940 included photo engraver, accountant, train operator, public school teacher, bank clerk, stock clerk, doctor, police officer, firefighter, insurance underwriter, and steamship executive. Although most residents were born in New York or nearby states, a handful were born elsewhere in the country or in other countries. Kansas native Raymond Monfort, who rented 115-71 222nd Street with his wife Martha, was a pioneering television engineer. Having joined NBC's engineering department in the heyday of radio, in 1932, he was appointed maintenance supervisor of the firm's fledgling New York

television operations in 1940.<sup>48</sup> John Kopple, a Russian Jewish immigrant in the wholesale radio business, lived with his wife Frances and their teenage daughter at No. 115-100; they had previously lived in an apartment house in the Bronx. Fire Lieutenant Neil Houston, who came to the U.S. from Northern Ireland, lived at No. 115-63 with his wife Sarah, sister-in-law Mary, and two teenage children, all born in New York. The street remained essentially unchanged in its demographics and socioeconomic makeup in 1950.

The history of the 222nd Street district after that time reflects the broader changes occurring in Cambria Heights as it changed from almost entirely white to a predominantly Black neighborhood starting in the 1960s. African American families had started moving into suburban areas of Southeastern Queens like Addisleigh Park by the early 1940s, and by the mid-1950s, real-estate broker Hubert S. Goodlett was advertising his new "office in Cambria Heights" a few blocks west of the neighborhood in the historic African American newspaper the *New York Amsterdam News*.<sup>49</sup>

Black families faced considerable hostility from some white residents as they moved into the neighborhood. Cambria Heights' first African American homeowners are believed to be the Dunham family, who purchased a house on 235th Street in 1960. Soon after arriving, they began receiving sinister letters and, in 1961, a threatening note attached to a cross in their front yard. Three years later, Austin Freeman opened the first Black-owned real-estate office in Cambria Heights, two blocks east of the historic district. In September of that year, he and another broker in his office "received two bomb threats ordering them to pack up and move out while they sat discussing ways of finding homes for Negroes in the well-to-do predominantly white neighborhood," the *Amsterdam News* reported.<sup>50</sup> Later in 1964, Freeman helped assemble a racially integrated patrol including local

real-estate brokers, military veterans, and other nearby residents to protect the homes of African American families in the area. In 1966, four white individuals in a passing car threw a rock through the window of the neighborhood's first Black-owned bar, on Linden Boulevard and 220th Street.

Local churches banded together in 1963 in an interfaith, interracial council to “encourage the development of a climate in Queens which can help the Negro drive for equality in the North as well as the South ... peacefully and constructively without violence and embarrassment to the community.”<sup>51</sup> At the same time, unscrupulous real-estate brokers were employing “blockbusting” tactics—using racial bigotry to foment panic selling by white homeowners—in Cambria Heights and other nearby areas. This drew the attention of both the City Council and New York Secretary of State, who, in 1965, suspended the licenses of several brokers engaged in the practice.

By 1975, Cambria Heights had largely completed its transition to a middle- and upper-middle class majority Black community of “12,600 residents who live in suburban-style, single-family houses on tree-lined streets,” as described by the *New York Times*; a neighborhood study of that year found that “the strong desire of the community is to remain middle class and open to either [B]lack or white residents.”<sup>52</sup> By that time, the neighborhood had already become one of the city's major Haitian American communities as well as a magnet for Afro-Caribbean families from countries including Guyana, Jamaica, Barbados, and Trinidad and Tobago. Today, Cambria Heights remains one of several prosperous, predominantly African American and Afro-Caribbean neighborhoods in Southeastern Queens.

## Conclusion

Today, the Cambria Heights – 222nd Street Historic District is one of the architectural highlights of its

neighborhood and of Queens. Unusual among the city's row house districts for its whimsical, imaginative Storybook-style facades set behind deep front lawns, it feels like a world apart, much as it must have when it was new 90 years ago. Remarkably cohesive and well-preserved, this unique historic district continues to evoke, like few other places in its neighborhood, the early days of Cambria Heights' development, when residents flocked to the area with their automobiles to inhabit a new suburban landscape promising a fairytale life in the depths of the Great Depression.

## Endnotes

<sup>1</sup> Sources for this section include Landmarks Preservation Commission, *(Former) Jamaica Savings Bank Designation Report (LP-2109)* (New York: City of New York, 2008), prepared by Elisa Urbanelli, Marjorie Pearson, and Michael Caratzas, 2-3; LPC, *Aakawaxung Munahanung (Island Protected from the Wind) Designation Report (LP-2648)* (New York: City of New York, 2021), prepared by Amanda Sutphin, Jessica Striebel MacLean, and MaryNell Nolan-Wheatley, 9-15; Vincent Seyfried, “Cambria Heights” and “Jamaica,” and Jon A. Peterson and Vincent Seyfried, “Queens,” in Kenneth T. Jackson, Ed., *The Encyclopedia of New York City* (New Haven, Connecticut: Yale University Press, 1995), 177, 610-11, and 966-70; *History of Queens County, New York* (W. W. Munsell & Co., 1882), 18-26, 193-213; Richard Shannon Moss, *Slavery on Long Island* (New York: Garland, 1993); and Jamie Atkinson, “Life on ‘The Green’: An Analysis of the Development of African American Community in 19th Century Jamaica, Queens,” *Hofstra Papers in Anthropology*, Vol. 5, 2010, accessed online at [www.hofstra.edu/academics/colleges/hclas/anthro/hpia/hpia-atkinson.html](http://www.hofstra.edu/academics/colleges/hclas/anthro/hpia/hpia-atkinson.html), June 21, 2022.

<sup>2</sup> The farm is labeled “A. A. Hendrickson” on the Jamaica map in F. W. Beers, *Atlas of Long Island* (New York: Beers, Comstock & Cline, 1873).

<sup>3</sup> “Abraham A. Hendrickson,” Long Island genealogy database, [longislandsurnames.com/getperson.php?personID=I1316&tree=Hendrickson](http://longislandsurnames.com/getperson.php?personID=I1316&tree=Hendrickson), accessed June 21, 2022; United States Census (Jamaica, Queens County, New York), 1820.

<sup>4</sup> United States Census (Jamaica, Queens County, New York), 1850.

<sup>5</sup> Edward F. Wesnofske, “The Legacy of Foster’s Meadow” website ([www.fostersmeadow.org](http://www.fostersmeadow.org)); “Fosters Meadow Heritage Center” website ([fostersmeadow.jimdo.com](http://fostersmeadow.jimdo.com)).

<sup>6</sup> Sources for this section include the introductory essay to Landmarks Preservation Commission, *Addisleigh Park Historic District Designation Report* (New York: City of New York, 2011), prepared by Theresa C. Noonan; Hillary Ballon and Kenneth T. Jackson, Eds., *Robert Moses and the Modern City: the Transformation of New York* (New York: W. W. Norton & Co., 2007); Ethan Carr, “The Parkway in New York City,” in *Parkways: Past, Present and Future* (Appalachian State University,

1987), 121-28; and the following articles from *Queensborough*: “How Queens’ Highway System is Developed” (April 1930), 158; “Special Committee Makes Study of Traffic Flow” (April 1930); “Queens Population Near 1,100,000 Mark” (June 1930), 382; George P. Winn, “New Department of City Planning Provided For” (July 1930), 402; “1,390 Acres of New Parks for Queens” (August 1930), 450; “Queens, Seventh Among Cities of United States” (September 1930), 469; George P. Winn, “Work Proceeding on Tri-Borough Bridge” (September 1930), 490; “Millions Involved in Development of Queens Borough” (October 1930), 517; “Board of Estimate Approves \$30,000,000 for Parks” (October 1930), 542; “Unique Plan for Controlling Traffic on Upper Deck” (January 1931); “Queens Business Men Tell What They Think of Business Conditions and the Outlook for 1931” (January 1931), 34; “Real Estate Men Optimistic for 1931” (January 1931), 38; “Now Is the Time to Buy a Home, Say Builders” (March 1931), 109; “Queens Building Exceeds Three Boroughs” (May 1931), 226; “New Upper Deck Roadway to Accommodate 35,000 Vehicles” (June 1931), 305; “Opening of New Roadway, Boon to Motorists” (June 1931), 320; “Queens Borough, New York City’s Playground” (July 1931), 350; “Moderate Priced Apartments and Small Homes Feature Queens Building” (October 1931), 433; “Single Family Homes by the Thousands” (October 1931), 455; and “Borough President Harvey Has \$11,850,000 Highway Program” (November 1931), 467.

<sup>7</sup> W. Belcher Hyde, *Atlas of the Borough of Queens, 4th and 5th Wards, City of New York, Volume I* (Brooklyn: E. Belcher Hyde, 1901); W. Belcher Hyde, *Atlas of the Borough of Queens, 4th and 5th Wards, City of New York, Volume I* (Brooklyn: E. Belcher Hyde, 1907); George W. and Walter S. Bromley, *Atlas of the City of New York, Borough of Queens* (Philadelphia: G. W. Bromley & Co., 1909).

<sup>8</sup> “Better Streets for Jamaica: Local Board Passes Improvement Resolutions,” *Brooklyn Times Union*, July 24, 1915, 11.

<sup>9</sup> “Jamaica Realty Becoming Active,” *Brooklyn Daily Eagle*, June 24, 1917, 39.

<sup>10</sup> “Bee Lines Suffering Machine Break-downs,” *Brooklyn Chat*, March 26, 1921, 1.

<sup>11</sup> “Cambria Heights Land Developed in Queens,”

*Brooklyn Times Union*, September 7, 1924, 20.

