

# **RIDGEWOOD NORTH HISTORIC DISTRICT Designation Report**

**September 15, 2009**



**NYC**<sup>TM</sup>  
Landmarks Preservation  
Commission

Cover Photograph: Northwest side of Palmetto Street, Christopher D. Braze, 2009.

# Ridgewood North Historic District Designation Report

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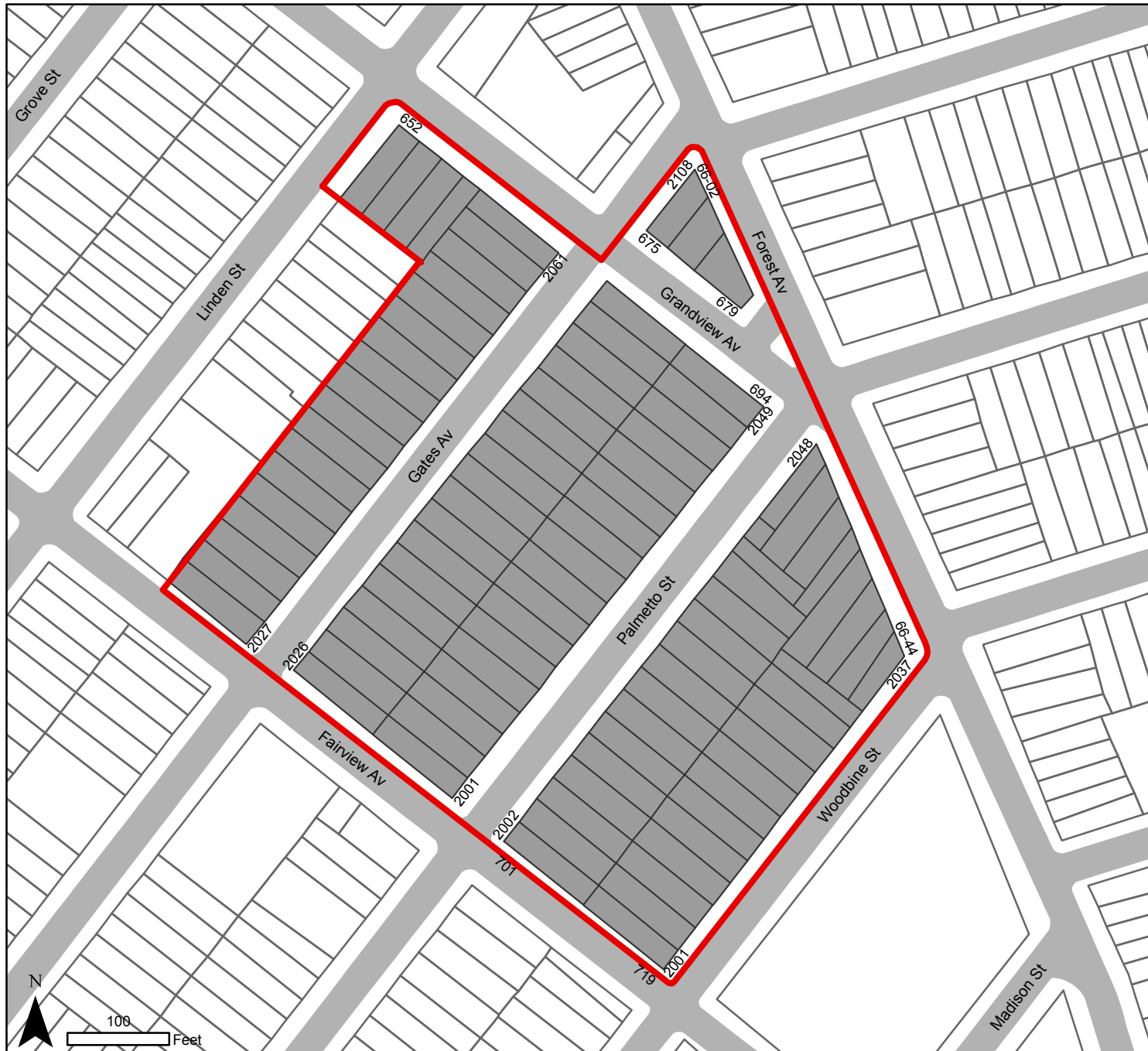
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
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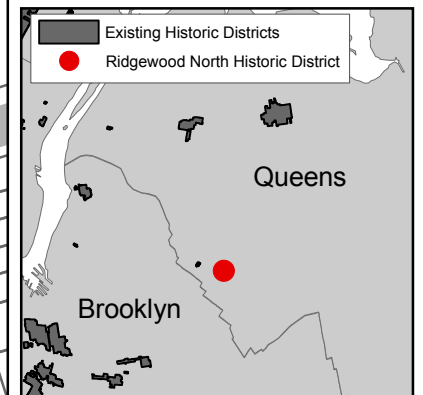
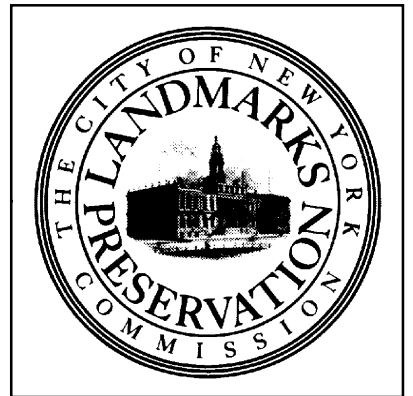
# Ridgewood North Historic District



Ridgewood North Historic District  
 Borough of Queens, NY  
 Landmarks Preservation Commission

Calendared: October 28, 2008  
 Public Hearing: December 16, 2008  
 Designated: September 15, 2009

-  Boundary of Historic District
-  Tax Map Lots in Historic District



Testimony at the Public Hearing

On December 16, 2008, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Ridgewood North Historic District (Item No. 4). The hearing was duly advertised in accordance with the provisions of law. Six people spoke in favor of the proposed designation, including City Councilmember-elect Elizabeth Crowley, and representatives of the Historic Districts Council, New York Landmarks Conservancy, Society for the Architecture of the City, Ridgewood Property Owners and Civic Association, and Greater Ridgewood Restoration Corporation. There were no speakers in opposition to the proposed designation. In addition, the Commission received three letters in support of this designation from City Councilmember Diana Reyna, the Municipal Arts Society, and the Metropolitan Chapter of the Victorian Society in America.

Boundary Description

The Ridgewood North Historic District consists of the property bounded by a line beginning at the northwest corner of Fairview Avenue and Woodbine Street, extending northeasterly along the western curblines of Woodbine Street to the western curblines of Forest Avenue, northerly along the western curblines of Forest Avenue to the eastern curblines of Gates Avenue, southwesterly along the eastern curblines of Gates Avenue to the southern curblines of Grandview Avenue, northwesterly across Gates Avenue and along the southern curblines of Grandview Avenue to the eastern curblines of Linden Street, southwesterly along the eastern curblines of Linden Street to a point extending northwesterly from the southern (rear) property line of 652 Grandview Avenue, southeasterly along said line and the southern (rear) property lines of 652, 654, 656 and 658 Grandview Avenue to the western (rear) property line of 2055 Gates Avenue, southwesterly along said line and the western (rear) property lines of 2053 to 2027 Gates Avenue to the northern curblines of Fairview Avenue, and southeasterly along the northern curblines of Fairview Avenue to the point of beginning.

**SUMMARY**

The Ridgewood North Historic District is significant as an intact grouping of structures that reflect the development of model tenements in Ridgewood in the early 20<sup>th</sup> century. A contiguous district in both typology and style, it is composed of 96 buildings, primarily three-story brick tenements, that encompass almost eight square acres in southwest Queens. The tenements were constructed between 1908 and 1914, mainly by the G.X. Mathews Company. Known as “Mathews Model Flats,” these “new law” tenements had larger rooms and more adequate sanitary facilities than their 19<sup>th</sup>-century predecessors. Built in long rows of repeated designs that create a sense of place, the facades retain a high degree of integrity and are distinguished by their buff- and amber-colored brick facades, carved-stone details, ornate pressed metal cornices, and stoop and areaway ironwork.

Transportation improvements and the consolidation of Greater New York City contributed to the development of Ridgewood, which was characterized by open farmland and several amusement parks in the 19<sup>th</sup> century. Denser building activity had begun with the coming of the electric trolley in 1894, and after 1898, Ridgewood was subjected to the eastward expansion of a growing New York City. Located adjacent to Brooklyn’s Eastern District (which contained the communities of Bushwick, Williamsburg and Greenpoint), Ridgewood became an ideal location for upwardly mobile German-Americans to relocate, away from the over-crowding and more recent immigrants inhabiting Bushwick and Williamsburg, as well as Lower East Side.

Corresponding with the construction of the buildings in the historic district, urbanization was triggered by the opening of the elevated train around the turn of the century. Providing rapid and dependable rail service, the “El” was extended from its original terminus at Myrtle and Wyckoff Avenues to Fresh Pond Road and 67<sup>th</sup> Avenue in 1915.

German immigrant Gustave X. Mathews began building in Bushwick and Ridgewood in the first decade of the 20<sup>th</sup> century. Using wider lots, large air shafts, private bathrooms, and limiting occupancy to two families per floor, Mathews’ “cold-water flats” were a radical improvement to the overcrowded tenement houses of Williamsburg and the Lower East Side. By creating improved living quarters and controlling costs so that the apartments could be affordable to families of modest income, Mathews found a niche in the real estate market and met with immediate success. He built and sold over 300 tenements in Ridgewood between 1909 and 1912, receiving 25% the tenement house permits issued in Queens in 1911. As testament to their improved design, the “Mathews Model Flats” were exhibited by the New York City Tenement House Department at the Panama-Pacific Fair in San Francisco in 1915. The buildings in this district were among the first that Mathews built featuring his innovative floor plans, and are the earliest examples of fully developed Mathews Flats in Ridgewood, which became standards for later tenement house construction.

In addition to being innovative in plan, the tenements are striking in appearance. Built after 1905 when fire codes in Ridgewood began requiring masonry construction for attached rows, the buildings have load-bearing masonry walls constructed of light-colored Kreischer brick. Using mainly buff- and amber-colored brick, the buildings have fine detailing in the Romanesque- and Renaissance-Revival styles, including corbelled, projecting, contrasting and geometric patterned brickwork, brick pilasters, and contrasting brick or stone string coursing. With mainly flat facades, the mid-block buildings are recessed from the street wall of the corner buildings, adding further interest to the row, while 66-22 to 66-42 Forest Avenue feature angled projecting bays. Some buildings, like those on Grandview Avenue and Palmetto Street have Romanesque Revival-style round and segmental arches of contrasting brick, while others feature carved-stone door and window lintels. Other handsome details include Classically-inspired carved-stone entablatures and friezes, pressed metal cornices and original ironwork at the stoop and areaway. The buildings facing Fairview and Grandview Avenues have commercial storefronts at the first floor and apartments on the second and third floors, while those on the side streets are completely residential. A cohesive collection of speculative urban architecture, the tenements in the Ridgewood North Historic District retain extremely high levels of architectural integrity and represent an important part of the development of housing in New York City.



## THE HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE RIDGEWOOD NORTH HISTORIC DISTRICT<sup>1</sup>

### History of Ridgewood, Queens<sup>2</sup>

The Ridgewood North Historic District comprises 96 multi-family residential and commercial buildings developed mainly by the G.X. Mathews Company between 1908 and 1914. Located along Gates, Fairview, Grandview and Forest avenues and Palmetto and Woodbine streets, the district is located southwestern Ridgewood, close to the Brooklyn-Queens border.

Located in western Queens County, the town of Ridgewood<sup>3</sup> originally spanned the Brooklyn-Queens border, an area that was inhabited by the Mespachtes Indians prior to being settled by Europeans. The high, thickly wooded terrain, part of the terminal moraine that runs through Ridgewood and continues east through the center of Long Island, was the most noticeable aspect of the area's topology. Part of the town was located in Bushwick, Brooklyn, one of the original six towns that joined together to become the City of Brooklyn in 1854, while another section was part of the adjacent town of Newtown, one of the original three towns of Queens County.

In addition to spanning two counties, Ridgewood was also the location of an on-going Bushwick-Newtown border debate that dates back to 1661 and original land patents. In 1768, a bill was passed in the New York State Legislature allowing for the designation of a boundary between the two townships. The following year the boundary was established in reference to "Arbitration Rock," a large, glacial boulder that marked the border.

During the 17<sup>th</sup> and 18<sup>th</sup> centuries, farms in Bushwick and Ridgewood were tilled by Dutch and British families, who grew lettuce, corn, potatoes, cauliflower, and a variety of fruits for urban markets in Brooklyn and Manhattan. The only-known Dutch farmhouse surviving in Ridgewood is the Adrian and Ann Wyckoff Onderdonk House (third quarter of the 18<sup>th</sup> century, a designated New York City Landmark). At the start of the American Revolution, Ridgewood was mostly farmland, along with a small burial ground. During this period and for some time thereafter, many of the farms held slaves.<sup>4</sup>

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<sup>1</sup> This section is adapted from: Landmarks Preservation Commission, *Stockholm Street Historic District Designation Report* (LP-2081), report prepared by Donald Presa (New York: City of New York, 2000).