<sup>12</sup> According to the September 7, 1924 *Brooklyn Times Union* article, LaFreniere intended to build “50 peak-roof houses on double lots ... to be sold at medium prices.” Subsequent advertisements made no mention of houses for sale, only lots.

<sup>13</sup> “Cambria Heights” (Advertisement), *Brooklyn Daily Eagle*, October 12, 1924, 65; “Keep With the Boom This Spring” (Advertisement), *Brooklyn Daily Eagle*, February 22, 1925, 54; “Cambria Heights” (Advertisement), *Brooklyn Daily Eagle*, April 5, 1925, 64.

<sup>14</sup> New York City Bureau of Engineering, *New York City (Aerial Set)*, 1924, accessed through NYCityMap (<http://gis.nyc.gov/doitt/nycitymap/>).

<sup>15</sup> “Cambria Civics Seek Fire House,” *Brooklyn Times Union*, March 27, 1927, 45; “Taxpayers’ Club Wants Subway Line Extended,” *Brooklyn Chat*, April 9, 1927, 19; “St. Albans,” *Brooklyn Chat*, April 23, 1927, 17; “St. Albans,” *Brooklyn Chat*, May 28, 1927, 13.

<sup>16</sup> “Civics Announce 21 New School Houses for Central Queens,” *Brooklyn Daily Eagle*, April 3, 1928, 24; “School Building to be Continued During Summer,” *Brooklyn Daily Eagle*, May 22, 1929, 15; “Ask 20 Millions for New Schools,” *Brooklyn Daily Times*, May 23, 1929, 9.

<sup>17</sup> “Housing Survey Shows Less Than Ten Percent Vacancy,” *Queensborough* (June 1930), 345.

<sup>18</sup> “Queens Healthiest Borough in New York City,” *Queensborough* (August 1930), 452.

<sup>19</sup> The groundbreaking for the Triborough Bridge occurred on October 25, 1929. George P. Winn, “To Acquire Land for Grand Central Parkway,” *Queensborough* (February 1931), 84; “Mayor Opens Deck on Queens Bridge,” *New York Times*, June 26, 1931, 23.

<sup>20</sup> Although not yet under construction, other major highways and crossings being discussed by that time further centered the automobile in Queens’ future development. These included the Interborough (now Jackie Robinson) Parkway (1933-36) linking Brooklyn and Queens; the Queens-Midtown Tunnel (opened in 1938); and the Bronx-Whitestone Bridge (1937-39), all of which were promoted in *Queensborough* magazine by 1931. Although not fully opened until 1941, the Belt and Cross-Island Parkways were part of a “metropolitan loop” of highways proposed with much fanfare in the landmark 1929 *Regional Plan of New York and Its Environs*. Early the following year, Robert Moses

proposed a “marginal boulevard” similar to the Belt Parkway as part of a lavish far-reaching plan of new parks and parkways throughout the five boroughs. See “To Acquire Land for Grand Central Parkway”; “Housing Survey Shows Less Than Ten Percent Vacancy,” which mentions both the Midtown Tunnel and Whitestone Bridge; Harold M. Lewis, “Motorways Proposed for New York Region,” *New York Times*, January 5, 1930, A24; and “Asks New City Parks to Cost \$20,000,000,” *New York Times*, February 26, 1930, 1.

<sup>21</sup> “Mr. Moses’ Dream Comes True,” *Queensborough* (July 1930), 406; Linden Boulevard was described as “a continuation of Southern State Parkway ... and is also continued as a major traffic artery in Brooklyn” by the Chief Engineer of the Queens Topographical Bureau in “President Harvey recommends Major Highways,” *Queensborough* (December 1930), 622. “Best Routes for Summer Traffic Through Queens” listed “Merrick Road to Central Avenue to Southern State Parkway” as one of the city’s main routes to Jones Beach. Central Avenue is a former name for Linden Boulevard.

<sup>22</sup> “Queens Building Exceeds Three Boroughs,” *Queensborough* (May 1931), 226.

<sup>23</sup> The three adjacent parcels owned by Krummenacker northeast of the intersection of Linden Boulevard (then Central Avenue) and Springfield Boulevard totaling approximately 112 acres are shown on Chester Wolverson, *Atlas of Queens Co., Long Island, New York* (New York: Chester Wolverson, 1891). On the Krummenacker family, see Fred W. Weidner, “Krummenacker,” Fosters Meadow Heritage website ([fostersmeadow.jimdo.com/families/families-k/krummenacker/](http://fostersmeadow.jimdo.com/families/families-k/krummenacker/)), accessed June 21, 2022.

<sup>24</sup> “\$350,000 Queens Farm Sale,” *Brooklyn Daily Eagle*, March 16, 1906, 7.

<sup>25</sup> Gulick’s ownership is shown on George W. and Walter S. Bromley, *Atlas of the City of New York Borough of Queens* (Philadelphia: G.W. Bromley & Co., 1909), 42. Queens County, Office of the Register, Conveyance Liber 3476, Page 22666 (April 22, 1931).

<sup>26</sup> Queens County, Office of the Register, Conveyance Liber 2765, Page 426 (July 9, 1925) from Long Island Estates Company to Joseph H. Bessette et. al; and Conveyance Liber 3514, 55250 (September 3, 1931), from Selective Homes Inc. to Nicholas and Theresa Isolano.

<sup>27</sup> “Building Permits,” *Long Island Daily Press*, May 8, 1931, 11.

<sup>28</sup> “Builders Organize: Five St. Albans Developers Cooperate in Group,” *New York Sun*, August 29, 1931,

28.

<sup>29</sup> “Accept Parkway Homes Crest as Quality Stamp,” *New York Daily News*, September 5, 1931, 11.

<sup>30</sup> Parkway Homes of St. Albans advertisements, *New York Daily News*, August 30, 1931, R8; and September 6, 1931, R8.

<sup>31</sup> Queens New Building Dockets, New Building applications 2166-31 through 2171-31. These new building dockets are on microfilm at the Queens Department of Buildings.

<sup>32</sup> Queens County, Office of the Register, Conveyance Liber 3572, Page 18872 (April 27, 1932).

<sup>33</sup> Sources for section include, for Joseph Monda and Monda & Bertolazzi, United States Census (Brooklyn, Kings County, New York), 1910; United States Census (Queens, Queens County, New York), 1920 and 1930; New York State Census (Brooklyn, Kings County), 1905; New York State Census (Woodhaven, Queens County), 1925; United States Draft Registration Card, Joseph Marius Monda (September 12, 1918); New York Wills and Probate Records, Joseph Monda (October 5, 1928); “Brooklyn and Long Island Business Charters Granted,” *Brooklyn Standard Union*, March 30, 1923, 5; “With the Brokers,” *Brooklyn Daily Eagle*, September 20, 1925, 73; “Giuseppe Monda,” *The Chat*, October 6, 1928, 23; “Administrative Letters,” *Long Island Daily Press*, October 12, 1928, 14; “Borough Building Plans,” *Brooklyn Times Union*, April 26, 1929, 22; “Building Permits,” *Long Island Daily Press*, July 25, 1929, 4; and “Settlement Ends Suit for \$100,000 Brought by Widow,” *Richmond Hill Record*, August 15, 1930, 1. Sources include, for Steve Bertolazzi, United States Census (Brooklyn, Kings County, New York), 1930; Index to Register of Voters, Los Angeles Precinct No. 1449-H (1944); United States Census (Los Angeles, Los Angeles County, California), 1950; and California Death Index, Stefano Bertolazzi (January 27, 1956).

<sup>34</sup> The primary sources for this section is Arrol Gellner and Douglas Keister, *Storybook Style: America’s Whimsical Homes of the Twenties* (New York: Viking Studio, 2001).

<sup>35</sup> Gellner, 1.

<sup>36</sup> LPC, *Fieldston Historic District Designation Report (LP-2138)* (New York: City of New York, 2006), 37-38; LPC, *8200 Narrows Avenue House (LP-1623)* (New York: City of New York, 1988), prepared by James T. Dillon.

<sup>37</sup> LPC, *Pomander Walk Designation Report (LP-1279)* (New York: City of New York, 1982), prepared by

Marjorie Thau.

<sup>38</sup> On these Greenwich Village conversions, see Andrew Dolkart, *The Row House Reborn: Architecture and Neighborhoods in New York City, 1908-1929* (Baltimore: Johns Hopkins University Press, 2009).

<sup>39</sup> Cited in Andrew Scott Dolkart, *The Row House Reborn: Architecture and Neighborhoods in New York City, 1908-1929* (Baltimore: Johns Hopkins University Press, 2009), 139.

<sup>40</sup> Gellner, 16.

<sup>41</sup> LPC, *Fieldston Historic District Designation Report*, 156-57.

<sup>42</sup> The Landmarks Preservation Commission first encountered similar houses in a 2019 borough-wide survey of Queens row houses built between the World Wars. This survey identified 10 groups of houses similar in many ways to those of the Cambria Heights – 222nd Street and Cambria Heights – 227th Street Historic Districts, some of which were determined to merit further study. In researching these rows, surveyors initially identified them as neo-Tudor based on their Tudoresque features but ultimately determined that their whimsical, freewheeling design was more characteristic of the Storybook style as described by Arrol Gellner. Outside of this survey, these rows have not attracted, to the Commission’s knowledge, any substantive study by historians and were never described as Storybook-style rows prior to this survey and the designation of these two Cambria Heights historic districts.

<sup>43</sup> See, for example, the Queen-Anne-style row houses designed by Montrose W. Morris in 1885-86 at 236-244 Hancock Street in the Bedford Historic District, as well as the more modest row houses at 894 to 916 Sterling Place (J. H. Herbert, 1889) in the Crown Heights North II Historic District; the Romanesque Revival style row houses at 224 to 230 Hancock Street (John L. Young, 1889), in the Bedford Historic District; and George P. Chappell’s shingle-covered houses in the 1889 row and 1164 to 1182 Dean Street in the Crown Heights North Historic District.

<sup>44</sup> Selective Homes instituted easements, recorded in Queens conveyance records, in June of 1931 for L-shaped driveways with outlets on 115th Road and on 222nd Street next to Nos. 115-103 and 115-104. These driveways were later changed to exit on 116th Avenue and the former outlets next to the houses were built upon.

<sup>45</sup> On 222nd Street, garages are attached or in basements at the rear of the houses. See LPC, *Jackson Heights Historic District Designation Report (LP-1831)* (New York: City of New York, 1993), 29-30.

<sup>46</sup> Overnight parking was legalized in New York City in 1950. See Christopher Gray, “When Streets Were Vehicles for Traffic, Not Parking,” *New York Times*, March 17, 1996, RCW7.

<sup>47</sup> Sources for this section include the United States Census (Queens, New York), 1940 and 1950; and “Attack Cottage for Sheltering Negroes,” *New York Amsterdam News*, November 24, 1945, 17; “Vet Target of Long Island ‘Jr. KKK,’” *New York Amsterdam News*, December 22, 1945, 5; “KKK Strikes Again,” *New York Amsterdam News*, November 4, 1961, 21; “Screvane Slaps ‘Blockbusting,’” *New York Amsterdam News*, February 16, 1963, 1; “Launch Rights Group for Boro of Queens,” *New York Amsterdam News*, July 20, 1963, 23; “Blockbusting Measures Going to Legislature,” *New York Amsterdam News*, November 9, 1963, 38; “Threaten to Bomb Realtor’s Meeting,” *New York Amsterdam News*, September 26, 1964, 27; “Cambria Couple Guarded,” *New York Amsterdam News*, October 3, 1964, 25; “Vandals Rage Again in ‘Peaceful’ Queens,” *New York Amsterdam News*, October 10, 1964, 2; “Suspend Broker’s License” *New York Amsterdam News*, January 16, 1965; “Window Smashed, Cross Left at Bar,” *New York Amsterdam News*, April 30, 1966, 25; John Darnton, “City Hall Deputy: A ‘Quiet Militant,’” *New York Times*,

January 17, 1974, 20; Glenn Fowler, “Cambria Heights Is Seeking Improvement of Area Through Self-Help,” *New York Times*, December 28, 1975, 63; Richard F. Shepard, “About New York: Neighborly Forum in Cambria Heights,” *New York Times*, August 5, 1978, 17; Diana Shaman, “If You’re Thinking of Living In/Cambria Heights, Queens,” *New York Times*, March 25, 2001, RE7; Sam Roberts, “In Queens, Blacks Are the Have-Nots No More,” *New York Times*, October 1, 2006, 29; James Barron, “In New York, Tormented by Silence from Haiti,” *New York Times*, January 14, 2010, A28; Sam Roberts, “New York’s Haitian Diaspora,” *New York Times*, January 17, 2010, NJ7; and Joseph Planbeck, “Safe and Sound, Sweet and Spacious,” *New York Times*, September 11, 2011, 381.

<sup>48</sup> “Raymond A. Monfort,” *Broadcast Engineers’ Journal* (June 1946), 8-9.

<sup>49</sup> “Come to Cambria Heights” (Advertisement), *New York Amsterdam News*, August 11, 1956, 31.

<sup>50</sup> “Threaten to Bomb Realtor’s Meeting.”

<sup>51</sup> “Launch Rights Group for Boro of Queens.”

<sup>52</sup> “Cambria Heights Is Seeking Improvement of Area Through Self-Help.”

## Findings and Designation

Cambria Heights – 222nd Street Historic District

222nd Street, and northerly along the western property lines of 115-104 through 115-60 222nd Street to the point of beginning, as shown on the attached map.

On the basis of a careful consideration of the history, the architecture, and the other features of this area, the Landmarks Preservation Commission finds that the Cambria Heights – 222nd Street 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 in the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the city. Further, this historic district is part of the development, heritage, and culture of the city, state and nation, as set forth in this designation report.

Accordingly, pursuant to the provisions of Chapter 47, 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 Cambria Heights – 222nd Street Historic District containing the property bounded by a line beginning on the southern curblineline of 115th Road at a point on a line extending northerly from the northwestern property line of 115-60 222nd Street, extending easterly along the southern curblineline of 115th Road and across 222nd Street to a point on a line extending northerly from the northeastern property line of 115-59 222nd Street, southerly along said line and the eastern property lines of 115-59 through 115-103 222nd Street, westerly along the southern property line of 115-103 222nd Street, continuing westerly across 222nd Street and the southern property line of 115-104

# Cambria Heights – 222nd Street Historic District: Illustrations







**Figure 1: 222nd Street, west side**  
Michael Caratzas, LPC, 2022



**Figure 2: 222nd Street, east side**  
Michael Caratzas, LPC, 2022



**Figure 3: 222nd Street, west side**  
Michael Caratzas, LPC, 2022



**Figure 4: 222nd Street, east side**  
Michael Caratzas, LPC, 2022



**Figure 5: 115-61 and 115-63 222nd Street**  
Michael Caratzas, LPC, 2022



**Figure 6: 115-99 222nd Street**  
Michael Caratzas, LPC, 2022

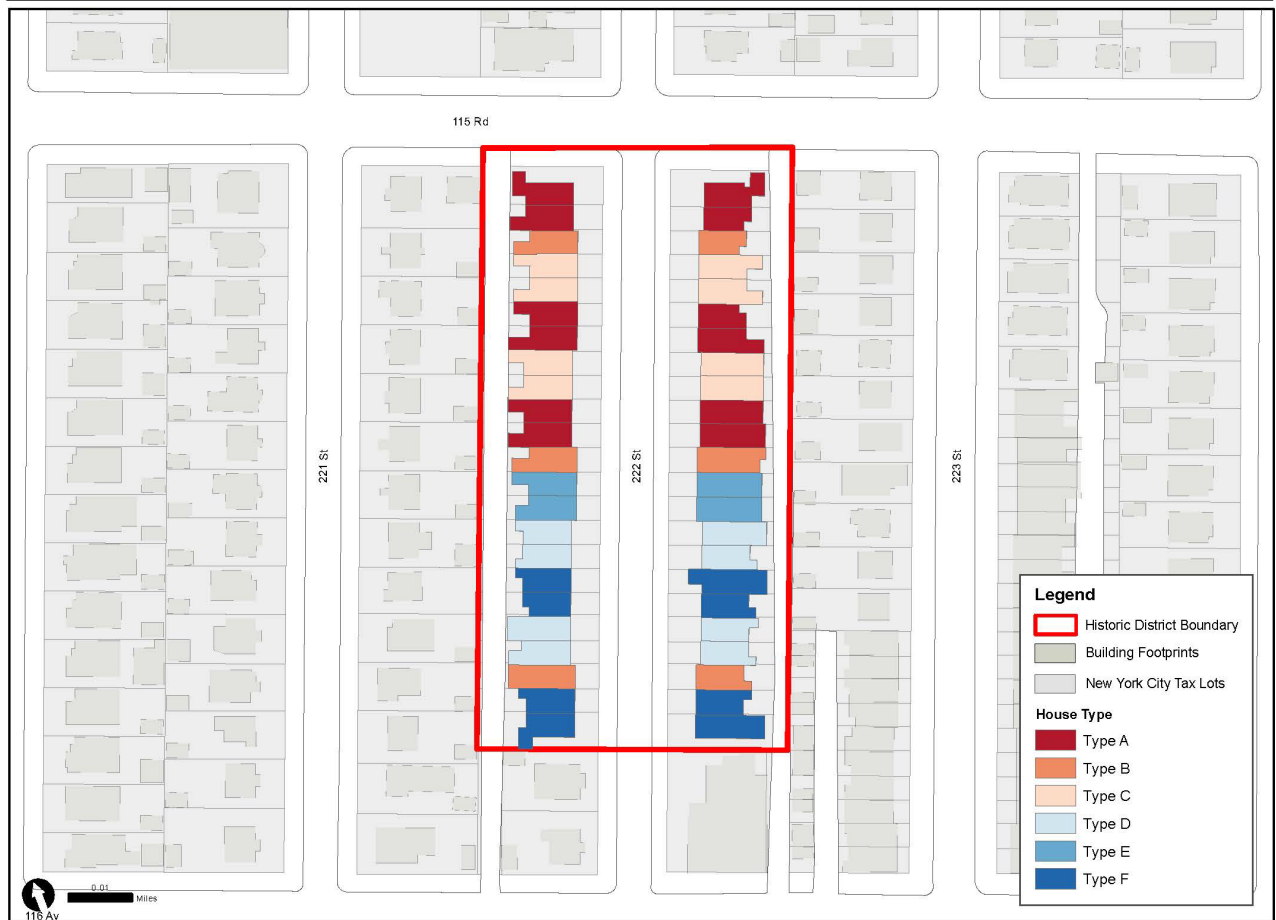
# Cambria Heights – 222nd Street Historic District: Building Descriptions



# Building Types

Each row of 23 houses mirrors the other across 222nd Street. Despite the rows' visual variety, each house is of one of six general types. Five of these types (A, C, D, E, and F) are paired houses sharing a vestibule, and the other type (B) is a single house. Their locations are shown on the map and their general characteristics described below.