<sup>2</sup> A portion of this section is adapted from: Landmarks Preservation Commission files, Ridgewood. Sources for this section include: Landmarks Preservation Commission, Public School 86 (Irvington School) Designation Report (LP-1808), (New York: City of New York, 1991); Eugene L. Armbruster, *The Eastern District of Brooklyn* (New York: Eugene L. Armbruster, 1912); Walter J. Hutter et al, *Our Community, Its History and People - Ridgewood, Glendale, Maspeth, Middle Village, Liberty Park* (New York: Greater Ridgewood Historical Society, Inc., 1976); National Register of Historic Places, *Ridgewood Multiple Resource Area* (Washington, D.C., 1983), report prepared by Donald G. Presa; "Our Neighborhood the Way It Was," *Times Newsweekly*, August 23, 1990, 31; George Schubel, *A History of Greater Ridgewood* (New York: Ridgewood Times Publishing Co., 1912); Vincent Seyfried and Stephen Weinstein, "Ridgewood," *The Encyclopedia of New York City*, ed., Kenneth T. Jackson (New Haven: Yale University Press, 1995), 1005; and Vincent F. Seyfried and Jon A. Peterson, "A Brief History of Queens, Historical Essay: A Thumbnail View," *Official History Page of the Queens Borough President's Office, New York City Local Government*, available on-line (May 13, 2009) at: [http://www.queensbp.org/content\\_web/tourism/tourism\\_history.shtml](http://www.queensbp.org/content_web/tourism/tourism_history.shtml).

<sup>3</sup> Ridgewood was named for the reservoir, built in 1856-59 by the City of Brooklyn, located on the glacial ridge formed by the Long Island terminal moraine. The reservoir was located in the present-day Highland Park on the south side of Ridgewood.

<sup>4</sup> Early census records show that the Debevoise and Wyckoff families, 18<sup>th</sup>-century owners of the land contained in the Ridgewood North Historic District, as well as many of their neighbors, were slave owners. (United States Federal Census: 1790, 1800, 1810).

In the mid-19<sup>th</sup> century, Bushwick began to lose its rural, agricultural landscape. Large numbers of Germans immigrated to New York following the political upheavals in central Europe in 1848. Many settled in Williamsburg and Bushwick (collectively with Greenpoint known as Brooklyn's Eastern District) and began the development of the area's most famous local industry, brewing. Owned by German immigrants, the breweries employed a largely German workforce, whose families also provided a sufficient local demand for lager beer.

Development in Bushwick was further propelled by improvements in transportation. The Myrtle Avenue horsecar line was extended east to Broadway in 1855, while the elevated rapid transit line, operated by the Brooklyn Elevated Railroad, reached Broadway and Gates Avenue in 1885. By 1880, 35 breweries had been established in Brooklyn, including at least 11 located in a 14-block area in the Eastern District known as "brewer's row," and other industrious German immigrants opened factories and knitting mills in the area. Tenements and small row houses were built to house the workers and their families.<sup>5</sup> A second wave of development began after the construction of the elevated railroad along Myrtle Avenue in 1888, making the area an attractive alternative to congested downtown Brooklyn and lower Manhattan. Development, consisting primarily of three- and four-story multiple dwellings, spread eastward toward the Brooklyn-Queens border during the following decade. A number of picnic grounds, beer gardens, amusement parks, and racetracks opened amidst Ridgewood's fields and farming villages towards the end of the nineteenth century, catering especially to the large German population of Bushwick. These areas provided open space for many people who otherwise spent their time in crowded tenements. German shooting clubs also provided a popular pastime.

Located to the east of Bushwick, Ridgewood (also known as East Williamsburgh) remained largely rural until after the consolidation of the City of New York in 1898, just as the last vacant land in Bushwick was being developed. Transportation improvements to the area helped propel development. Myrtle and Metropolitan Avenues and Fresh Pond Road are among the oldest streets in Ridgewood, having originally been Native American trails and then used by Long Island farmers to take their products to market. Stagecoaches and horsecars ran along Myrtle Avenue which extended from Fulton Ferry – with ferries that provided access to Manhattan – to Jamaica Avenue. The first railroad to reach the area, in 1878, was the New York Connecting Railroad Extension (once the Manhattan Beach Railroad), running from Brooklyn through Ridgewood to the Brooklyn seashore. (Figure 1) The elevated rapid transit line ran to Wyckoff Avenue along the Brooklyn/Queens border beginning in 1888 and an extension of the electrified trolley ran from Bushwick to Fresh Pond Road in Ridgewood in 1894. The Myrtle Avenue line was extended at grade over a private right-of-way from Wyckoff Avenue to Lutheran Cemetery in 1904.<sup>6</sup>

By the turn of the century, Bushwick's builders began purchasing Ridgewood's farms, parks, and racetracks. Over the next two decades they constructed tenements and small row houses similar to those they had built for the German immigrant workers and their families in Bushwick.<sup>7</sup> An article in the *Real Estate Record and Guide*<sup>8</sup> published in late 1909 mentions that

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<sup>5</sup> Bushwick was not a company town. Housing was constructed by speculative builders, most of whom were also of German descent, including some brewers who invested some of their profits into real estate.

<sup>6</sup> This extension of the BRT's Myrtle Avenue line was elevated to Fresh Pond Road in 1915, replacing the trolley line along the same right-of-way.

<sup>7</sup> Three basic types of homes were constructed: two- and three-family row houses with one apartment per floor, two- and three-story tenements with two apartments per floor, and small multiple-dwellings with ground-floor stores.

<sup>8</sup> "Growth of Queens," *Real Estate Record and Guide* (December 25, 1909), 1200, as cited in *Stockholm Street Historic District Designation Report*.

an area of over 150 blocks of former farmland and picnic parks in Ridgewood was then experiencing intense growth. The construction of the Queensboro Bridge further contributed to the development of the area. The bridge opened in 1909, linking the roadways of Queens to Manhattan, just as the United States was beginning to embrace automobile travel.

From the turn of the century to World War I, over 5,000 structures were built in Ridgewood; industrial areas developed to the north, while residential construction occurred in the southern section.<sup>9</sup> The developers built wood-frame houses until 1905, when building codes took effect requiring masonry construction. All subsequent construction in Bushwick and Ridgewood, including the Ridgewood North Historic District, was of masonry. Most of the builders, including the G.X. Mathews Company, hired the architectural firm of Louis Berger & Co. to design their rows, which were faced largely with bricks produced by the Kreisler Brick Manufacturing Company. Thus, many of Ridgewood's buildings share similar designs, brickwork, and ornamentation.

Building stopped during World War I, resuming at a slower pace following the war and continuing until the last Ridgewood farms were developed in the late 1930s. During this period, more of the same types of buildings were constructed, including new-law tenements and attached and semi-detached single- and multi-family houses.

The straight-line boundary established by Arbitration Rock served Bushwick and Ridgewood until the early 20<sup>th</sup> century, when the establishment of a slanted street grid and rapid urbanization of former farm and park land created streets and sometimes individual buildings that were situated partly in both boroughs. The border was re-drawn in the 1920s, along a jagged line that followed the established street grid. However, Glendale and Ridgewood continued to use Bushwick's post office, and therefore, a Brooklyn zip code.

In 1939, the WPA Guide called the area "old-fashioned and respectable;"<sup>10</sup> Ridgewood remained a working- and middle-class neighborhood throughout the rest of the twentieth century. By the 1960s and 70s, because other parts of Bushwick had increasing "rates of crime and arson," the residents of Ridgewood voted to change their address to Queens.<sup>11</sup>

### **German Immigration in New York City, Brooklyn's Eastern District and Ridgewood**<sup>12</sup>

From its founding in 1626 by Peter Minuit, a native of the German town of Wesel am Rhein, New York City has had a significant German population. During the 1820s, the first German neighborhood and commercial center developed in the area southeast of City Hall Park and by 1840 more than 24,000 Germans lived in the city. During the next twenty years, their numbers increased dramatically as "mass transatlantic migration brought another hundred

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<sup>9</sup> In the early and middle 20<sup>th</sup> century, factories and warehouses were erected in Ridgewood along Flushing and Metropolitan Avenues, north of Ridgewood's residential neighborhoods. This industrial area is located near the Newtown Creek and English Kills shipping channels, and adjoins similar commercial areas in Williamsburg, Bushwick, and Maspeth. In its heyday, the area had hundreds of knitting mills, oil refineries, and manufacturers of such products as glassware and pharmaceuticals.

<sup>10</sup> Works Progress Administration, Lou Gody ed., *New York City Guide*, (New York: Random House, 1939), 460.

<sup>11</sup> In 1979, Ridgewood and Glendale received a Queens' zip code. (*Encyclopedia of New York*, 1005.)

<sup>12</sup> This section on German Immigration is based on Landmarks Preservation Commission, (*Former Scheffel Hall Designation Report* (LP-1959), report prepared by Gale Harris (New York: City of New York, 1997). Sources for this section include: Stanley Nadel, "Germans" and "Kleindeutschland" in the *Encyclopedia of New York* (New Haven: Yale University Press, 1995).

thousand Germans fleeing land shortages, unemployment, famine, and political and religious oppression,"<sup>13</sup> with over 1,350,000 immigrating to the United States. To accommodate this growth, new German neighborhoods or "Little Germanys," also known individually as "Dutchtown," developed, including *Kleindeutschland*, east of the Bowery and north of Division Street in Manhattan and outside the city in the Eastern District of Brooklyn (Williamsburg, Bushwick and Greenpoint). By 1860, Germans in New York City numbered more than 200,000, accounting for one quarter of the city's total population. They represented the first large immigrant community in American history that spoke a foreign language. In the 1870s and 1880s, dislocations caused by the growth of the German Empire brought more new immigrants to the United States while thousands of American-born children of German immigrants established their own homes in these neighborhoods.<sup>14</sup> Germans established new neighborhoods in Yorkville in Manhattan and Steinway in Queens, and existing German neighborhoods, such as Williamsburg and Bushwick, expanded. New York City's German population increased in the 1890s, reaching a peak of over 700,000 in 1900. After that, many Germans and German-Americans migrated to suburban areas outside of New York City, resulting in the reduction of the city's German population to under 590,000 by 1920. During the same period, many of the Germans that remained in New York moved from older neighborhoods in Manhattan and Brooklyn to newly developed areas like Ridgewood. New York City's German population grew again during the 1920s as many Germans fled economic and political turmoil in Europe.

Immigrants from Germany and their descendants have contributed greatly to New York City's culture in areas such as religion, politics, business, labor, publishing, the arts, philanthropy, and local cuisine. By settling in areas with such a high concentration of fellow countrymen, it was easy for the Germans to maintain their culture and customs, which included German-speaking churches and synagogues, German newspapers, singing societies, Turnverein,<sup>15</sup> and beer gardens. German New Yorkers formed numerous socialist political associations, such as the Workers' League and the Socialist Labor Party. Germans helped to form the American Federation of Labor, in which Adolph Strasser and Samuel Gompers were prominent. Many of the city's breweries were established by Germans, who also operated hundreds of beer halls and wine gardens in German neighborhoods, especially in Brooklyn's Eastern District. Germans were also well-represented in the building trades, including in the practice of architecture,<sup>16</sup> and created their own banking, savings, and loan institutions. Several publishing houses and newspapers were

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<sup>13</sup> *Encyclopedia of New York*, 463, as cited in *Scheffel Hall Designation Report*.

<sup>14</sup> By 1880, the city's German population constituted about one third of the city's total.

<sup>15</sup> A Turnverein is a gymnastics society founded in Germany based on the teachings of Prussian nationalist, Friedrich Ludwig Jahn. In America, especially in cities where large German populations settled, "the principal German organizations, other than the churches, for maintaining cultural and social traditions were the singing and gymnastics societies known respectively as the "Gensang Vereins" and the "Turn Vereins" (Gesang = singing; turn = gymnastics; verein = club or society) established not long after the arrival of the first significant numbers of Germans in the late 1840s and early 1850s." (Robert L. Dyer, "The Boonville Turner" from *Boonville an Illustrated History*, available on-line (3/5/08) at: <http://www.undata.com/turnerhall/thhist.htm>.) No title, *Brooklyn Eagle* (December 31, 1856), 3; Landmarks Preservation Commission, (*Former*) *Colored School No. 3, later Public School 69 Designation Report* (LP-1977), report prepared by Donald Presa (New York: City of New York, 1998).