Cambria Heights-222nd Street Historic District | House Types



Graphic Source: MapFLUTO, Edition 21v4, Author: New York City Landmarks Preservation Commission, DHW, Date: 6/28/2022



### Type A (12 total)

Type A houses are paired, sharing five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and feature wide gambrel-shaped half-timbered parapet gables.

Nos. 115-59 & 115-61, 115-60 & 115-62, 115-69 & 115-71, 115-70 & 115-72, 115-77 & 115-79, and 115-78 & 115-80



### Type B (six total)

Type B houses are the district's only single (non-paired) houses. Each of these houses has a single entrance vestibule with a triangular-arched door opening and asymmetrically pitched catslide roof (with a longer downslope on one side), as well as a narrow stuccoed parapet gable, some with half-timbering.

Nos. 115-63, 115-64, 115-81, 115-82, 115-99, 115-100



### Type C (eight total)

Type C houses are paired, sharing five-sided entrance vestibules with triangular-arched openings and shared half-timbered gables, and feature narrow half-timbered parapet gables.

Nos. 115-65 & 115-67, 115-66 & 115-68, 115-73 & 115-75, and 115-74 & 115-76



### Type D (eight total)

Paired Type D houses share a five-sided entrance vestibule with triangular-arched openings and shared half-timbered gables, and have wide gambrel-shaped half-timbered parapet gables.

Nos. 115-87 & 115-89, 115-88 & 115-90, 115-95 & 115-97, 115-96 & 115-98



### Type E (four total)

These paired houses share a five-sided peaked entrance vestibule with square-headed openings, and have narrow half-timbered parapet gables.

Nos. 115-83 & 115-85, 115-84 & 115-86



### Type F (eight total)

Paired Type F houses share a five-sided peaked vestibule with round-arched entrance openings and triangular entrance gables. They also have narrow half-timbered parapet gables.

Nos. 115-91 & 115-93, 115-92 & 115-94, 115-101 & 115-103, 115-102 & 115-104



# West Side of 222nd Street

## 115-60 222nd Street

Borough of Queens Tax Map Block 11303, Lot 135

**Date(s):** 1931 (NB 2171-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 115-60 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

**Primary Front (East) Façade:** No. 115-60 222nd Street and its sister house at 115-62, are among six pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features of the front facade include the vestibule's decorative stucco panel and the eave's wood trim and the prominent corner chimney with stucco panel, decorative brickwork, and stone accent blocks.

**Primary Side (North) Façade:** Facing 115th Road, this facade is also faced in red Flemish-bond brick with randomly placed stone accent blocks and includes header- and soldier-brick sills and lintels. The tiled parapet is punctuated by two gables and retains wood trim at the eaves. This façade retains two historic wood-sash windows with colored-glass diamond panes—one each at the first and second stories of the main section. There is also one diamond-shaped window at the second story of the setback toward the rear that may also retain its colored-glass diamond panes and wood sash. At the northwest corner, there is a second brick chimney with stone accent blocks and an attached one-story brick garage with a hipped parapet.

Secondary Rear (West) Façade: This partially visible façade is of red common-bond brick and contains three window openings at the second story and a return of the tile parapet.

### Alterations

Primary Front (East) Façade: Storm door and metal awning at entry; brick arched entrance opening altered and wood entry door replaced; historic first-story wood window with leaded-glass sashes containing clear and colored diamond panes replaced and Tudor-arched wood transom infilled with brick; second-story wood six-over-one double-hung windows replaced; gutter below parapet; half-timbers in parapet gable replaced or covered using same configuration.

Primary Side (North) Façade: At the first story, door opening infilled with brick and a window; an additional window opening added at center of facade; at second story six-over-one wood double-hung sashes possibly replaced in larger opening; at setback, wood double-hung window sash replaced; panning at diamond-shaped second-story window; garage door and parapet shingles replaced

Secondary Rear (West) Facade: Second-story double-hung windows replaced

### Site

Lawn at front and side yards; concrete walkway to main entrance; areaway cover under first-story window; non-historic chain-link fence with gates around front and side yards; low brick wall around concrete patio at side yard; concrete driveway to garage

### Sidewalk / Curb Materials

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

### References

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## 115-62 222nd Street

Borough of Queens Tax Map Block 11303, Lot 137

**Date(s):** 1931 (NB 2171-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 115-62 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque,

Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-62 222nd Street and its sister house at 115-60, are among six pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its semi-circular brick entry step, round-arched wood entrance door; possibly light fixture; the vestibule's decorative stucco panel and the eave's wood trim; three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; and the brick chimney with stone accent blocks and patterned brickwork on the left side of the façade.

#### **Alterations**

Historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; second-story wood six-over-one double-hung windows replaced; security camera at second story; gutter below parapet; satellite dishes on roof

#### **Site**

Lawn; red-colored concrete walkway to main entrance; non-historic chain-link fence with a gate along sidewalk

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-64 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 138

**Date(s):** 1931 (NB 2171-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 115-64 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-

arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-64 222nd Street is one of the district's six non-paired houses. Like other houses of its type, it has a single entrance vestibule with a triangular-arched door opening and asymmetrically pitched roof with a longer downslope on one side, as well as a narrow stuccoed parapet gable at the main facade. In addition to the features described above, historic features include its wood entrance door; light fixture; vestibule eave's wood trim; three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; and the brick chimney with stucco and patterned brickwork on the left side of the façade, shared with No. 115-66.

#### **Alterations**

Historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; second-story wood six-over-one double-hung windows replaced; half-timbering clad; gutter at parapet eave; doorbell

#### **Site**

Lawn; concrete walkway to main entrance; small concrete patio in front of areaway with metal grate

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-66 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 139

**Date(s):** 1931 (NB 2168-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 115-66 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style

elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-66 222nd Street and its sister house at 115-68, are among four pairs of houses in the district featuring five-sided entrance vestibules with triangular-arched openings and shared half-timbered gables, as well as narrow half-timbered parapet gables. In addition to the features described above, historic features include its semi-circular brick entry steps; vestibule eave's wood trim; three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; wood trim along the parapet eave; and the brick chimney with stucco and patterned brickwork on the right side of the façade and shared with No. 115-64.

#### **Alterations**

Wood entrance door possibly replaced; iron security gate; metal entrance awning; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; second-story wood six-over-one double-hung windows replaced; entry light fixture; security cameras; television antenna on roof

#### **Site**

Lawn; brick walkway with brick border to main entrance; stoop bricks replaced; raised areaway cover under first-story window; concrete patio; non-historic free-standing mailbox; half-timbering partially clad

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-68 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 140

**Date(s):** 1931 (NB 2168-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-68 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-68 222nd Street and its sister house at 115-66 are among four pairs of houses in the district featuring five-sided entrance vestibules with triangular-arched openings and shared half-timbered gables, as well as narrow half-timbered parapet gables at the main facade. In addition to the features described above, historic features include its wood entrance door; vestibule eave's wood trim; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; corbelled brick brackets under first story window; second story wood six-over-one double-hung sashes; wood trim at parapet eave; and the brick chimney with stucco and patterned brickwork on the left side of the façade, shared with No. 115-70.

### **Alterations**

Iron security gate; possible replacement light fixture; doorbell; storm windows at second story

### **Site**

Lawn; walkway with brick pavers and stone borders to main entrance; raised areaway cover under first story window, metal fence at sides and along sidewalk between brick posts

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## **115-70 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 141

**Date(s):** 1931 (NB 2168-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-70 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-70 222nd Street and its sister house at 115-72, are among six pairs of houses in the district featuring five-sided peaked vestibules with triangular entrance gables and wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features of the front facade include the vestibule's stucco panels and the eave's wood trim; semi-circular brick entry step; wood trim at the parapet eave; and its chimney with stucco and patterned brickwork on the right side and shared with No. 115-68.

### **Alterations**

Entry door surround, including arch, altered; wood door replaced; historic first-story wood window with leaded-glass sashes containing clear and colored diamond panes replaced and opening partially filled with stucco; second-story six-over-one double-hung wood windows replaced; light fixture; television antenna

### **Site**

Lawn; walkway with brick-like pavers and stone borders to main entrance; raised areaway cover under first-story window; non-historic metal fence on sides and low brick wall with brick posts along sidewalk

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## **115-72 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 142

**Date(s):** 1931 (NB 2168-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 115-72 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-72 222nd Street and its sister house at 115-70, are among six pairs of houses in the district featuring five-sided peaked vestibules with triangular entrance gables and wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features include the vestibule's stucco panels and the eave's wood trim; three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; the wood trim at the parapet eave; and the brick chimney with stone accent blocks on the left side of the facade, shared with No. 115-74.

**Alterations**

Entry door surround, including arch, altered; wood door replaced; iron security gate; light fixture; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; metal grille at first-story window; second-story wood six-over-one double-hung windows replaced

**Site**

Lawn; concrete walkway to entrance; non-historic features include concrete stoop and patio; metal fence on sides of lawn, lamppost; metal fence and gate between brick posts; low wall along sidewalk

**Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

**References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

**115-74 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 143

**Date(s):** 1931 (NB 2168-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook



**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-74 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-74 222nd Street and its sister house at 115-76, are among four pairs of houses in the district featuring five-sided entrance vestibules with triangular-arched openings and shared half-timbered gables, as well as narrow half-timbered parapet gables at the main facade. In addition to the features described above, historic features include the vestibule's brick and stucco panel and the eave's wood trim; wood entry door; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; corbeled brick brackets under first story window; and the brick chimney with stucco and patterned brickwork on the right side of the façade; shared with No. 115-72.