<sup>16</sup> German-born architects working in New York included William Schickel (1850-1907), Detlef Lienau (1818-87), Leopold Eidlitz (1823-1908), Alexander Saeltzer (date undetermined), Alfred Zucker (b.1852), and Louis Berger (b.1875), who was a prolific Ridgewood architect and the designer of the earliest buildings in the Ridgewood North Historic District.

owned by German New Yorkers, including the popular *Staats-Zeitung*. While German singing societies and choral groups were generally identified with the middle and working classes, German musicians predominated in the New York Philharmonic and provided it with many of its directors, including Leopold Damrosch. German businessman Otto H. Kahn was one of the city's leading philanthropists. German-derived food, particularly hamburgers, frankfurters, and sauerkraut, became popular for mass consumption. There were also German theater groups, social clubs, sickness- and death-benefit societies, and lodges. Many Germans worked in factories and shops in what came to be regarded as German trades – tailors, bakers, grocers, shoemakers, brewers, cigar makers, piano and furniture makers, and dressmakers. In Ridgewood, German-American social organizations represented in the early- and mid-20<sup>th</sup> century included the First German Sports Club, the Schwaebischer Saengerbund, the Steuben Society of America, the Rheinpfälzer Volkfest Vereins, the German-American School Association, and the Gottscheer Gedenksette.<sup>17</sup>

### **Low-cost Housing in New York and Tenement House Construction**<sup>18</sup>

By the middle of the 19<sup>th</sup> century, New York had developed into a world metropolis. Restricted by geography and by the lack of affordable transit, its burgeoning worker population crowded into a few wards in Lower Manhattan near the major centers of employment. At first, the need for low-cost housing was met by partitioning existing rowhouses into one- and two- room units. By the 1840s, builders began erecting the city's first tenements. About fifty feet deep, these four and five-story buildings were arranged in a double line of rooms with windowless bedrooms and stairs at the center of the building. Usually a second tenement was erected at the rear of the same lot, with families in both buildings sharing the same backyard pump and privy. Larger buildings, known as double-deckers or railroad flats, began appearing in the 1860s. These occupied as much as 90% of a standard 25 x 100 foot lot, and had twelve to sixteen rooms per floor, only four of which (two front, two back) had direct access to light and air.

Living conditions were overcrowded and unsanitary in all these buildings. Plumbing remained inadequate: water rarely reached above the first floor and was often only available from a tap in the yard; sewers and privies frequently overflowed, making these shared facilities unusable. Construction was flimsy and highly flammable; fires were a frequent occurrence. The streets were strewn with garbage and animal refuse; factories, slaughterhouses, and bone and fat rendering establishments operated side by side with tenements.

Under these conditions such infectious diseases as cholera, diphtheria, and typhus were rampant. While some medical experts believed that infection could be linked to specific bacteria, most subscribed to the popular notion that unsanitary conditions were the chief source of disease. Many social commentators also believed that bad housing contributed to the social degradation that led to crime, delinquency, pauperism, alcoholism, and prostitution.

Motivated, therefore, both by fear of disease and by humanitarian concerns, reformers began organizing as early as the 1840s to attack the problems of the slums. The only attempts at

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<sup>17</sup> The Gottscheers were Austrians who emigrated to the Balkans in the fourteenth century. In the 1880s, many Gottscheers, fleeing upheaval in the Balkans, moved to the United States and were among those who later settled in the developing neighborhood of Ridgewood in the early twentieth century. During the World War II era, Gottscheers were again forced to flee Yugoslavia; the largest number of these refugees - about 3,000 - settled in Ridgewood, Queens.

<sup>18</sup> Portion of this section are adapted from: Landmarks Preservation Commission, *City and Suburban Homes Company, First Avenue Estate Designation Report* (LP-1692), report prepared by Gale Harris (New York: City of New York, 1990); Landmarks Preservation Commission, *Sunnyside Gardens Historic District Designation Report* (LP-2258), report prepared by Virginia Kurshan (New York: City of New York, 2007).

improving the situation in the United States were made by philanthropies since there was no accepted role for the government.<sup>19</sup> From the first they took a two-pronged approach – lobbying for the enactment of housing and sanitary codes, and building model tenements that they hoped would demonstrate the feasibility of providing hygienic, comfortable housing for the working poor at market rates.

Several philanthropic or semi-philanthropic organizations sponsored competitions for the design of improved tenements late in the nineteenth century. Architects such as Ernest Flagg, I. N. Phelps Stokes and Henry Atterbury Smith tried to create buildings that would allow greater ventilation and better living conditions for the tenants and they built a series of “model tenements” with the aim of providing a practical example of what could be done in the hope that others would follow their lead. Between 1877 and 1905, there were several different model tenement projects in New York. The architects of these projects concentrated on ways to improve the light and ventilation and they created various plans to achieve this while still maintaining an economically feasible density.<sup>20</sup> Large-scale planning by companies that were able to purchase entire blocks or more, enabled them to eliminate individual lots to create large buildings with central light courts. In this way, although the apartments were no larger than those in traditional tenements, they did provide improved light and air.

The Tenement House Act of 1867 was the country’s first comprehensive housing reform law.<sup>21</sup> Although the law was weak and largely ignored due to a lack of enforcement provisions, it was the first attempt at government regulation of tenement houses and established the foundation for future legislation. Continued efforts at reform led to the Tenement House Act of 1879, and the creation of dumbbell tenements, which were later known as “old law” tenements. By requiring that all rooms had access to light and air, interior windowless rooms were eliminated and the tenement plan began to take on a “dumbbell” shape, created by air shafts on each side of the buildings. Designed to meet the requirements of the law, the early dumbbell tenements were unsuccessful; the shafts were too small to provide sufficient light and air to lower floors and acted as flues for spreading fires.<sup>22</sup>

Concern about continued deteriorating housing conditions for the poor became more publicized in the 1880s and 1890s through the work of Jacob Riis. A journalist and photographer, Riis documented the conditions inside the tenement houses and published his first book, *How the Other Half Lives*, in 1890. The movement intensified in the late 1890s due to the work of

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<sup>19</sup> While European governments became involved in the construction of low-cost housing, here the government was only allowed to legislate minimum standards, such as those imposed by the Tenement House Act of 1867, revised in 1879 and 1901.

<sup>20</sup> New York model tenements included those built by Alfred T. White in Brooklyn, the Improved Dwellings Association, and the Tenement House Building Company. To improve light and air in the buildings, the architects’ designs included open stair tenements, buildings with open courtyards or light slots, and other arrangements to provide more open space.

<sup>21</sup> The 1867 law defined the word “tenement” and among its requirements were at least one toilet or privy for every 20 people, connected to the sewer if possible; fire escapes; and interior transom windows for ventilation. Lower East Side Tenement Museum, “Housing, Tenements” available on-line (July 17, 2009) at: [http://www.tenement.org/Encyclopedia/housing\\_tenements.htm](http://www.tenement.org/Encyclopedia/housing_tenements.htm).

<sup>22</sup> Additionally, the light shafts became garbage receptacles and virtually eliminated privacy between adjacent buildings and apartments. Andrew S. Dolkart, *Biography of a Tenement House in New York City* (Santa Fe, NM: The Center for American Places, Inc., 2006), 61. G.X. Mathews employed light shafts, as required by the 1901 Tenement House Act, to provide light and air to each room.

reformer Lawrence Veiller and the Charity Organization Society of the City of New York, whose lobbying eventually led to the passage of the Tenement House Act of 1901. This law, which created the “New Law Tenement,” was extremely influential on the design of housing, both in Manhattan and the outer boroughs and served as an early and long-lasting type of zoning law. It mandated less than 70% lot coverage, a minimum size for air shafts or courtyards, a building height based on the width of the street it faced, and required one interior toilet for every two families. However, one of the most important aspects of the “new law” was the creation of the Tenement House Department to inspect the buildings and enforce regulations, tasks that had previously fallen to the Board of Health and the Department of Survey and Inspection of Buildings. The law also mandated that similar changes be made to existing buildings to improve light and ventilation, and toilet facilities. While the law had an immediate impact by improving the conditions in new construction, it had a slower effect on the reform of existing buildings.<sup>23</sup>

Another approach for working-class housing during this period, however, was to move it to the suburbs in an effort to disperse workers from the dirty, overcrowded city. The Homewood development (1898) in Brooklyn by City and Suburban Homes<sup>24</sup> consisted of a series of small workers cottages. An attempt at Forest Hills Gardens in Queens, by the philanthropic Russell Sage Foundation (1908-10) was also originally intended to provide such low-cost housing. It quickly became too costly for the working class, but developed as one of New York’s choicest residential enclaves, and “illustrated the virtues of large-scale comprehensive planning.”<sup>25</sup>

The efforts of these reformers and philanthropies did not however, have much effect on the private market and did not significantly increase the supply of decent, affordable living quarters. This housing shortage continued into the twentieth century and by the end of World War I had reached crisis stage. One reason was a tremendous increase in population, especially in New York City. Between 1900 and 1920, the city’s population increased from 3.4 million to 5.6 million, largely because of huge waves of immigration, especially between 1905 and 1914.

### **Middle-Class Housing in New York**<sup>26</sup>

While the working poor were being crowded into tenement buildings, the rapidly increasing population was also displacing the middle class, who were priced out of the New York City housing market by the second half of the 19<sup>th</sup> century. By 1866, those who could not afford their own houses included “professional men, clergymen, shopkeepers, artists, college professors,

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<sup>23</sup> One property owner attempted to fight the Constitutionality of the requirements for upgrading an existing building. The case vs. the City of New York made its way through several New York State Courts and finally the Supreme Court, all of which upheld the tenement law.

<sup>24</sup> The City and Suburban Homes Company was founded in 1896 and grew out of the Improved Housing Council organized by the Association for Improving the Conditions of the Poor. Felix Adler was a member of this group. City and Suburban Homes became the largest such semi-philanthropic corporation in the country. Gwendolyn Wright, *Building the Dream, A Social History of Housing In America* (Cambridge, MA: MIT Press, 1981), 123-7; Richard Plunz, *A History of Housing in New York City* (New York: Columbia University Press, 1990), 100-01, as cited in *Sunnyside Gardens Historic District Designation Report*.

<sup>25</sup> Roy Lubove, “Housing Reform and City Planning in Progressive America,” reprinted from *The Progressives and the Slums: Tenement House Reform in New York City* (Pittsburgh: University of Pittsburgh Press, 1962), 350, as cited in *Sunnyside Gardens Historic District Designation Report*.

<sup>26</sup> This section is adapted from: Landmarks Preservation Commission, *The Windermere Designation Report* (LP-2171), report prepared by Michael D. Caratzas (New York: City of New York, 2005); and Landmarks Preservation Commission, *Crown Heights North Historic District Designation Report* (LP-2204), report prepared by Michael D. Caratzas and Cynthia Danza (New York: City of New York, 2007).

and upper-level mechanics.”<sup>27</sup> Some middle-class families adapted by moving into boarding houses, but living with other families in a subdivided former rowhouse conflicted with the era’s middle-class values, which stressed the “individual private house as the protector of family privacy, morality, and identity.”<sup>28</sup> In the years following the Civil War, new types of multiple dwellings emerged to cater to those of greater means than the poor or working-class, who remained largely confined to the tenement or rooming house.

Among New York’s first apartment houses were two designed by Richard Morris Hunt: the Stuyvesant Apartments (1869-70, demolished) at 142 East 18<sup>th</sup> Street, and Stevens House (1870-72, demolished), on the south side of 27<sup>th</sup> Street between Fifth Avenue and Broadway. Although the Panic of 1873 slowed the construction of flats buildings in New York, construction took off, with an improving economy, after 1876. (As opposed to tenements, in which residents shared toilets, both flats buildings and apartment houses had self-contained suites of rooms; the latter term generally referred to the more luxurious buildings, particularly those with elevators.) Between 1875 and 1879, approximately 700 new flats buildings were erected in New York; 516 were built in 1880 alone. By 1880, “the French flat, catering to the middle class, was a fixture of the city’s architecture.”<sup>29</sup> Relatively few of these new buildings were architecturally distinguished; nevertheless, a “revolution in living,” as the *New York Times* deemed it in 1878, was occurring, and by the mid-1880s, more New Yorkers lived in multiple dwellings than in rowhouses. By the 1890s, the trend toward flat- and apartment-living was also catching on in the outer boroughs; several elegant apartment houses were built in the developing Crown Heights section of Brooklyn during that decade, and by the turn of the century, a number of middle-class flats buildings were also constructed there.

For those unable to afford a private home and willing to live outside of Manhattan, the two-family house presented an alternative to the rented flat. Two-family houses had taken root in newly developing areas of Brooklyn by 1895, with affordability accounting for much of the house type’s appeal. A typical 1898 advertisement for a two-family house of Brooklyn described the house as “self-supporting ... rent of upper floors pays all expenses.”<sup>30</sup> Indeed, the *Brooklyn Eagle* noted in 1900 that “ownership of a two-family house has been regarded as a policy of economy on the part of the owner, who pieced out his income by sharing possession with a second family.”<sup>31</sup> As transportation improved, other areas in Brooklyn and Queens become feasible as commuter suburbs for the growing middle class.

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<sup>27</sup> Elizabeth Collins Cromley, *Alone Together: A History of New York’s Early Apartments* (Ithaca, N.Y.: Cornell University Press, 1990), 12, as cited in *The Windermere Designation Report*.

<sup>28</sup> *Alone Together*, 3, as cited in *The Windermere Designation Report*.

<sup>29</sup> Robert A.M. Stern, Thomas Mellins, and David Fishman, *New York 1880: Architecture and Urbanism in the Gilded Age* (New York: The Monacelli Press, 1999), 539, as cited in *The Windermere Designation Report*.

<sup>30</sup> “For Sale—Self Supporting House in Beautiful St. Mark’s Section” (Advertisement), *Brooklyn Eagle* (November 23, 1898), 8, as cited in *Crown Heights North Historic District Designation Report*.

<sup>31</sup> “Suburban Development,” *Brooklyn Eagle* (January 7, 1900), 17, as cited in *Crown Heights North Historic District Designation Report*.



### **Gustave X. Mathews and the G.X. Mathews Company**<sup>32</sup>

Ridgewood's best-known builder, Gustave Xavier Mathews,<sup>33</sup> was born in Rodalben, Palatinate, Germany in 1871. His parents, Xavier and Rosa Matheis, and their five sons immigrated to the United States in 1886, settling in New York, and later, on Myrtle Avenue in Bushwick by 1900. Shortly after, Gustave Mathews married Clara Kuntz, daughter of Louis (Ludwig) Kuntz, a prominent builder in the Bushwick-Ridgewood area. It was from his father-in-law that Mathews learned the building trade, working with Kuntz and his partner, John Dreher.<sup>34</sup>

With his wife Clara, Mathews had four sons, Ernest L., Curtis X., William E. and Gustave X. Jr., who later became active in their father's business. Mathews married a second time in 1917, several years after his first wife's death, and had a daughter, Rose Claire. After over fifty years as a developer and builder in Queens, Mathews died at the age of 88 in 1958.

Gustave X. Mathews began purchasing former farmland in Brooklyn and Queens County just after the turn of the 20<sup>th</sup> century, and was one of the first builders to start developing the Queens section of Ridgewood. In 1904, the Mathews Realty and Construction Company of Queens was incorporated with G.X. Mathews and two of his brothers, William F. and Ernest, as its directors. Mathews first began building on a large scale on Grove, Linden and Bleecker Streets, near the Brooklyn border and the last stop of the elevated Myrtle Avenue train. Like the other turn-of-the-century multi-family houses developed in Bushwick and Ridgewood, the

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<sup>32</sup> This section is based on the following sources: Schubel, 119-120; United States Federal Census: 1880, 1900, 1920, 1930; "Gustave Mathews, Queens Builder, 88," *New York Times* (September 23, 1958), 33; "Albert F. Mathews," *New York Times* (September 28, 1958), 89; "Dr. William F. Mathews," *New York Times* (March 15, 1960), 39; "Ernest Mathews," *New York Times* (January 24, 1932), 28; "New York Incorporations," *New York Times* (August 5, 1904), 8; "Why 'Mathews' Model Flats' Excel All Others" advertisement, *Ridgewood Times* (October 23, 1913); "Classified Ad No. 8," *New York Times* (August 7, 1960), R14; "A Past Preserved," *Ridgewood Times* (December 9, 1980), G1; "Building of the Home as a Matter of Economy," *Ridgewood Times* (April 19, 1913), 8; "Growing Queens District," *New York Times* (March 29, 1914), 5; "The Real Estate Field," *New York Times* (February 28, 1911), 16; "The Real Estate Field," *New York Times* (December 10, 1913), 20; "Ridgewood's Great Growth," *Ridgewood Times* (December 31, 1914), 2:2; "Old Farms Now Tenement City," *Ridgewood Times* (April 29, 1915), 6:3; "Active Building in Queens Borough," *New York Times* (June 19, 1921), 94; "Latest Dealing in Realty Field," *New York Times* (November 4, 1922), 26; "Manhattan and Suburban Apartment House Projects," *New York Times* (September 7, 1924), RE2; "Plan for More Mathews Flats," *New York Times* (May 3, 1925), RE2; "New Home Centre Created in Queens," *New York Times* (January 17, 1926), RE1; "Market Stability Depends on Rents," *New York Times* (December 12, 1926), RE7; "Steady Demand for Sunnyside Homes," *New York Times* (August 14, 1927), E18; "Four-Family Home in Long Island City," *New York Times* (October 2, 1927), E11; "Suburban Home Sold," *New York Times* (August 7, 1932), RE2; "Small Houses Lead Long Island Realty Activity," *New York Times* (April 9, 1933), RE1; "Last Group of Two-Family Houses," *New York Times* (August 30, 1942), RE8; "Our Neighborhood the Way it Was," *Times Newsweekly* (October 2, 2008) available on-line at: <http://www.timesnewsweekly.com/news/2008/1002/Columns/050.html>; "Our Neighborhood the Way it Was," *Times Newsweekly* (September 20, 2001) available on-line at: <http://www.timesnewsweekly.com/common/archives/Archives2001/092001/NewFiles/OURNEIGH.html>.

<sup>33</sup> G. X. Matheis legally changed, or "Americanized," his name to Mathews in 1907.

<sup>34</sup> Mathews and Dreher purchased six lots on Grove Street, north of Cypress Avenue in 1902 and shortly after constructed 6, 3-story buildings. "Queens Borough," *Brooklyn Daily Eagle* (December 22, 1902), 18.

earliest buildings that Mathews constructed conformed to the standard 20-foot-wide lots that were being laid out in the area and resembled rowhouses, but were divided on the interior into one apartment per floor. By 1909, the G.X. Mathews Company was incorporated with G.X. Mathews as its president, a role he held until his death.<sup>35</sup>

In 1907-08, Mathews purchased the land comprising the Ridgewood North Historic District, and began the company's first full-block development, constructing the model tenement buildings that would make the company and Ridgewood famous. By developing a large scale and efficient building system, the company was able to produce well-designed housing at an affordable price. Meeting with continued success, the company purchased the old Meyerrose farm, south and west of the Ridgewood North Historic district, in 1911, and constructed over 200 more model tenements on the site. That same year, the G.X. Mathews Company received 25% of the tenement house permits issued in the borough of Queens. In 1915, the Tenement House Department of New York City selected the "Mathews Model Flats" as the "most up-to-date method of housing for the masses at a minimum of cost;"<sup>36</sup> and other builders began to copy the buildings. By the mid-1910s, few large tracts of land were left to develop in Ridgewood, and the G.X. Mathews Company began to look for other areas for development.

With a growing demand in the low-cost housing market, in the 1910s, the G.X. Mathews Company began constructing Mathews Model Flats in Astoria, Woodhaven, Corona, and Long Island City, moving the company's office there to Jackson and 18<sup>th</sup> Avenue by 1919. The need for affordable housing continued after World War I, when the demand for housing in general was at another peak. At the time the City Housing Corporation began constructing the affordable row houses at Sunnyside Gardens (a designated New York City Historic District), the Mathews Company had already begun constructing over 300 buildings, including its model flats, smaller, two-story apartment buildings, and one- and two-family houses, just east of the site in Woodside. The Metropolitan Life Insurance Company<sup>37</sup> was also helping to address the housing crisis by providing millions of dollars in construction financing in Queens, other parts of New York City, and throughout the country. By 1924, the Mathews Company was based in Woodside and was advertising over "950 houses sold; 'never a single foreclosure;'" promised a high return on investment.<sup>38</sup> In the late 1920s, the Mathews Bond and Guaranty Company was formed, to provide financing for future projects, and later the Mathews Mortgage Corporation was also established.

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<sup>35</sup> It is unclear whether the name of the company was changed or if a new company was formed; however, as is indicated by the name, Gustave X. Mathews served as president of the new corporation until his death in 1958. All of the Mathews brothers appear to have been involved in the company for some time. The oldest, Adolph died in his forties between 1913 and 1920; and the youngest, William F., was the company treasurer during the 1910s and vice president in the 1920s, but later focused on his career as a medical doctor. Ernest Mathews was involved in both ventures, moving away from Queens a year before his death in 1932. According to his obituary, Albert F. Mathews was associated with his brother's company for nearly half a century, in addition to his own construction projects.

<sup>36</sup> "Ridgewood's Great Growth," *Ridgewood Times* (December 31, 1914), 2:2.

<sup>37</sup> In 1922, the state of New York passed legislation allowing insurance companies, of which Metropolitan Life was one of the most successful, to invest some of its profits in the construction of affordable housing for city dwellers. The company began to work immediately on sites in Long Island City, Astoria, and Woodside with the goal of proving that by working on a large scale, modern, affordable apartments could be constructed and still receive a reasonable return, similar to the earlier philanthropic model housing endeavors.

<sup>38</sup> "Classified Advertisement," *New York Times* (April 7, 1924), 32.

Despite the Depression, the Mathews Company continued building in the 1930s, constructing a group of 250 one-family brick homes with garages in the Elmhurst section of Queens. By 1942, the company had completed another 150 modern-style, 2-family homes in the area, near Calamus and Grand Avenues. A departure from the style of the model flats, the design of these houses was clearly influenced by Mathews' travels to Europe to study housing development.<sup>39</sup> Later in his career, Mathews' work also included a group of single family homes near West Nyack, New York, where he and his family lived. After his death in 1958, his sons, who had been active in the G.X. Mathews Company, completed and sold the remaining houses in the West Nyack development.

### **The Design of Mathews Model Flats**

Many of the turn-of-the-century multi-family houses developed in Bushwick and Ridgewood included two- or three-story plus basement buildings constructed on standard (20' x 100') lots, similar to those developed elsewhere in Brooklyn. These buildings resemble rowhouses and generally feature one apartment per floor. Some of the earliest buildings constructed by Gustave X. Mathews were of this type, including buildings on Grove and Linden Streets near St. Nicholas Avenue – located west of the Ridgewood North Historic District, close to the Brooklyn border – as well as those constructed by other developers.

According to Department of Buildings records, the earliest Mathews buildings were designed by the architecture firm of Louis Berger and Co., a prolific architect in the area.<sup>40</sup> Although Berger is listed as architect of record for the earliest buildings in the Ridgewood North Historic District, the buildings, which were filed in 1908, represent a departure from the conventional multi-family house plan: they were among the first that Mathews built featuring his

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<sup>39</sup> In 1919, Gustave applied for a passport to study housing conditions abroad, visiting France, Holland, and England. Three years later, Gustave and Albert applied for passports to visit Great Britain, France, Italy, Mexico and Germany for “commercial business” to obtain “first hand knowledge regarding the buildings and construction experience of the various construction experience...the basic materials [used] in the various counties, their styles of architecture, the action of climatic conditions on the materials used.” (“Form for Person Claiming Citizenship through Naturalization of Husband or Parent, No. 17259,” September 11, 1919; (“Form for Person Claiming Citizenship through Naturalization of Husband or Parent, No. 111151 and 111152,” January 14, 1922; available from ancestry.com.) Most of these building remain on Calamus, Grand and Ankener Avenue, Elks Road and 79<sup>th</sup> Street in Elmhurst.

<sup>40</sup> Berger was also coincidentally the brother of Carl Berger, who served as inspector and plan examiner in the Tenement House Department from 1902 to 1906, and later Superintendent of Buildings (Queens) until 1910. Carl Berger resigned from his position with Queens borough government in 1910 amid allegations and indictments against Queens borough president Lawrence Gresser and a number of his appointees, including Berger himself. Gresser was removed from office by Governor Dix for “neglect of duty” in 1911, although he was never convicted of any charges and defended his record in office until his death. The allegations against Berger were associated with the Department of Buildings’ requirement of the use of a “Tilly” vent in tenement house buildings. The vent was manufactured by a Brooklyn-based company that Carl and/or Louis Berger appear to have had a vested interest in, and a statement by the G.X. Mathews Building Company that “it paid to have their plans pass through the hands of brother Louis, if they did not want the Building Superintendent to cause them vexing delays.” (“Look for Another Queens Dismissal,” *New York Times* (April 20, 1910), 11.) After his resignation, Carl Berger became a managing director with the Paul Stier, Inc., construction company that developed extensive property in Ridgewood, where his brother became resident architect. (Information on Carl Berger is from the following sources: Schubel, 105; “Look for Another Queens Dismissal,” *New York Times* (April 20, 1910), 11; “Denial by Gresser; A Successor Ready,” *New York Times* (April 30, 1910), 18; “Turns Searchlight on a Cassidy Man,” *New York Times* (May 5, 1910), 3; “Carl Berger is Dead; Leader in Politics,” *New York Times* (July 23, 1930), 21; “L. Gresser is Dead in Brooklyn at 84,” *New York Times* (January 31, 1935), 19.)

innovative floor plan.<sup>41</sup> The “Mathews Model Flats” were built on larger lots, 27.5 feet wide, allowing two apartments on each floor, each with its own full bathroom, with shared light shafts providing windows in each room. (Figure 2) The layout was “first planned and constructed”<sup>42</sup> by the Mathews Company, and the buildings quickly became widely known in Queens, with other developers’ copies later described as the “Mathews Model Flats” type. The exterior details, however, remain largely similar to the earlier buildings constructed in the area, with light-colored brick facades, arched brick and carved or rough-faced stone lintels, and galvanized iron cornices.

Most of the three-story plus basement buildings in the district have six separate residential apartments, except for those that face Forest, Grandview and Fairview Avenues, which have commercial spaces at the ground floor. The basic plan features five rooms – living room, dining room, bedroom, sitting room, and kitchen – plus a bathroom per apartment,<sup>43</sup> all of which have access to light and air from central light shafts, as required by the 1901 Tenement House Law. The “cold water flats” had running water to all floors and a full bathroom – toilet, sink and tub, but no hot water or central heating system. Instead, a coal stove in the kitchen and a kerosene heater in the living room were used to heat each apartment.<sup>44</sup> Although steam heat was common in most apartment and rowhouse buildings at the time, it was not uncommon for tenement buildings to lack a central heating system. With a private bathroom in each apartment, the Mathews flats buildings were a clear upgrade from a tenement, but lacked the extra amenities that distinguished them from more expensive apartment buildings.