### **Alterations**

Iron security gate; second-story wood six-over-one double-hung windows replaced; light fixture; doorbell; shelf under first story window for plants; gutter at parapet eave

### **Site**

Lawn; walkway with stamped concrete pavers to entrance; non-historic metal fence on sides, and brick posts and low brick wall with metal railing and gate along sidewalk

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## **115-76 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 144

**Date(s):** 1931 (NB 2168-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house

**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-76 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-76 222nd Street and its sister house at 115-74, are among four pairs of houses in the district featuring five-sided entrance vestibules with triangular-arched openings and shared half-timbered gables, as well as narrow half-timbered parapet gables at the main facade. In addition to the features described above, historic features include the vestibule's stucco and brick panel and the eave's wood trim; wood entrance door; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; and the brick chimney with stucco and patterned brickwork on the left side of the façade, shared with No. 115-78.

### **Alterations**

Historic wood main-entrance door replaced and iron security gate installed; possibly light fixture; horizontal cladding material on No. 115-76 half of entrance gable and on narrow parapet gable; second-story wood six-over-one double-hung windows replaced; gutter along parapet eave

### **Site**

Lawn; walkway with stamped concrete pavers to entrance; non-historic metal fence at sides and near first-story window; raised areaway cover under first-story window; brick posts and low brick wall with metal railing and gate along sidewalk; lamppost

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-78 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 145

**Date(s):** 1931 (NB 2168-31)

**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-78 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables.

Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-78 222nd Street and its sister house at 115-80, are among six pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features include the vestibule's herringbone brick pattern and the wood trim at the eave; wood entry door; three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; corbelled brick brackets under first-story window; and the brick chimney with stucco and patterned brickwork on the right side of the facade, shared with No. 115-76.

### **Alterations**

Iron security gate; light fixture, intercom, security camera; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; second-story wood six-over-one double-hung windows replaced; shelf for plants under first-story window; gutter along parapet eave; alarm box under parapet gable

### **Site**

Lawn; walkway with brick-like pavers to entrance; non-historic metal fence on sides, brick posts and low brick wall with metal railing and gate along sidewalk, lamppost

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## **115-80 222nd Street**

**Date(s):** 1931 (NB 2168-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-80 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-80 222nd Street and its sister house at 115-78, are among six pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features include the vestibule's-herringbone brick pattern and the eave's wood trim; possibly the wood entry door; and the brick chimney with stone accent blocks on the left side of the facade.

### **Alterations**

Iron security gate; light fixture; doorbell; historic first-story wood window with leaded-glass sashes containing clear and colored diamond panes replaced; second-story wood six-over-one double-hung windows replaced; gutter along parapet eave

### **Site**

Lawn; concrete walkway to entrance; non-historic lattice fence close to house, flat metal grate over areaway; hedges along the side; low brick wall along sidewalk, lamppost

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## **115-82 222nd Street**

**Date(s):** 1931 (NB 2168-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-82 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-82 222nd Street is one of the district's six non-paired houses. Like other houses of its type, it has a single entrance vestibule with a triangular-arched door opening and asymmetrically pitched roof with a longer downslope on one side, as well as a narrow stuccoed parapet gable at the main facade. In addition to the features described above, historic features include its wood entrance door; the vestibule eave's wood trim; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; corbelled brick brackets under first-story window; and the brick chimney with stucco and patterned brickwork on the left side of the façade, shared with No. 115-84.

### **Alterations**

Entry door painted; iron security gate; light fixture; parapet gable and chimney stucco painted yellow; storm windows over lower first story window sash; second-story wood six-over-one double-hung sashes replaced; through-the-wall air conditioner units at first and second stories; gutter along parapet eave

### **Site**

Lawn; walkway with stamped pavers to main entrance; non-historic metal gate and fence mounted on low brick wall along sidewalk, lamppost

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## 115-84 222nd Street

Borough of Queens Tax Map Block 11303, Lot 148

**Date(s):** 1931 (NB 2168-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 115-84 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-84 222nd Street and its sister house at 115-86, are among two pairs of houses in the district featuring five-sided peaked entrance vestibules with square-headed openings, as well as narrow half-timbered parapet gables. In addition to the features described above, historic features include the vestibule's wood trim at the eave; light fixture; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; corbeled brick window box brackets below first story window; and the brick chimney with stucco and patterned brickwork on the right side of the façade, shared with No. 115-82.

### Alterations

Painted wood main-entrance door possibly replaced; metal awning over entry door and first story window; doorbell; second-story wood six-over-one double-hung windows replaced; parapet gable half timbering painted; gutter along parapet eave

### Site

Lawn; stamped concrete walkway to main entrance; metal areaway fence; non-historic metal gate and fence on low concrete wall along sidewalk; lamppost

### Sidewalk / Curb Materials

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

### References

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets

### 115-86 222nd Street

Borough of Queens Tax Map Block 11303, Lot 149

**Date(s):** 1931 (NB 2170-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### History, Significance and Notable Characteristics

No. 115-86 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-86 222nd Street and its sister house at 115-84, are among two pairs of houses in the district featuring five-sided peaked entrance vestibules with square-headed openings, as well as narrow half-timbered parapet gables. In addition to the features described above, historic features include the semi-circular brick entry step; three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; a basketweave brick pattern under second-story windows; and the brick chimney with patterned brickwork and stone blocks on the left side of the façade, shared with No. 115-88.

#### Alterations

Wood entry door replaced; metal awning over entry door; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; through-the-wall air conditioner unit below first story window; second-story wood six-over-one double-hung windows replaced; gutters at parapet eave

#### Site

Lawn; concrete walkway edged with brick to main entrance; metal awning with posts over first story window and non-historic cellar access with stairs and metal fence on concrete curb; metal fence at sides of yard, metal gate and fence mounted on low brick wall along sidewalk, lamppost

**Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

**References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

**115-88 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 150

**Date(s):** 1931 (NB 2170-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 115-88 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-88 222nd Street and its sister house at 115-90, are among four pairs of houses in the district featuring five-sided entrance vestibules with triangular-arched openings and shared half-timbered gables, as well as wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features include the vestibule patterned brickwork and the eave's wood trim; wood entry door possibly; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; and the brick chimney with patterned brickwork and stone blocks on the right side of the façade, shared with No. 115-86.

**Alterations**

Iron security gate; wood storm windows over first story window; metal awning over entry door and the first story window; second-story wood six-over-one double-hung windows replaced; light fixture; gutter at parapet eave; half-timbering clad

**Site**

Lawn; concrete walkway edged with brick to main entrance; non-historic cellar access with



stairs, full-height metal fencing, metal awning and gate; non-historic metal fence at sides of yard, metal gate and fence mounted on low brick wall along sidewalk, tree; lamppost

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## **115-90 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 151

**Date(s):** 1931 (NB 2170-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-90 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-90 222nd Street and its sister house at 115-88, are among four pairs of houses in the district featuring five-sided entrance vestibules with triangular-arched openings and shared half-timbered gables, as well as wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features include the vestibule's patterned brickwork and the eave's wood trim; wood entry door; light fixture; three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; corbelled brick brackets under first story window; and the brick chimney with stucco and patterned brickwork on the left side of the facade, shared with No. 115-92.

### **Alterations**

Iron security gate; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; panning installed over transom window frame;

metal awning over first story window; second-story wood six-over-one double-hung windows replaced; gutter at parapet eave

#### **Site**

Lawn; stone planter; concrete walkway to main entrance; non-historic metal fence at sides of lawn, low brick wall with steps and metal fence along sidewalk, lamppost

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-92 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 152

**Date(s):** 1931 (NB 2170-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 115-92 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-92 222nd Street and its sister house at 115-94, are among four pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and narrow half-timbered parapet gables. In addition to the features described above, historic features include the vestibule eave's wood trim; semi-circular brick step; possibly the wood entry door; first story Tudor-arch window opening; and the chimney with stucco and brickwork patterns on the right side of the façade, shared with No. 115-90.

#### **Alterations**

Iron security gate; historic wood sashes with leaded-glass clear and colored diamond panes at

lower portion of first-story window replaced and transom portion filled in; second-story wood six-over-one double-hung windows replaced; gutter at parapet eave

#### **Site**

Lawn; walkway of stamped concrete pavers to main entrance; metal canopy with posts over first-story window and non-historic cellar access with stairs, areaway metal railing, and gate; low brick retaining wall and steps along sidewalk, lamppost

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-94 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 153

**Date(s):** 1931 (NB 2170-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 115-94 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-94 222nd Street and its sister house at 115-92, are among four pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and narrow half-timbered parapet gables. In addition to the features described above, historic features include the wood entry door with metal strapping; light fixture; three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; possibly the second story wood six-over-one double-hung sash; and the brick chimney with stucco and patterned brickwork on the left side of the facade, shared with

No. 115-96.

**Alterations**

Iron security gate; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; metal storm windows at second story; gutter at parapet eave; half-timbering clad

**Site**

Lawn; concrete walkway to main entrance; non-historic low masonry retaining wall, steps with railings, along sidewalk; lamppost

**Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

**References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

**115-96 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 154

**Date(s):** 1931 (NB 2170-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 115-96 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-96 222nd Street and its sister house at 115-98, are among four pairs of houses in the district featuring five-sided entrance vestibules with triangular-arched openings and shared half-timbered gables, as well as wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features include the vestibule's patterned brickwork and the eave's wood trim; wood entry door; light fixture; three leaded-glass wood

transom sashes containing clear and colored diamond panes within the first-story window; corbeled brick brackets under first story window; and the brick chimney with stucco and patterned brickwork on the right side of the façade, shared with No. 115-94.

### Alterations

Iron security gate; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; second-story wood six-over-one double-hung wood windows replaced; metal storm windows at second story; gutter at parapet eave; half-timbering clad

### Site

Lawn; concrete walkway with stone edging to main entrance; non-historic block retaining wall and steps along sidewalk

### Sidewalk / Curb Materials

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

### References

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## 115-98 222nd Street

Borough of Queens Tax Map Block 11303, Lot 155

**Date(s):** 1931 (NB 2170-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 115-98 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-98 222nd Street and its sister house at 115-96, are among four pairs of houses in the district featuring five-sided entrance vestibules with triangular-arched openings and shared

half-timbered gables, as well as wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features include the semi-circular brick step; vestibule's patterned brickwork and the eave's wood trim; three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; and the brick chimney with stone block accents on the left side of the façade.

#### **Alterations**

First story entry's arched opening altered; wood entry door replaced; iron security gate; light fixture; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; second-story wood six-over-one double-hung windows replaced; gutter at eaves; half-timbering clad

#### **Site**

Lawn; concrete walkway with brick edging to main entrance; non-historic cellar access with stairs surrounded by metal railing on concrete curb below first story window, lamppost, and low brick retaining wall and steps along sidewalk

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-100 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 156

**Date(s):** 1931 (NB 2170-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 115-100 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage

entrances, allowing expansive, uninterrupted front lawns.

No. 115-100 222nd Street is one of the district's six non-paired houses. Like other houses of its type, it has a single entrance vestibule with a triangular-arched door opening and asymmetrically pitched roof with a longer downslope on one side, as well as a narrow stuccoed parapet gable at the main facade. This house apparently has historically lacked half-timbering in its parapet gable. In addition to the features described above, historic features include the vestibule eave's wood trim; three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; wood trim at the parapet eave; and the brick chimney with stone block accents on the left side of the façade, shared with No. 115-102.

#### **Alterations**

Front entry opening altered from triangular to square headed; wood entry door replaced; iron security gate; light fixture; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; second-story wood six-over-one double-hung wood windows replaced

#### **Site**

Lawn; concrete walkway edged with brick to main entrance; metal grate over areaway; non-historic lamppost, brick retaining wall and steps along sidewalk

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-102 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 157

**Date(s):** 1931 (NB 2170-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 115-102 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the

playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

No. 115-102 222nd Street and its sister house at 115-104, are among four pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and narrow half-timbered parapet gables. In addition to the features described above, historic features include the vestibule's stucco panel and eave's wood trim; semi-circular brick step; wood main-entrance door; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; possibly light fixture; wood trim at the parapet eave; and the chimney with stucco and brickwork patterns on the right side of the façade, shared with No. 115-100.

#### **Alterations**

Iron security gate; second-story wood six-over-one double-hung windows replaced; half-timbering clad

#### **Site**

Lawn; concrete walkway with brick edging to main entrance; non-historic low concrete and brick retaining wall and steps along sidewalk

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-104 222nd Street**

Borough of Queens Tax Map Block 11303, Lot 158

**Date(s):** 1931 (NB 2170-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 115-104 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque,



Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of their chimneys—which vary within the row—and their textured facades lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances, allowing expansive, uninterrupted front lawns.

**Primary Front (East) Façade:** No. 115-104 222nd Street and its sister house at 115-102, are among four pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and narrow half-timbered parapet gables. In addition to the features described above, historic features include the vestibule's stucco panel and the eave's wood trim; light fixture; three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; wood trim at the parapet eave; and the chimney with stone blocks and brickwork patterns on the left side of the façade at the southeast corner.

**Secondary Side (South) Façade:** This facade is also clad in red Flemish-bond brick with randomly placed stone accent blocks, and header sills and soldier lintels. The tiled parapet is punctuated by two gables and retains wood trim at the eaves. Visible at this facade are four window openings: a wood rectangular window at each story, the upper story possibly with colored-glass diamond panes, and a pair of double-hung windows at each story. At the southwest corner there is a second brick chimney and an attached one-story garage with a shallow parapet roof.

#### **Alterations**

**Primary Front (East) Façade:** Wood entry door replaced; iron security gate; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window possibly replaced (obscured by foliage); second-story wood six-over-one double-hung windows replaced; parapet gable's stucco replaced or covered with horizontal siding

**Secondary Side (South) Façade:** Wood windows replaced; metal awning with posts along the first story; concrete block wall along south wall of added stuccoed wing; roof asphalt shingles on wing

#### **Site**

Lawn; concrete walkway with brick edging to main entrance; brick walkway to south side of house; non-historic low brick retaining wall and steps along sidewalk

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district.

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## East Side of 222nd Street

### 115-59 222nd Street

Borough of Queens Tax Map Block 11304, Lot 34

**Date(s):** 1931 (NB 2166-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### History, Significance and Notable Characteristics

No. 115-59 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

**Primary (222nd Street, West) Facade:** No. 115-59 222nd Street and its sister house at 115-61, are among six pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its wood main-entrance door with iron door knocker, strap hinges, and small colored-glass sashes; round brick main-entrance step; textured stucco vestibule panel; wood vestibule roof trim; corbeled brick first-story window-box brackets; and wood first-story window with five leaded-glass sashes containing clear and colored diamond panes. The entrance light fixture may be historic.

**Primary (115th Road, North) Facade:** Facing 115th Road, this is also faced in red Flemish-bond brick with randomly placed stone accent blocks, and header- and soldier-brick sills and lintels. Two gables—one faced primarily in roof tile and the other in brick—crown the facade, which retains its historic wood eave trim just below the parapet. The main portion of the first story contains an entrance with a historic wood-and-glass door with sidelights, and heavy tiled hood on triangular wood brackets. An additional entrance east of this one on a setback portion

of the facade may have been added later. This facade retains three historic wood sashes—one each at the first and second stories of the main portion, and one diamond-shaped sash at the second story of the setback portion—with colored-glass diamond panes. The chimney at the western end of this facade is ornamented with herringbone-patterned brick. At the northeast corner is a one-story garage of common-bond brick, with historic wood portal surround and pent roof of terra-cotta tile.

Secondary Rear (East) Facade: This partially visible facade is of red common-bond brick and contains two visible window openings. It retains its historic tile parapet with wood eave trim.

#### **Alterations**

Primary (West) Facade: First-story window sill parged; historic wood sashes with leaded-glass clear and colored diamond panes within lower central portion of first-story window replaced; historic second-story six-over-one double-hung wood sash replaced

Primary (North) Facade: Probably historic paired six-over-one double-hung wood window sash within larger second-story opening replaced; light fixture, and metal awning on setback portion of facade; east chimney parged; garage door replaced and asphalt shingles installed above pent roof

Secondary Rear (East) Facade: First and second-story sashes replaced

#### **Site**

Front and north lawns, surrounded by non-historic chain-link fence, with concrete walkway to main entrance; concrete walkway and landings leading to entrance on setback portion of north facade; short concrete driveway in front of garage

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-61 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 33

**Date(s):** 1931 (NB 2166-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 115-61 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and

stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-61 222nd Street and its sister house at 115-59, are among six pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its wood main-entrance door with small colored-glass sashes; round brick main-entrance step; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; decorative stucco vestibule panel; corbeled brick first-story window-box brackets; wood vestibule roof trim; and brick chimney with stone accent blocks and herringbone-patterned brick decoration on the right side of the facade.

Secondary Rear (East) Facade: This partially visible facade is brick with a cellar garage extension and first- and second-story window openings.

#### **Alterations**

Primary (West) Facade: Iron gate, doorbell, and metal awning at main entrance; historic second-story six-over-one double-hung wood sashes replaced

Secondary Rear (East) Facade: Replacement garage door; cellar paraged; first-story metal terrace roof

#### **Site**

Lawn with brick edging at sidewalk; concrete walkway; non-historic lamp post

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-63 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 32

**Date(s):** 1931 (NB 2166-31)

**Architect(s) / Builder(s):** Monda & Bertolazzi

**Owner(s) / Developer(s):** Selective Homes Inc.

**Type:** Row house

**Style(s):** Storybook

**Stories:** 2

**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-63 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-63 222nd Street is one of the district's six non-paired houses. Like other houses of its type, it has a single entrance vestibule with a triangular-arched door opening and asymmetrically pitched roof with a longer downslope on one side, as well as a narrow stuccoed parapet gable. In addition to the features described above, historic features of the front facade include its wood main-entrance door with iron strap hinge and small colored-glass sashes; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; one second-story six-over-one double-hung wood window; wood eave and vestibule roof trim; half-timbering within the parapet gable; and chimney, ornamented with stucco and brick diaperwork and crosses on the right side of the facade, shared with 115-65 222nd Street.

Secondary Rear (East) Façade: This partially visible facade is brick with a cellar garage extension and first- and second-story window openings.

### **Alterations**

Primary (West) Façade: Iron gate and replacement light fixture at main entrance; brick entrance step parged; two historic second-story six-over-one double-hung wood windows replaced; second-story window sashes

Secondary (East) Façade: Garage door replaced; canopy

### **Site**

Lawn with brick edging at sidewalk and brick walkway

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-65 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 31

**Date(s):** 1931 (NB 2167-31)

**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-65 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-65 222nd Street and its sister house at 115-67, are among four pairs of houses in the district featuring five-sided entrance vestibules with triangular-arched openings and shared half-timbered gables, as well as narrow half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its brick main-entrance step; wood main-entrance door with iron strap hinges; three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; decorative vestibule panel with stucco and dogtoothed brick; wood eave and vestibule roof trim; and chimney, ornamented with stucco and brick diaperwork and crosses, on the left side of the facade, shared with 115-63 222nd Street.