The G. X. Mathews Company created a niche in the real estate market. They built flats that were desirable places to live, with improved living quarters over standard tenement buildings, while providing affordable home-ownership through multi-family occupancy and large-scale development. Using the economic advantages of the multi-family dwelling, Mathews Model Flats generated more income than a two-family rowhouse but were not as initially cost prohibitive as a larger flats or apartment building, and were easier to manage by owner-occupants. By building on a large scale, Mathews was able to keep costs down while still creating comfortable, low-rent apartments; and the company met with immediate success. The G.X. Mathews Company built and sold over 300 tenements in Ridgewood between 1909 and 1912, including most of the buildings in the Ridgewood North Historic District.

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<sup>41</sup> Earlier known examples of the Mathews flats include 612 to 616 Seneca Avenue, constructed by the Mathews Realty and Construction Company in 1906. (New York City Department of Buildings, Borough of Queens, NB 267-06).

<sup>42</sup> “Building of the Home as a Matter of Economy,” *Ridgewood Times* (April 19, 1913)

<sup>43</sup> Although certified by the New York City Tenement House Department, the “flats” designed by Mathews are distinguished from tenement buildings by their separate bathrooms – in tenement buildings, multiple families may share the same facilities. At the time of their construction, the word “tenement” was used to describe multi-dwellings, not necessarily with the negative connotation that the word has today. The plans of the corner buildings were modified due to the elimination of the second light shaft – adding a second bedroom instead of sitting room. Two buildings in the district, 2040 Palmetto Street and 2031 Woodbine Street, were constructed on narrower lots and, therefore, feature a different plan. (Figure 3) Other plan modifications are found along Forest Avenue, where the angled street grid created non-rectilinear lots. (Figure 4)

<sup>44</sup> “Our Neighborhood the Way it Was” (October 2, 2008). According to the Lower East Side Tenement Museum website, few tenements had central heating systems as late as the 1930s, when Department of Buildings’ permits indicate that oil heating systems were installed in many of the buildings in the Ridgewood North Historic District. (“How the Building Changed,” available on-line (July 17, 2009) at: <http://tenement.org/research.html>).

A 1913 advertisement for Mathews' Model Flats refers to the buildings as "the house that has made Ridgewood famous." The ad emphasizes that Mathews' flats are the "best located, best built, and [have the] best sanitary arrangements." It further details the reasons for the company's success: building in Ridgewood near current and proposed transportation, buying land by the acre, buying materials direct from the manufacturer and in large quantities, selling direct to the homeowner without speculators.

Newspaper articles indicate that the six-family brick flats-houses in the Ridgewood North Historic District sold for \$11,000, while other buildings in the area were less affordable. An article in the *Real Estate Record and Guide* published in late 1909 list prices of two- and three-story brick rowhouses at \$9,000 to \$12,000 and tenements buildings selling for \$16,000 to \$17,000, depending on size and location.<sup>45</sup> Since there was a great demand for affordable housing, apartments rented immediately upon completion, and there was often a waiting list for Mathews Model Flats apartments, so they also retained tenants. The combination of a low upfront investment and constant rental income allowed the Mathews Company to brag "never a single foreclosure" to prospective buyers, regarding the soundness of investing in a model flat.

The buildings were so successful that they became the model for future development; the "Mathews Model Flats" were endorsed by the Tenement House Department. In a letter dated January 23, 1918, a commissioner of the Tenement House Department recommended "Mathews Model Flats" to J. Rogers Flannery, Director of Housing as a solution to the shortage of housing for U.S. Government shipyard employees. The letter explained that the model had been adopted as a standard in Queens for both the Mathews Company and other builders.<sup>46</sup>

In addition to being innovative in plan, the tenements are striking in appearance. (Figure 5) Built after 1905 when fire codes in Ridgewood began requiring masonry construction for attached rows, the buildings have load-bearing masonry walls constructed of light colored Kreisler brick. Using mainly buff- and amber-colored brick, the buildings have fine detailing, including corbelled, projecting, recessed, contrasting and geometric patterned brickwork, brick pilasters, and contrasting brick or carved stone string coursing. With mainly flat facades, the mid-block buildings are recessed from the street wall of the corner buildings, (Figure 6) adding further interest to the row, while 66-22 to 66-42 Forest Avenue feature curved and angled projecting bays. (Figure 7)

Although simple in form, the Mathews flats buildings are decorated by Romanesque- and Renaissance-Revival-style details. These two styles had gained popularity in residential architecture in the late 19<sup>th</sup> century, especially in the design of New York and Brooklyn rowhouses, and while the design of Romanesque Revival style residential buildings had waned by the turn of the century, the use of the Renaissance Revival style continued until 1920. Rooted in 11<sup>th</sup> and 12<sup>th</sup> century Romanesque style of architecture, the Romanesque Revival style is characterized by arched and heavy forms, polychromatic materials, and contrasting textures,

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<sup>45</sup> The model flats that had ground floor commercial space were more expensive. The prospective homebuyer, with a fairly modest, \$2000 cash down payment, could purchase a Mathews Flats building. While living in one apartment, the rent from the other five flats would generate sufficient income to cover the interest on the first and second mortgages, taxes, water and insurance, as well as some maintenance expenses. "Growth of Queens," *Real Estate Record and Guide* (December 25, 1909), 1200; "Our Neighborhood the Way it Was" (October 2, 2008); No title, *Ridgewood Times* (April 19, 1913), 8.

<sup>46</sup> The letter describes the Mathews flats as the "best example" of the "character of house which would give the maximum of living accommodations in space, light, air and ventilation, as well as convenience for creature comforts, and the maintenance of the best sanitary conditions for the minimum expense in rent, and yet, giving a fair and satisfactory return to the builder and subsequent owner." Unpublished letter from Tenement House Department to Hon. J. Rodgers Flannery, dated January 23, 1918 (Gustave Mathews, Passport Applications, January 2, 1906 - March 31, 1925 (M1490), 1918 - 1919, Roll 0651, Certificates: 51000-51249, 10 Dec 1918-10 Dec 1918 available on-line: [www.ancestry.com](http://www.ancestry.com)).

(Figure 8) details found throughout the Ridgewood North Historic District. The heavy bluestone stoops, (Figure 9) found on the residential streets in the district, as well as the contrasting rough-faced brickwork, are also characteristic of the style. The symmetrical facades of the Mathews flats buildings are derived from the classically-inspired Renaissance Revival style, which is characterized by light-colored facades; subdued Classical ornament concentrated around the windows and doors; full stone entrance enframements; (Figure 10) glazed, double doors; and simple cornices with Renaissance-inspired motifs such as swags and garland, (Figure 11) all found on buildings within the district.

The buildings on Grandview Avenue and Palmetto Street have Romanesque Revival-style round and segmental arches of contrasting brick, while others feature Renaissance Revival-style carved stone door and window lintels. Other handsome details include Classically-inspired carved limestone entablatures and friezes, pressed metal cornices and original ironwork at the stoop and areaway. The houses on Palmetto Street (Figure 12) in the Ridgewood North Historic District are the earliest examples of fully developed Mathews flats in Ridgewood, a facade design that the Mathews company later used throughout the borough, including Catalpa and Putnam avenues and Cornelia Street in Ridgewood, and 48<sup>th</sup> Street in Long Island City.

### **Development of the Ridgewood North Historic District**<sup>47</sup>

According to the late 18<sup>th</sup> and early 19<sup>th</sup> century records, the land in the Ridgewood North Historic District was owned by members of the Wyckoff and Debevoise families, whose ancestors included prominent early colonists.<sup>48</sup> Early deeds show that Nicholas Wyckoff owned a large tract running west from Fresh Pond Road, and by mid-18<sup>th</sup> century, the land contained in the historic district was owned by the Debevoise family.

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<sup>47</sup>This section is based on the following sources: *Atlas of the Borough of Queens, City of New York* (Brooklyn: E. Belcher Hyde, 1903), v.2, pl. 23; "Brick Leads for Street Paving," *Real Estate Record and Guide* (June 13, 1908), 1130; National Register of Historic Places, *Stockholm-DeKalb-Hart Historic District*, report prepared by Donald G. Presa (Washington, D.C., 1983); New York City Department of Buildings, Borough of Queens, NB 1456-1907, NB 1068-1908, NB 1985-1908, NB 2022-1908, NB 2043-1909, NB 2044-1909, NB 3152-1910, NB 1228-1914, NB 18934-1925, NB 5445-1927, NB 8374-1928; *Real Estate Record and Guide* (July 13, 1907), 56 and (October 10, 1908), 695; Heinrich Ries and Henry Leighton, *History of the Clay-Working Industry in the United States* (New York: J. Wiley & Sons, 1909), 42; *Subdivision Map of the Farm of Hamlin Babcock, Newtown, Long Island*, surveyed by E.D. Johnson (November 19, 1891); and United States Federal Census: 1910, 1920.

<sup>48</sup> Nicholas Wyckoff was a descendant of Pieter Claesen, who came from Holland in 1636 and for a time in 1655 was a superintendent on Peter Stuyvesant's farm. Claesen took the name of Wyckoff after the ceding of New Amsterdam to the English. He rose to be a man of wealth as well as a magistrate in Flatlands, and like many of his neighbors was a slave owner. The home where he was living by 1667 is a designated New York City Landmark. The Wyckoff farm in Bushwick (Ridgewood) was located just to the west of the Ridgewood North Historic District near the Brooklyn-Queens border. G.X. Mathews developed large portion of this former farm in the first decade of the 20<sup>th</sup> century, having purchased a number of lots from Peter Wyckoff in many different real estate transactions. (Landmarks Preservation Commission, *Pieter Claesen Wyckoff House Designation Report* (LP-0001) (New York: City of New York, 1965); Queens County, Office of the Register, Conveyances).

The Debevoise family is descended from Carel de Beauvois, a French protestant (Huguenot) who immigrated to Leyden, Holland and later to New Amsterdam in 1659. Highly respected and well-educated, de Beauvois served as a teacher, and later "'chorister, reader and schoolmaster' for the people of Brooklyn," due to his knowledge of the Dutch language. De Beauvois' grandson, Carel Debevoise, was the first of the family in Queens, purchasing land in Newtown in 1702. His son, also Carel Debevoise, settled in Bushwick in 1736. Versions of the name include also include De Bevoise and De Be Voise. (*History of Queens County*, 317-318).

By 1847, George Hulst was leasing a large parcel of land adjacent to Fresh Pond Road from Jacobus Debevoise, and several years later purchased the property.<sup>49</sup> Originally from Williamsburgh, George Hulst<sup>50</sup> (1811-1902), was the son of Sarah Duryea and Anthony Hulst, who “was owner of the largest farm in Brooklyn at one time.”<sup>51</sup> George Hulst took up farming like his father, but by the 1860s began to sell off lots from his over-65-acre estate. In 1868, the land comprising the northern portion of the district was sold to Michael Schwamb, whose son Theodore continued to farm the property into the early 20<sup>th</sup> century. Over 8 acres, which include the southern portion of the district, later became the Fleckenstein Farm; George’s son Edward T. Hulst, also a farmer, continued to occupy the eastern portion of his father’s property in 1886.<sup>52</sup> Gustave Mathews purchased the Fleckenstein property in 1907, and Michael Schwamb’s widow, Katharina, sold portions of their former farm to Mathews the following year.<sup>53</sup> (Figure 13) The plans for the earliest buildings in the Ridgewood North Historic District, those on both sides of Gates Avenue, were filed in 1908 and 1909 and list Louis Berger & Company<sup>54</sup> as the architect. Louis Berger & Co. was the architect of record for over 5,000 buildings in Ridgewood and Bushwick between 1895 and 1930. Born in 1875 in Rheinpfalz, Germany, Berger immigrated to America as a young boy in 1880 and settled in Ridgewood in 1892. He studied architecture at Pratt Institute in Brooklyn and served as an apprentice with the firm Carrere & Hastings before establishing his own firm in Bushwick in 1895. His specialty was the design of tenement houses

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<sup>49</sup> Queens County, Office of the Register, Conveyance Liber 73, 298 (November 5, 1847); Liber 88, 57 (March 31, 1851). Captions on photos of the Hulst house in the collection of the Queens Public Library, Long Island Division, indicate that their former farmhouse, located on Fresh Pond Road, was in the family for around 50 years.

<sup>50</sup> George Hulst was the sixth generation of his family born in Kings County and is descended from Yohannes Holsaert, who emigrated from the city of Hulst in Holland in 1684 and settled at Flatlands. Hulst married Mary Tompkins of Newtown in 1836 and had five children, Edward T., Peter, Ester (Hester), William, and Geroge, who became a well-known reverend of the South Bushwick Reformed Church and co-founder of the Brooklyn Academy of Arts and Sciences. After his wife’s death, George was remarried to Anna Eliza Colyer in the 1850s. Brooklyn Botanical Garden, “The Brooklyn Botanic Garden Herbarium: Type Collection,” available on-line (May 7, 2009) at: <http://www.bbg.org/sci/herbarium/collections/index.html>.