**Secondary Rear (East) Facade:** This partially visible facade is brick with a cellar garage extension and first- and second-story window openings. The second story of the building's north face has a diamond-shaped window opening.

### **Alterations**

Iron security gate and replacement light fixture at main entrance; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; first-story transom frame replaced or covered with panning; second-story six-over-one double-hung wood sashes replaced

### **Site**

Lawn with stone-and-concrete walkway, brick edging, and address sign

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

## References

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## 115-67 222nd Street

Borough of Queens Tax Map Block 11304, Lot 30

**Date(s):** 1931 (NB 2167-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

## History, Significance and Notable Characteristics

No. 115-67 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-67 222nd Street and its sister house at 115-65, are among four pairs of houses in the district featuring five-sided entrance vestibules with triangular-arched openings and shared gables, as well as narrow parapet gables. In addition to the features described above, historic features of the front facade include its three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; decorative vestibule panel with stucco and dogtoothed brick; wood vestibule roof trim; and chimney, ornamented with diamond-patterned textured stucco and brick crosses, on the right side of the façade, shared with 115-69 222nd Street.

**Secondary Rear (East) Facade:** This partially visible facade is brick with a cellar garage extension and first- and second-story window openings.

## Alterations

Iron security gate and awning at main entrance; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; first-story transom frame replaced or covered with panning; vestibule and parapet gable covered with siding;

second-story six-over-one double-hung wood sashes replaced; historic round brick main-entrance step replaced

**Site**

Lawn with walkway of non-historic pavers, non-historic lamppost, and non-historic brick and iron front fence

**Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

**References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

**115-69 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 29

**Date(s):** 1931 (NB 2167-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 115-69 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-69 222nd Street and its sister house at 115-71, are among six pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; decorative vestibule panel with textured stucco and header bricks laid in a diamond



shape; wood vestibule roof trim; and chimney, ornamented with diamond-patterned textured stucco and brick crosses, on the left side of the façade, shared with 115-67 222nd Street.

Secondary Rear (East) Facade: This partially visible facade is brick with a cellar garage extension and first- and second-story window openings. The second story of the building's north face has a diamond-shaped window opening.

#### **Alterations**

Historic wood door replaced; storm door; metal main-entrance awning; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; first-story electrical boxes and conduit; second-story six-over-one double-hung wood sashes replaced; historic round brick main-entrance step replaced

#### **Site**

Lawn with walkway of non-historic pavers, address sign, and non-historic brick and iron front fence

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-71 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 28

**Date(s):** 1931 (NB 2167-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 115-71 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses

were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-71 222nd Street and its sister house at 115-69, are among six pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its wood first-story window with leaded-glass sashes containing clear and colored diamond panes; decorative vestibule panel with textured stucco and header bricks laid in a diamond shape; wood vestibule roof trim; and narrow, projecting chimney with stone accents on the right side of the facade, shared with 115-73 222nd Street.

**Secondary Rear (East) Facade:** This partially visible facade is brick with a cellar garage extension and first- and second-story window openings.

#### **Alterations**

Replacement main-entrance door and light fixture; storm door at main entrance; historic second-story six-over-one double-hung wood sashes replaced; historic round brick main-entrance step replaced

#### **Site**

Lawn with concrete walkway

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-73 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 27

**Date(s):** 1931 (NB 2167-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 115-73 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque,

Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-73 222nd Street and its sister house at 115-75, are among four pairs of houses in the district featuring five-sided entrance vestibules with triangular-arched openings and shared half-timbered gables, as well as narrow half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; decorative vestibule panel with textured stucco and brick; and narrow, projecting chimney with stone accents on the left side of the facade with stucco and diamond-patterned brick motifs on its south face, shared with 115-71 222nd Street.

#### **Alterations**

Historic wood main-entrance door replaced; main-entrance awning; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; historic second-story six-over-one double-hung wood sashes replaced; historic round brick main-entrance step removed

#### **Site**

Lawn with concrete walkway and non-historic lamppost; landscaped area in front of facade converted to paved terrace with non-historic iron fence

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-75 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 26

**Date(s):** 1931 (NB 2167-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 115-75 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style

elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-75 222nd Street and its sister house at 115-73, are among four pairs of houses in the district featuring five-sided entrance vestibules with triangular-arched openings and shared half-timbered gables, as well as narrow half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its wood main-entrance door; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; decorative vestibule panel with textured stucco and brick; wood vestibule roof trim; and richly ornamented chimney with textured-stucco panels, patterned brick, and a diamond-shaped brick medallion on the right side of the façade, shared with 115-77 222nd Street.

#### **Alterations**

Iron security gate at main entrance; historic second-story six-over-one double-hung wood sashes replaced; historic round brick main-entrance step replaced

#### **Site**

Lawn with paved walkway; non-historic brick, stone, and iron front fence

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-77 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 25

**Date(s):** 1931 (NB 2167-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 115-77 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War

I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-77 222nd Street and its sister house at 115-79, are among six pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its historic wood main-entrance door; and richly ornamented chimney on the left side of the facade with textured-stucco panels, patterned brick, and a diamond-shaped brick medallion, shared with 115-75 222nd Street.

#### **Alterations**

Iron security gate and awning at main entrance; vestibule tile roof replaced; historic first-story wood window with leaded-glass sashes containing clear and colored diamond panes replaced; historic second-story six-over-one double-hung wood sashes replaced; second-story through-wall air conditioner; historic round brick main-entrance step replaced

#### **Site**

Lawn with concrete walkway and non-historic lamppost; non-historic brick, concrete, and iron front fence

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-79 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 24

**Date(s):** 1931 (NB 2167-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-79 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-79 222nd Street and its sister house at 115-77, are among six pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its historic wood main-entrance door; first-story wood window with leaded-glass sashes containing clear and colored diamond panes; first-story corbeled brick window box brackets; and chimney with stone accents on the right side of the facade. This house also has its construction date (“1931”) displayed in brick over its main entrance.

### **Alterations**

Iron security gate at main entrance; main-entrance awning; historic second-story six-over-one double-hung wood sashes replaced; historic round brick main-entrance step replaced

### **Site**

Lawn replaced with non-historic pavers; low brick and granite front curb

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## **115-81 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 23

**Date(s):** 1931 (NB 2167-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-81 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-81 222nd Street is one of the district's six non-paired houses. Like other houses of its type, it has a single entrance vestibule with a triangular-arched door opening and asymmetrically pitched roof with a longer downslope on one side, as well as a narrow stuccoed parapet gable. In addition to the features described above, historic features of the front facade include its wood main-entrance door; three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; first-story corbeled brick window box brackets; half-timbering within the parapet gable; and richly ornamented chimney with herringbone-patterned brick, textured stucco, and brick arranged in diamonds and a basket motif on the right side of the façade, shared with 115-83 222nd Street.

### **Alterations**

Historic wood main-entrance door replacement; light fixture; security gate at main entrance; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; historic second-story six-over-one double-hung wood sashes replaced; conduit below first-story window; historic window box below first-story window removed; historic round brick main-entrance step removed

### **Site**

Lawn with concrete walkway and non-historic landing in front of entrance and first-story window; non-historic brick and iron front fence

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-83 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 22

**Date(s):** 1931 (NB 2167-31)

**Architect(s) / Builder(s):** Monda & Bertolazzi

**Owner(s) / Developer(s):** Selective Homes Inc.

**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-83 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-83 222nd Street and its sister house at 115-85, are among two pairs of houses in the district featuring five-sided peaked entrance vestibules with square-headed openings, as well as narrow half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its wood main-entrance door; first-story wood window with leaded-glass sashes containing clear and colored diamond panes; wood vestibule roof trim; and richly ornamented chimney with herringbone-patterned brick, textured stucco, and brick arranged in diamonds and a basket motif on the left side of the façade, shared with 115-81 222nd Street.

### **Alterations**

Light fixture and security gate at main entrance; historic second-story six-over-one double-hung wood sashes replaced; historic round brick main-entrance step replaced

### **Site**

Lawn with paved walkway and low brick front curb

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## **115-85 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 21

**Date(s):** 1931 (NB 2169-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi



**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-85 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-85 222nd Street and its sister house at 115-83, are among two pairs of houses in the district featuring five-sided peaked entrance vestibules with square-headed openings, as well as narrow half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its wood main-entrance door with iron strap hinge; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; wood trim at the vestibule roof and parapet line; and narrow projecting chimney with randomly laid brick and stone accents on the right side of the façade, shared with 115-87 222nd Street.

### **Alterations**

Iron security gate, address plaque, light fixture, and awning at main entrance; historic second-story six-over-one double-hung wood sashes replaced; historic round brick main-entrance step replaced

### **Site**

Lawn with brick walkway; low brick front curb

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-87 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 20

**Date(s):** 1931 (NB 2169-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-87 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-87 222nd Street and its sister house at 115-89, are among four pairs of houses in the district featuring five-sided entrance vestibules with triangular-arched openings and shared half-timbered gables, as well as wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its wood main-entrance door with iron strap hinge; stucco vestibule panel with checkerboard-patterned brick; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; wood trim at the vestibule roof and parapet line; and narrow projecting chimney with randomly laid brick and stone accents on the left side of the facade featuring stucco and brick diaperwork on its south face, shared with 115-85 222nd Street.