<sup>51</sup> “Obituary,” *Brooklyn Daily Eagle* (March 30, 1902), 54. This farm was likely the old Duryea homestead at Penny Bridge, where George was born. The 17<sup>th</sup> century house was located at the foot of Meeker Avenue and Newtown Creek, and was alleged to be George Washington’s headquarters while he was in the area during the Revolutionary War. Census records indicate that members of the Duryea family held slaves, likely used to work the farm. (“17<sup>th</sup> Century House, On a Bluff at the foot of Meeker Avenue,” *Brooklyn Daily Eagle* (August 26, 1888), 6.)

<sup>52</sup> Queens County, Office of the Register, Conveyance Liber 248, 48 (September 28, 1868); Beers Atlas 1886; Hyde 1903; “Copy from Map of Property Belonging to George Hulst, Situate in the Town of New Town, Queens County, L. I.,” surveyed November 1865 by John L. Nostrand; United States Federal Census: 1860, 1900.

<sup>53</sup> A portion of the land in the district was purchased through the Edgar Improvement Company in 1908. Schubel, 120; Queens County, Office of the Register, Conveyance Liber 1590, 239 (October 28, 1908); Liber 1598, 299 (December 10, 1908); Liber 1638, 270 (July 16, 1909); Liber 1663, 419 (December 17, 1909).

<sup>54</sup> This section on Louis Berger & Co. is based on the following sources: *Ridgewood Multiple Resource Area*; Landmarks Preservation Commission, Research Files; and “Society of Architects and the Tenement Law,” *Real Estate Record and Guide* (March 7, 1908), 404.

and in the laws governing their construction. (Coincidentally, Berger's brother Carl served as the head of the Tenement House Department from 1902-1906, and later head of the Queens Department of Buildings. See footnote 40.) In 1910, he moved his office to Ridgewood, Queens, when he joined the development team of August Bauer and Paul Stier as resident architect. Berger, the most prolific architect to work in Ridgewood, benefited greatly from his association with Bauer & Stier, Inc., which alone built over 2,000 houses in Ridgewood. He also served as the president of the Brooklyn Society of Architects.

The next phase of development was on the northwest side of Palmetto Street, between Fairview and Grandview avenues. Permits for these buildings, filed in May 1910, list G.X. Mathews as the owner, architect, and builder.<sup>55</sup> According to permits filed later that year, the buildings located on the southeast side of Palmetto Street, the southwest side of Forest Avenue and the northwest side of Woodbine Street (Figure 14) were designed by architect Louis Allmendinger.<sup>56</sup> Allmendinger (1878-1937) was born in Brooklyn to a German-immigrant, beer-brewer in 1878. A graduate of the Cooper Union, Allmendinger was working as architect as early as 1901. With offices in Bushwick, he worked both for himself and for various architects until 1922 when he established his own firm, specializing in industrial and commercial buildings. His work also included other types of buildings, including the Russian Orthodox Cathedral of the Transfiguration of Our Lord in Brooklyn (1916-21, a designated New York City Landmark) and its Parish House (1916). In 1926, Allmendinger formed a partnership with M. Allen Schlendorf (b.1902) which lasted until the older man's death. Continuing to practice in Brooklyn, the new firm was responsible for numerous institutional, industrial, and commercial designs, including the Former J. Kurtz & Sons Store Building in Queens (1931, a designated New York City Landmark), the German Masonic Temple in Manhattan, the Liebmann Brewery and North American Brewery in Brooklyn, as well as the Ehler Coffee Plant, also in Brooklyn. After Allmendinger's death in 1937, Schlendorf, who had studied at both the Cooper Union and Columbia University, continued the practice under his own name.

The last buildings in the district were those in the tenement/commercial building block constructed at 66-02 to 66-08 Forest Avenue in 1914. (Figure 15) G.X. Mathews is listed as the owner, architect, and builder on the permits for these buildings. Although the interior plans did not change significantly with each different filing architect, with exception of those constructed on different sized- and shaped- lots, the exterior detailing changed over time.

The four buildings at 652-658 Grandview Avenue (Figure 16) were the only ones in the Ridgewood North Historic District not developed by the G.X. Mathews Company. Part of the turn of the century "Germania Heights" subdivision, these lots were developed in 1910 by Jacob Jaeger, a builder who also constructed several buildings in the nearby designated Stuyvesant Heights Historic District. Designed by Louis Berger and Company, three of these buildings are four- or five-bay Mathews-type flats, although they are only two stories tall. (Figures 17 and 18) The fourth building, constructed on a more narrow lot, resembles the earlier "rowhouse-style" multiple-dwelling type, housing two families, one on each floor.

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<sup>55</sup> New York City (Queens) Department of Buildings, NB 1409-10, NB 1410-10, NB 1422-10 and NB 1423-10 list G. X. Mathews as the owner and architect. These new building applications were filed in May of 1910, shortly after Carl Berger stepped down as Superintendent of the Queens Department of Buildings. See footnote 40.

<sup>56</sup> A portion of this section is adapted from: Landmarks Preservation Commission, *Former J. Kurtz & Sons Store Building Designation Report* (LP-1132), report prepared by Virginia Kurshan (New York: City of New York, 1981). Sources for this section include: United States Federal Census: 1880, 1900, 1920; "The Real Estate Field," *New York Times* (October 30, 1903); "Louis Allmendinger," *Brooklyn Eagle* (October 8, 1937); "Wills for Probate," *New York Times* (November 10, 1937), 50; "World War I Draft Registration Card" (September 12, 1908) available on-line at: [www.ancestry.com](http://www.ancestry.com).



As early as 1910, a high level of home ownership and working-class employment was evident among the historic district's first residents on the northwest side of Gates Avenue, according to census data. Mathews himself lived in the district and his parents occupied a house nearby on Forest Avenue. At the time, many houses were owner-occupied, most by German immigrants whose occupations included: grocer, builder, plumbing hand, baker, cook, and picture framer.<sup>57</sup> Generally, the owners occupied one apartment and rented the others to help cover the mortgage and building maintenance. Many of those occupying the rental apartments held jobs in the construction trades, including: carpenter, plasterer, painter, plumber, rigger, gilder, and iron worker; while a few had professional occupations as salesmen, clerks, bookkeepers, tailors, stenographers or store keepers. Ten years later, the trend of working-class home ownership continued in the Ridgewood North Historic District. In general, most of the buildings on the side streets were owner-occupied, while those on the avenues with commercial ground floors had absentee landlords, possibly due to the higher initial sale price of these properties. The working-class owners held occupations such as cigar maker, carpenter, house framer, silversmith, blacksmith, boat builder at the Navy yard, ship machinist, malting mill laborer, factory cap maker, and warehouse helper. While some other owners' occupations included storekeeper, barber or butcher with own shop, baker, tailor, post office clerk, church sexton, bartender, or train conductor. German immigrants continued to make up the majority of the residents of the Ridgewood North Historic District, joined by some immigrants from Ireland, Austria, Poland, Italy and Russia, as well as a number of first and later generation Americans. The census records also indicate that the modestly-sized apartments suited early 20<sup>th</sup>-century family trends, housing smaller families whose adult children often sought their own accommodations upon marriage.

The development of the Ridgewood North Historic District coincided with the building boom that was taking place in Queens County at the time, and particularly in Ridgewood.<sup>58</sup> Numerous articles in the *Ridgewood Times* and other periodicals addressed the rapid development of the area in the first two decades of the 20<sup>th</sup> century. According to the *Real Estate Record and Guide*,<sup>59</sup> most development consisted of two- and three-story brick houses and tenements selling for \$9,000 to \$17,000, depending on size and location. Most of the houses were sold by builders to private owners, but a number of them were retained by the developers as income-producing properties.

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<sup>57</sup> The census data is incomplete. Of the 18 buildings on the northwest side of Gates Avenue, eight were owner-occupied, four were held by non-resident owners, and six buildings lack complete data. (United States Federal Census: 1910).

<sup>58</sup> In many instances, rows of houses were built along streets in Queens that had yet to be officially opened and improved with sewers, grading, pavements, etc. By 1907, there were over 300 mapped, but unimproved, streets in the Ridgewood area. These delays were due to the intense development occurring in Queens at the time, which outpaced the city's ability to carry out improvements on newly-opened streets. (*Real Estate Record and Guide* (December 21, 1907), 1017 and (December 28, 1907), 1056.) Providing an extra incentive to prospective owners, Mathews advertised in 1913 that the company "put in all city improvements at our own expense, including city sewers, asphalted streets, properly regulated sidewalks, and relieve the buyers of all subsequent trouble." ("Mathews' Model Flats," advertisement *Ridgewood Times* (April 19, 1913), 8.)

<sup>59</sup> "Growth of Queens," *Real Estate Record and Guide* (December 25, 1909), 1200, as cited in *Stockholm Street Historic District Designation Report*.

### **Kreischer Brick**<sup>60</sup>

The brick manufacturing firm that would later become B. Kreischer & Sons was founded by Balthazar Kreischer (1813-1886) in 1845. Kreischer was born in Bavaria and came to New York City in 1836, where he worked for a period as a mason. In the early 1850s, Kreischer was one of the first in the United States to produce fire brick, a fire resistant brick used in many industrial buildings. In 1853, Kreischer became aware of refractory clay deposits in Westfield, Staten Island. He acquired several tracts with clay deposits and purchased the rights to mine clay on nearby land. Two years later he established a brickworks on the Arthur Kill. As the factory expanded, the area became known as Kreischerville. By the time of Kreischer's retirement in 1878, the company had become a major producer of building materials in the metropolitan area. Kreischer's sons continued the firm, but financial problems forced them to sell the company in 1899.

Peter Androvette, who owned a number of shipping concerns in the metropolitan area, including the operation that handled raw and finished materials for Kreischer, acquired B. Kreischer & Sons at foreclosure, reincorporating the company as the Kreischer Brick Manufacturing Company in 1902. This ushered in the company's heyday during the early twentieth century when it produced brick of all colors and types, along with ornamental terra cotta. The company's products were used by architects and builders throughout the East and Midwest. The company's prominence declined after the First World War, and the factory was closed in 1927.

Most of the Kreischer brick used in Ridgewood, including the Ridgewood North Historic District, is buff or amber-colored brick with smooth surfaces, laid with tight, flush joints. Rock-faced brick, also manufactured by Kreischer, was used in Ridgewood for details such as band courses and decorative panels.

Builders in Ridgewood used Kreischer brick consistently until the First World War; after that, they used wire-cut bricks produced at factories in Pennsylvania. These bricks had rough-surfaces and were laid with raked joints, producing a very different appearance.

### **Later History**<sup>61</sup>

The Ridgewood North Historic District has remained largely unchanged since its completion in 1914. Transportation to the area was enhanced with the opening in 1928 of the BMT subway station at DeKalb and Wyckoff Avenues, just across the Brooklyn border, which provided service to 14<sup>th</sup> Street in Manhattan. The only major alterations in the historic district include the removal and replacement of the historic storefronts on the ground floor of the buildings facing Fairview, Grandview and Forest Avenues. (Figure 19) The upper stories of these buildings and those on the residential side streets are largely intact. (Figure 20) Minor alterations include the installation of replacement windows and doors, the reconstruction or resurfacing of bluestone stoops and the removal of stoop and areaway ironwork.

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<sup>60</sup> This section is based on the following sources: Kreischer Brick Manufacturing Company, *Plain and Ornamental Front Brick, Firebrick, Clay Retorts of the Finest Quality* (New York: Kreischer Brick Manufacturing Co., 1902); Landmarks Preservation Commission, *Kreischerville Workers' Housing* (LP-1870), report prepared by Betsy Bradley (New York, 1994); National Register of Historic Places, *Ridgewood Multiple Resource Area* (Washington, D.C., 1983), report prepared by Donald G. Presa; and Heinrich Reis, "Clays of New York: Their Properties and Uses," *Bulletin of the New York State Museum*, June 1930.

<sup>61</sup> This section is based on the following sources: Joseph Cunningham and Leonard DeHart, *A History of the New York City Subway System, Part II - Rapid Transit in Brooklyn* (New York: Joseph Cunningham and Leonard DeHart, 1977), 55; and New York City Department of Buildings, Borough of Queens, ALT - 1588-1938, ALT 1486-1944, ALT 1633-1946.

After the Second World War, Ridgewood's large German population was joined by new immigrants from Romania, Italy, and Slovenia. A second wave of immigrants from Romania arrived in the 1980s, along with other Eastern Europeans from Poland and Yugoslavia. The neighborhood also drew large numbers of Chinese, Dominicans, Italians, Koreans, and Ecuadorians. While some of the six-family buildings have been subdivided into cooperative apartments, over the decades, however, the architecture of Ridgewood has retained remarkable integrity.<sup>62</sup> The rows of buildings with their light-colored brick facades of the Ridgewood North Historic District comprise some incredibly intact streetscapes in the area.

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<sup>62</sup> Approximately 3,000 buildings in Ridgewood were placed on the State and National Registers of Historic Places in 1983.

## FINDINGS AND DESIGNATION

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

The Commission further finds that, among its important qualities, the Ridgewood North Historic District comprises 96 tenement buildings that are significant as an intact grouping of structures that reflect the development of model tenements in Ridgewood in the early 20<sup>th</sup> century; that the buildings, primarily three-story brick tenements, were constructed between 1908 and 1914 mainly by the G.X. Mathews Company; that the “Mathews Model Flats” buildings are “new law” tenements with larger rooms and more adequate sanitary facilities than their 19<sup>th</sup>-century predecessors; that they were built in long rows of repeated designs that create a sense of place; that the facades retain a high degree of integrity and are distinguished by their buff and amber-colored brick facades, carved-stone details, ornate pressed metal cornices, and stoop and areaway ironwork; that development in Ridgewood was spurred by transportation improvements and consolidation into the City of New York; that German immigrant Gustave X. Mathews began building in Bushwick and Ridgewood in the first decade of the 20<sup>th</sup> century; that by using wider lots, large air shafts, private bathrooms, and limiting occupancy to two families per floor, Mathews’ “cold-water flats” were a radical improvement to many earlier tenement houses; that Mathews became very successful by creating improved living quarters and controlling costs so that the apartments could be affordable to families of modest income; that the buildings in this district were among the first that Mathews built featuring his innovative floor plans, and are also among the earliest examples of fully developed Mathews Flats in Ridgewood, which became standards for later tenement house construction; that the tenements are striking in appearance, constructed of load-bearing masonry walls of buff and amber-colored, Kreisler brick, with fine detailing in the Romanesque- or Renaissance-Revival styles, including corbelled, projecting, contrasting and geometric patterned brickwork, brick pilasters, and contrasting brick or stone string coursing; that many of the buildings feature Romanesque Revival-style round and segmental arches of contrasting brick or carved-stone door and window lintels, Classically-inspired carved-stone entablatures and friezes, pressed metal cornices and original ironwork at the stoop and areaway; that the buildings facing Fairview and Grandview Avenues have commercial storefronts at the first floor and apartments on the second and third floors, while those on the side streets are completely residential; that the buildings are a cohesive collection of speculative urban architecture; and that the tenements in the Ridgewood North Historic District retain extremely high levels of architectural integrity and represent an important part of the development of housing in New York City.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 (formerly Section 534 of Chapter 21) of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Historic District the Ridgewood North Historic District, consisting of the property bounded by a line beginning at the northwest corner of Fairview Avenue and Woodbine Street, extending northeasterly along the western curblines of Woodbine Street to the western curblines of Forest Avenue, northerly along the western curblines of Forest Avenue to the eastern curblines of Gates Avenue, southwesterly along the eastern curblines of Gates Avenue to the southern curblines of Grandview Avenue, northwesterly across Gates Avenue and along the southern curblines of Grandview Avenue to the eastern curblines of Linden Street, southwesterly along the eastern

curbline of Linden Street to a point extending northwesterly from the southern (rear) property line of 652 Grandview Avenue, southeasterly along said line and the southern (rear) property lines of 652, 654, 656 and 658 Grandview Avenue to the western (rear) property line of 2055 Gates Avenue, southwesterly along said line and the western (rear) property lines of 2053 to 2027 Gates Avenue to the northern curbline of Fairview Avenue, and southeasterly along the northern curblines of Fairview Avenue to the point of beginning.

Robert B. Tierney, Chair

Pablo E. Vengoechea, Vice-Chair

Roberta Brandes Gratz, Christopher Moore, Margery Perlmutter,

Elizabeth Ryan, Roberta Washington, Commissioners

## **BUILDING ENTRIES**

### **FAIRVIEW AVENUE – 669 (aka 2027 Gates Avenue)**

**Northeast Side, between Linden Street and Gates Avenue**

See description for 2027 Gates Avenue.

### **FAIRVIEW AVENUE – 675 (aka 2026 Gates Avenue) TO 693 (aka 2001 Palmetto Street)**

**Northeast Side, between Gates Avenue and Palmetto Street**

See description for 2026 Gates Avenue and 2001 Palmetto Street.

### **FAIRVIEW AVENUE, 701 (aka 2002 Palmetto Street) TO 719 (aka 2001 Woodbine Street)**

**Northeast Side, between Palmetto Street and Woodbine Street**

See description for 2002 Palmetto Street and 2001 Woodbine Street.

### **FOREST AVENUE – 66-02 TO 66-08 (aka 675 to 679 Grandview Avenue)**

**West Side, between Gates Avenue and Palmetto Street**

#### **66-02 Forest Avenue (aka 675 Grandview Avenue, 2108 Gates Avenue)**

Borough of Queens Tax Map Block 3488; Lot 5

Date: 1914 (NB 1723-14)  
Architect: G. X. Mathews  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance and Romanesque Revival

#### *Description*

East (Forest Avenue) elevation: Four bay, buff-colored brick facade; one-over-one, double-hung windows in all openings; segmental and arched, amber-colored brick lintels, and limestone string course and projecting limestone sills at second and third floor windows; projecting and recessed decorative brick string course at base of lintels at second and third floors and above ground floor; historic metal fire escape; cream-colored, denticulated and modillioned cornice. **Alterations:** Vinyl replacement windows; stuccoed masonry infill and two, one-over-one, double-hung windows replace storefront at ground floor; non-historic metal areaway fence.

Northwest (Gates Avenue) elevation: Ten bay, buff-colored brick facade with amber-colored brick base; projecting cast-stone lintels above openings at ground floor; one-over-one, double-hung windows in all bays except at entry; segmental and arched, amber-colored brick lintels, and limestone string course and projecting limestone sills at second and third floor windows; projecting and recessed decorative brick string coursing; geometric, decorative brick motifs; two, historic metal fire escapes; cream-colored, denticulated and modillioned cornice; stuccoed bulkhead and chimneys at roof. **Alterations:** Vinyl replacement windows in all openings; stuccoed masonry infill and one-over-one, double-hung windows replace storefronts at both corners of ground floor; one-over-one window and brick infill replaces door in fifth bay at ground floor; non-historic door and metal awning at entry; non-historic metal grilles at first and second bays of ground floor windows; cream-colored, stuccoed stonework and metal sign at ground floor; glass block infill in new opening at above entry; conduit at facade; two cellar entries; vent pipe and non-historic metal fence at areaway.

Southwest (Grandview Avenue) elevation: Four bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings; segmental and arched, amber-colored brick

lintels, and limestone string course and projecting limestone sills at second and third floor windows; projecting and recessed decorative brick string coursing; cream-colored, denticulated and modillioned cornice. **Alterations:** Vinyl replacement windows in all openings; stuccoed masonry infill and paired, one-over-one, double-hung windows replace corner storefront at ground floor; cream-stuccoed stonework and metal mesh window grilles at ground floor; white-stuccoed chimney; non-historic metal areaway fence.

**66-04 to 66-06 Forest Avenue (aka 677 Grandview Avenue)**

Borough of Queens Tax Map Block 3488; Lot 3

Date: 1914 (NB 1722-14)  
Architect: G. X. Mathews  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance and Romanesque Revival

East (Forest Avenue) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all bays at second and third floors; segmental and arched, amber-colored brick lintels, and limestone string course and projecting limestone sills at second and third floor windows; projecting and recessed decorative brick string coursing; historic metal fire escape; tan-painted, denticulated and modillioned cornice. **Alterations:** Aluminum replacement windows in all openings; masonry infill and non-historic fenestration replace storefront at ground floor; non-historic metal grilles in first three bays at ground floor; electrical conduit at facade; chimneys have been tarred; satellite dish at chimney.

Southwest (Grandview Avenue) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all bays, except for entry at central bay of ground floor; cast-stone lintels and string course at ground floor; segmental and arched, amber-colored brick lintels, and limestone string course and projecting limestone sills at second and third floor windows; projecting and recessed decorative brick string coursing; historic metal fire escape; tan-painted, denticulated and modillioned cornice. **Alterations:** Aluminum replacement windows in all openings; non-historic door; metal awning above door; bluestone stonework at base painted white; conduit at facade; tarred chimney and two satellite dishes at roof.

**66-08 Forest Avenue (aka 679 Grandview Avenue)**

Borough of Queens Tax Map Block 3488; Lot 1

Date: 1914 (NB 2132-14)  
Architect: G. X. Mathews  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance and Romanesque Revival

East (Forest Avenue) elevation: Eight bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all bays at second and third floors; segmental and arched, amber-colored brick lintels, and limestone string course and projecting limestone sills at second and third floor windows; projecting and recessed decorative brick string coursing; bluestone quoins and band course at base; tan-painted, denticulated and modillioned cornice. **Alterations:** Aluminum replacement windows in all openings; masonry infill and non-historic fenestration replace storefronts at ground floor; non-historic metal grilles at windows and doors at ground floor; electrical conduit at facade; large sign in sixth and seventh bays at ground floor.

Southwest (Grandview Avenue) elevation: Eight bay, buff-colored brick facade with amber-colored brick base; cast-stone lintels and string coursing at ground floor; cast-stone brackets with guttae at entrances; bluestone quoins and band course at base; one-over-one, double-hung windows in all openings except

fourth and fifth bays at ground floor; segmental and arched, amber-colored brick lintels, and limestone string course and projecting limestone sills at second and third floor windows; projecting and recessed decorative brick string coursing; tan-painted, denticulated and modillioned cornice. **Alterations:** Aluminum replacement windows in all openings; masonry infill and tripartite windows replace storefronts at ground floor; non-historic doors; window grilles at ground floor; non-historic metal fire escape; conduit at facade. Southeast (Korean Street) elevation: Two bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all bays at second and third floors; segmental and arched, amber-colored brick lintels, and limestone string course and projecting limestone sills at second and third floor windows; projecting and recessed decorative brick string coursing; amber brick pilasters with carved limestone capitals; tan-painted, denticulated and modillioned cornice with semi-circular pediment with sunburst motif. **Alterations:** Aluminum replacement windows in all openings; non-historic paired doors with grills and brick infill at ground floor; large sign above entry; stuccoed bluestone band course and base of pilasters.

**FOREST AVENUE – 66-22 (aka 2046-2048 Palmetto Street ) TO 66-44 (aka 2037 Woodbine Street)  
West Side, between Palmetto Street and Woodbine Street**

**66-22 (aka 2046-2048 Palmetto Street), 66-24, 66-28, 66-30 (aka 2037 Woodbine Street) Forest Avenue**

Borough of Queens Tax Map Block 3489; Lot 29, 30, 32, 34

Date: 1910 (NB 3210-10)  
Garage at 66-22, 1921 (NB 10052-21)  
Architect: Louis Allmendinger  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance and Romanesque Revival

**66-22 Forest Avenue:** East (Forest Avenue) elevation: Three bay, buff-colored brick facade on amber-brick base with recessed, angled first bay and rounded corner; one-over-one, double-hung windows in all openings at second and third floors; carved limestone and segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; part of historic metal storefront cornice and framing remains above entry and behind sign band; grey-painted, denticulated and modillioned cornice with swags. **Alterations:** Facade has been cleaned and repointed; vinyl replacement windows at second and third floors; metal sign at second floor; non-historic storefront infill, metal roll gate, and sign band at base.

Northwest (Palmetto Street) elevation: Nine bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings at second and third floors; segmental and arched, amber-colored brick lintels, projecting limestone sills; projecting and recessed and checkerboard-patterned brick string coursing; amber-colored brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned brickwork; two, historic metal fire escapes; central entry in brick portico with carved limestone cornice and door surround; historic, paired wood-and-glass doors with wood-grain finish; recessed, buff-colored brick string coursing, bluestone quoins and water table at base; grey painted, denticulated and modillioned cornice with swags; raised concrete areaway with cellar entry. **Alterations:** Facade has been cleaned and repointed; aluminum replacement windows in all openings; non-historic storefront infill with sign band, roll gate and light at corner; black-painted metal infill and through-wall air-conditioning unit at third bay of ground floor; conduit at facade; bluestone quoins and stonework at base painted grey; metal mesh window grilles at basement; non-historic door, one-over-one, double-hung window in enlarged opening, metal railing, and steps and walls painted grey at basement entry; asphalt shingled bulkhead at roof; chimneys painted white; brick garage addition at rear with cast-stone coping;



grey-painted, wood roll door at garage; cellar door at areaway; non-historic metal fence and gates at areaway.

**Southwest (rear) elevation:** Four bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; white-painted, metal cornice. **Alterations:** Facade is stuccoed white; vinyl replacement windows in all openings.

**66-24 Forest Avenue: East (Forest Avenue) elevation:** Five bay, buff-colored brick facade on amber-brick base with recessed, angled bays; one-over-one, double-hung windows in all openings at second and third floors; carved limestone lintels and limestone string coursing; brick pilasters set on carved limestone bases; corbelled and denticulated decorative brickwork; residential entry with carved wood door surround at center bay of ground floor; portion of historic storefront cornice and framing remains above entry and behind awning at northernmost storefront; grey-painted, denticulated and modillioned cornice with swags.

**Alterations:** Vinyl replacement windows at second and third floors; illuminated box sign at second floor; alarm box at facade; non-historic masonry and storefront infill, roll gate and waterfall awning in first and second bays at base; non-historic door at center bay; light above door; non-historic storefront infill, roll gate and waterfall in fourth and fifth bays at base; light above storefront; concrete platform at areaway.

**Southwest (rear) elevation:** Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and grey-painted, metal cornice; fire escape.