### **Alterations**

Historic round brick main-entrance step replaced; metal security gate at main entrance; first-story metal canopy; historic second-story six-over-one double-hung wood sashes replaced

### **Site**

Lawn with concrete walkway and low concrete-and-brick front curb; non-historic cellar steps with railing

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## 115-89 222nd Street

Borough of Queens Tax Map Block 11304, Lot 19

**Date(s):** 1931 (NB 2169-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 115-89 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-89 222nd Street and its sister house at 115-87, are among four pairs of houses in the district featuring five-sided entrance vestibules with shared half-timbered gables, as well as wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its brick main-entrance step; stucco vestibule panel with checkerboard-patterned brick; three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; wood trim at the vestibule roof and parapet line; and wide brick chimney with stucco panels, dogtoothed brick, and decorative brick motifs on the right side of the façade, shared with 115-91 222nd Street.

### Alterations

Entrance opening enlarged to accommodate taller door and converted from triangular-arched to square-headed; replacement main-entrance light fixture; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; historic second-story six-over-one double-hung wood sashes replaced

NOTE: At the time of designation, renovation work had been initiated to reconstruct the front walkway and brick wall and make repairs at the front gable and roof

### Site

Lawn with concrete walkway and low brick wall in front; cellar lightwell with metal railing in front of first-story window

### Sidewalk / Curb Materials

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

### References

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### 115-91 222nd Street

Borough of Queens Tax Map Block 11304, Lot 18

**Date(s):** 1931 (NB 2169-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 115-91 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-91 222nd Street and its sister house at 115-93, are among four pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and narrow parapet gables. In addition to the features described above, historic features of the front facade include its wood main-entrance door; and wide brick chimney with stucco panels, dogtoothed brick, and decorative brick motifs on the left side of the façade, shared with 115-89 222nd Street.

### Alterations

Metal security gate, doorbell, and replacement light fixture at main entrance; historic first-story wood window with leaded-glass sashes containing clear and colored diamond panes replaced; first-story metal canopy; historic second-story six-over-one double-hung wood sashes replaced; parapet gable stucco and half-timbering replaced or covered with siding; historic round brick main-entrance step replaced

**Site**

Lawn with flagstone walkway; cellar lightwell with non-historic brick and concrete wall, metal railing and metal enclosure in front of first-story window; low front brick curb wall with non-historic metal fence

**Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

**References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

**115-93 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 17

**Date(s):** 1931 (NB 2169-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 115-93 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-93 222nd Street and its sister house at 115-91, are among four pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and narrow half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its three leaded-glass wood transom sashes containing clear and colored diamond panes within the first-story window; wood trim at the vestibule roof; and wide brick chimney with stucco panels and brick diaperwork on the right side of the façade, shared with 115-95 222nd Street.

### **Alterations**

Metal and glass security gate, mailbox, and replacement light fixture at main entrance; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; historic second-story six-over-one double-hung wood sashes replaced; historic round brick main-entrance step replaced; rooftop satellite dish

### **Site**

Lawn with concrete walkway and non-historic lamppost; low front masonry wall

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## **115-95 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 16

**Date(s):** 1931 (NB 2169-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-95 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-95 222nd Street and its sister house at 115-97, are among four pairs of houses in the district featuring five-sided entrance vestibules with triangular-arched openings and shared half-timbered gables, as well as wide gambrel-shaped half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its round-arched textured-stucco vestibule panel with decorative brick; three leaded-glass wood transom

sashes containing clear and colored diamond panes within the first-story window; wood trim at the vestibule roof and parapet line; and wide brick chimney with stucco panels and brick diaperwork on the left side of the façade, shared with 115-93 222nd Street.

### **Alterations**

Brick over entrance opening and historic wood door replaced; replacement light fixture; metal and glass security gate at main entrance; historic wood sashes with leaded-glass clear and colored diamond panes at lower portion of first-story window replaced; historic second-story six-over-one double-hung wood sash replaced; historic round brick main-entrance step replaced

### **Site**

Lawn with concrete walkway, address sign, and low brick front wall with brick-and-stone steps

### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

## **115-97 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 15

**Date(s):** 1931 (NB 2169-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 115-97 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-97 222nd Street and its sister house at 115-95, are among four pairs of houses in the district featuring five-sided entrance vestibules with triangular-arched openings and shared half-timbered gables, as well as wide gambrel-shaped parapet gables. In addition to the features described above, historic features of the front facade include its round-arched textured-stucco vestibule panel with decorative brick; wood main-entrance door with colored-glass sash; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; wood trim at the vestibule roof; and narrow chimney with randomly laid stone accents on the right side of the facade.

#### **Alterations**

Replacement main-entrance light fixture; historic second-story six-over-one double-hung wood sash replaced; parapet gable stucco and half-timbering replaced or covered with siding; brick above triangular-arched opening in vestibule covered in stucco

#### **Site**

Lawn replaced with concrete; small cellar lightwell; low brick wall at front of yard

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-99 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 14

**Date(s):** 1931 (NB 2169-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 115-99 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses



were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-99 222nd Street is one of the district's six non-paired houses. Like other houses of its type, it has a single entrance vestibule with a triangular-arched door opening and asymmetrically pitched roof with a longer downslope on one side, as well as a narrow stuccoed parapet gable. This house did not historically have half-timbering in its parapet gable. In addition to the features described above, historic features of the front facade include its round brick main-entrance step; historic wood main-entrance door; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; wood trim at the vestibule roof and parapet line; and richly ornamented, wide brick chimney with stone accents and a large stucco field containing diamond-patterned brick on the right side of the façade, shared with 115-101 222nd Street.

#### **Alterations**

Metal security gate at main entrance; replacement main-entrance light fixture; historic second-story six-over-one double-hung wood sash replaced

#### **Site**

Lawn with brick pathway; low brick front wall with steps

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-101 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 13

**Date(s):** 1931 (NB 2169-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 115-101 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with

seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-101 222nd Street and its sister house at 115-103, are among four pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and narrow half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its round brick main-entrance step; round-arched textured-stucco vestibule panel with decorative brick; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; wood trim at the parapet line; and richly ornamented, wide brick chimney with stone accents and a large stucco field containing diamond-patterned brick on the left side of the façade, shared with 115-99 222nd Street.

#### **Alterations**

Historic wood door replaced; replacement light fixture; metal security gate and mailbox at main entrance; historic second-story six-over-one double-hung wood sash replaced

#### **Site**

Lawn with brick walkway; cellar lightwell with iron fence: low brick front wall with three steps

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office

### **115-103 222nd Street**

Borough of Queens Tax Map Block 11304, Lot 11

**Date(s):** 1931 (NB 2169-31)  
**Architect(s) / Builder(s):** Monda & Bertolazzi  
**Owner(s) / Developer(s):** Selective Homes Inc.  
**Type:** Row house  
**Style(s):** Storybook  
**Stories:** 2  
**Material(s):** Brick; stone; wood; stucco; terra-cotta tile

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 115-103 222nd Street is one of 46 row houses built by Selective Homes Inc. along both sides of 222nd Street between 115th Road and 116th Avenue in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style elements. Faced primarily in red Flemish-bond brick with random burnt-brick headers and stone accents, they feature projecting entrance vestibules with steeply pitched roofs, Tudor-arched first-story window openings with header-brick surrounds, header- and soldier-brick

second-story sills and lintels, and stuccoed parapet gables. Contributing to their picturesque, Storybook appearance are their brightly colored tile parapets and vestibule roofs and the playful treatment of chimneys—which vary within the row—and their flat facades with seemingly pasted-on ornament lending the street a stage-set quality. Although the rows are not symmetrical, the east and west sides of 222nd Street mirror each other, and the rows include six facade types, five of which are mirrored pairs sharing an entrance vestibule. The houses were planned with rear garage entrances along shared driveways, allowing expansive, uninterrupted front lawns.

No. 115-103 222nd Street and its sister house at 115-101, are among four pairs of houses in the district featuring five-sided peaked vestibules with round-arched entrance openings, triangular entrance gables, and narrow half-timbered parapet gables. In addition to the features described above, historic features of the front facade include its round-arched textured-stucco vestibule panel with decorative brick; wood first-story window with leaded-glass sashes containing clear and colored diamond panes; wood trim at the vestibule roof and parapet line; and richly ornamented brick chimney with textured-stucco diamonds outlined in header brick on the right side of the facade.

**Secondary Side (South) Facade:** Like the primary (222nd Street, West) facade, this facade is faced in Flemish-bond brick with random stone accents. Four window openings have header-brick sills and soldier-brick lintels. The facade is crowned by a molded wood cornice interrupted by one peaked and one jerkinhead wall gable.

#### **Alterations**

**Primary (West) Facade:** Historic wood door replaced; metal security gate and mailbox at main entrance; replacement light fixture; historic round brick main-entrance step replaced; electricity meter, box, and conduit on vestibule; first-story window grille; historic second-story six-over-one double-hung wood sash replaced

**Secondary Side (South) Facade:** First-story window grille; first- and second-story sashes replaced; second-story through-wall air conditioner; conduit

#### **Site**

Front and side lawns with plantings and concrete walkway; side lawn with hedge; scalloped edging along front yard border

#### **Sidewalk / Curb Materials**

Concrete with concrete curb. NOTE: Sidewalk material is not regulated in this historic district

#### **References**

"Building Permits," *Long Island Daily Press*, May 8, 1931, 11; Queens New Building Dockets 2166-31 through 2171-31, Queens Department of Buildings office