**Alterations:** Facade is stuccoed white; vinyl replacement windows.

**66-28 Forest Avenue: East (Forest Avenue) elevation:** Five bay, buff-colored brick facade on amber-brick base with recessed, angled bays; one-over-one, double-hung windows in all openings at second and third floors; carved limestone lintels and limestone string coursing; brick pilasters set on carved limestone bases; corbelled and denticulated decorative brickwork; residential entry at center bay of ground floor; portion of historic storefront cornice remains above entry and northernmost storefront; grey-painted, denticulated and modillioned cornice with swags. **Alterations:** Vinyl replacement windows at second and third floors; non-historic storefront infill, roll gate and waterfall awning in first and second bays at base; condenser unit at facade; non-historic door and light at center bay; non-historic storefront infill, roll gate and projecting sign in fourth and fifth bays at base; light above storefront; wood platform at areaway.

**66-30 Forest Avenue: East (Forest Avenue) elevation:** Three bay, buff-colored brick facade on amber-brick base with recessed, angled third bay; one-over-one, double-hung windows in all openings at second and third floors; carved limestone lintels and limestone string coursing; brick pilasters set on carved limestone bases; corbelled and denticulated decorative brickwork; residential entry with carved, historic wood door and surround at first bay of ground floor; historic metal storefront cornice remains above entry and behind sign band; buff-painted, denticulated and modillioned cornice with swags. **Alterations:** Vinyl replacement windows at second and third floors; illuminated sign box at second floor; non-historic wood door in first bay at ground floor; non-historic storefront infill, metal roll gate, and sign band awning at base; two lights above store; raised concrete platform at areaway.

**66-32, 66-38, 66-42, 66-44 Forest Avenue (aka Woodbine Street)**  
Borough of Queens Tax Map Block 3489; Lot 35, 37, 39, 40

Date:	1911 (NB 639-11)
Architect:	Louis Allmendinger
Original Owner/Developer:	G. X. Mathews
Style/Ornament:	Renaissance Revival

**66-32 Forest Avenue: East (Forest Avenue) elevation:** Five bay, buff-colored brick facade on amber-brick base with recessed, angled bays; one-over-one, double-hung windows in all openings at second and third

floors; carved limestone lintels and limestone string coursing; brick pilasters set on carved limestone bases; corbelled and denticulated decorative brickwork; residential entry with historic wood-and-glass door and carved wood door surround and transom at center bay of ground floor; portion of historic storefront cornice remains above entry and behind sign and awning; dark-grey-painted, denticulated and modillioned cornice with swags. **Alterations:** Facade has been cleaned and repainted; vinyl replacement windows at second and third floors; conduit at facade; non-historic storefront infill, roll gate and awning in first and second bays at base; non-historic storefront infill, rigid metal awning, roll gate and sign band in fourth and fifth bays at base; two lights above storefront; satellite dish at roof.

**66-38 Forest Avenue:** East (Forest Avenue) elevation: Five bay, buff-colored brick facade on amber-brick base with recessed, angled bays; one-over-one, double-hung windows in all openings at second and third floors; carved limestone lintels and limestone string coursing; brick pilasters set on carved limestone bases; corbelled and denticulated decorative brickwork; residential entry with carved wood door surround and transom at center bay of ground floor; portion of historic storefront cornice remains above entry and behind awning at northern storefront; grey-painted, denticulated and modillioned cornice with swags. **Alterations:** Aluminum replacement windows at second and third floors; conduit at facade; non-historic storefront and masonry infill and awning in first and second bays at base; window and door grilles at storefront; through-wall air-conditioning unit above door and three mailboxes at storefront; non-historic wood door in third bay at ground floor; light above door; non-historic storefront infill, awning, and roll gate in fourth and fifth bays at base.

**66-42 Forest Avenue:** East (Forest Avenue) elevation: Three bay, buff-colored brick facade on amber-brick base with recessed, angled third bay; one-over-one, double-hung windows in all openings at second and third floors; carved limestone lintels and limestone string coursing; brick pilasters set on carved limestone bases; corbelled and denticulated decorative brickwork; residential entry with carved wood door surround and transom at first bay of ground floor; grey-painted, denticulated and modillioned cornice with swags. **Alterations:** Vinyl replacement windows at second and third floors; non-historic wood door in first bay at ground floor; non-historic storefront infill, metal roll gate, sign band, and waterfall awning at base. Southwest (rear) elevation: Three-bay, one-story addition at rear; one-over-one, double-hung windows with grilles in first two bays, door in third bay; conduit at facade; concrete-paved rear yard; non-historic rear fence.

**66-44 Forest Avenue:** East (Forest Avenue) elevation: Three bay, buff-colored brick facade on amber-brick base with recessed, angled third bay; one-over-one, double-hung windows in all openings at second and third floors; carved limestone lintels and limestone string coursing; brick pilasters set on carved limestone bases; corbelled and denticulated decorative brickwork; off-white-painted, denticulated and modillioned cornice with swags. **Alterations:** Aluminum replacement windows at second and third floors; non-historic storefront infill, scissor gate, sign band, and retractable awning at base. Southeast (Woodbine Street) elevation: Eight bay, buff-colored brick facade on amber-brick base; one-over-one, double-hung windows in all openings except fifth bay at ground floor; carved limestone lintels; lintels have keystone at ground floor; projecting limestone sills and limestone string coursing; brick pilasters set on carved limestone and denticulated brick bases; projecting and recessed, and denticulated decorative brickwork; portico with carved limestone cornice and door surround at entry; tan-painted, historic paired wood-and-glass doors; buff-colored brick and limestone string coursing and bluestone quoins and water table at base; two, historic metal fire escapes; off-white-painted, denticulated and modillioned cornice with swags. **Alterations:** Aluminum replacement windows in all openings; non-historic storefront infill, scissor gate and sign band at corner storefront; light above door; masonry infill and through-wall air-conditioning unit replaces door in seventh bay at ground floor; water table painted grey at base; vent pipe at basement; conduit at facade; grey-stuccoed chimney and satellite dish at roof; non-historic metal areaway fence and gate.

Southwest (rear) elevation: Three bay brick facade; one-over-one, double-hung wood windows in segmentally-arched openings; projecting stone sills; denticulated brick and buff-painted metal cornice; historic metal fence and gate at rear yard. **Alterations:** Facade is painted off-white; aluminum replacement windows in all openings; light and conduit at facade; wood/concrete infill at basement windows; concrete-paved rear yard.

**GATES AVENUE, 2027 (aka 669 Fairview Avenue) TO 2061 (aka 662-670 Grandview Avenue)  
Northwest Side, between Fairview Avenue and Grandview Avenue**

**2027 Gates Avenue (aka 669 Fairview Avenue)**

Borough of Queens Tax Map Block 3485; Lot 71

Date: 1908 (NB 2485-08)  
Garage, 1942 (NB1023-42)  
Architect: Louis Berger and Company  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance Revival

Southeast (Gates Avenue) elevation: Four bay, buff-colored brick facade; one-over-one, double-hung wood windows in all openings; carved limestone lintels; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; portion of historic iron storefront framing remains at base; gray-painted, denticulated and modillioned cornice with swags. **Alterations:** Vinyl replacement windows at second floor; storm windows at first and third floors; masonry infill and four, one-over-one, double-hung windows replaces storefront at ground floor; conduit at facade; non-historic metal areaway fence; cellar door at areaway.

Southwest (Fairview Avenue) elevation: Nine bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved limestone lintels; lintels have keystone moldings at ground floor; limestone and dark brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; portico with carved limestone cornice at entry; two, historic metal fire escapes; gray-painted, denticulated and modillioned cornice with swags. **Alterations:** Storm windows in all openings; vinyl windows in fifth through ninth bays at second floor; masonry infill replaces corner storefront at ground floor; non-historic door; two lights near door; conduit at facade; metal mesh screens and vent pipe at basement; stonework painted grey at base; silver-painted bulkhead, tarred chimney and antenna at roof; non-historic metal areaway fence and gate; one-story, buff and amber-colored brick garage with roll up door at rear yard; side of garage is stuccoed white with terra cotta coping.

Northwest (rear) elevation: Four bay brick facade; one-over-one, double-hung wood windows in segmentally-arched openings; projecting stone sills; denticulated brick and metal cornice. **Alterations:** Facade is stuccoed white; storm windows in all openings; light and clothes line at facade; cellar entry at basement; non-historic metal fence at rear yard.

**2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043 Gates Avenue**

Borough of Queens Tax Map Block 3485; Lots 69, 67, 65, 63, 61, 59, 57, 55

Date: 1908 (NB 2484-08)  
Architect: Louis Berger and Company  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance Revival

**2029 Gates Avenue:** Southeast (Gates Avenue) elevation: Five bay, buff-colored brick facade with projecting first bay; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brown brick trim at ground floor; limestone and rough-faced brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors; gray-painted, denticulated and modillioned cornice with swags; under-stoop entry with historic railing at basement; historic areaway ironwork.

**Alterations:** Vinyl windows in all openings; light near entry; non-historic brick and cast-stone stoop; non-historic metal stoop railing; grey-painted stonework and window grilles at basement.

Northwest (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and metal cornice; fire escape. **Alterations:** Facade is stuccoed tan; aluminum replacement windows in all openings; light at facade; window grilles at basement; chain link and picket fence at rear yard.

**2031 Gates Avenue:** Southeast (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brown brick trim at ground floor; limestone and rough-faced brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors; dark gray-painted, denticulated and modillioned cornice with swags; under-stoop entry with historic railing at basement; historic areaway ironwork with some detailing removed. **Alterations:** Aluminum replacement windows in all openings; two lights near entry; non-historic brick and cast stone stoop; non-historic metal stoop railing; conduit at facade; grey-painted stonework and metal mesh window grilles at basement.

Northwest (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and metal cornice; fire escape. **Alterations:** Facade is stuccoed grey; aluminum replacement windows in all openings; light at facade; cellar entry in rear yard.

**2033 Gates Avenue:** Southeast (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brown brick trim at ground floor; limestone and rough-faced brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass door; dark gray-painted, denticulated and modillioned cornice with swags; under-stoop entry at basement. **Alterations:** Facade has been cleaned and repointed; aluminum replacement windows in all openings; two lights near entry; non-historic brick and cast stone stoop; non-historic metal stoop railing; conduit at facade; metal mesh grilles at basement; non-historic areaway ironwork.

Northwest (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and metal cornice; fire escape. **Alterations:** Facade is painted grey; aluminum replacement windows in all openings; clothes line at facade.

**2035 Gates Avenue:** Southeast (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brown brick trim at ground floor; limestone and rough-faced brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass door; gray-painted, denticulated and modillioned cornice with swags; under-stoop entry with historic railing at basement; historic areaway ironwork with some detail removed.

**Alterations:** Aluminum replacement windows in all openings; two lights near entry; gray-painted

stonework at base; non-historic brick and cast stone stoop; non-historic metal stoop railing; conduit at facade; metal mesh window grilles at basement.

Northwest (rear) elevation: Minimally visibly from Fairview Avenue.

**2037 Gates Avenue:** Southeast (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brown brick trim at ground floor; limestone and rough-faced brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass door; buff-painted, denticulated and modillioned cornice with swags; under-stoop entry at basement; historic areaway ironwork with some detailing removed. **Alterations:** Vinyl replacement windows in all openings; two lights near entry; off-white-painted stonework at base; non-historic brick and cast stone stoop; non-historic metal stoop railing; awning windows at basement.

**2039 Gates Avenue:** Southeast (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brown brick trim at ground floor; limestone and rough-faced brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass door; dark gray-painted, denticulated and modillioned cornice with swags; under-stoop entry with historic railing at basement; historic areaway ironwork with some detailing removed. **Alterations:** Facade has been cleaned and repointed; vinyl replacement windows in all openings; two lights near entry; gray-painted stonework at base; non-historic brick and concrete stoop; non-historic metal stoop railing; metal mesh window grilles at basement.

**2041 Gates Avenue:** Southeast (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brown brick trim at ground floor; limestone and rough-faced brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass door; pale-yellow-painted, denticulated and modillioned cornice with swags; bluestone trim at base; under-stoop entry with historic railing at basement; historic areaway ironwork. **Alterations:** Vinyl replacement windows in all openings; light above entry; non-historic brick and cast stone stoop; non-historic metal stoop railing; metal mesh window grilles at basement.

**2043 Gates Avenue:** Southeast (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brown brick trim at ground floor; limestone and rough-faced brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass door; light brown-painted, denticulated and modillioned cornice with swags; bluestone trim at base; under-stoop entry with historic railing at basement; historic areaway ironwork. **Alterations:** aluminum replacement windows in all openings; two lights at entry; non-historic brick and cast stone stoop; non-historic metal stoop railing; metal mesh screens at basement windows; conduit at facade.

**2045, 2047, 2049, 2051, 2053, 2055, 2057, 2059 Gates Avenue**

Borough of Queens Tax Map Block 3485; Lots 53, 51, 49, 47, 45, 43, 41, 39

Date: 1908 (NB 2486-08)  
Architect: Louis Berger and Company  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance Revival

**2045 Gates Avenue: Southeast (Gates Avenue) elevation:** Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brown brick trim at ground floor; limestone and rough-faced brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors; tan-painted, denticulated and modillioned cornice with swags; under-stoop entry at basement; historic areaway ironwork with detailing removed. **Alterations:** Vinyl replacement windows in all openings; light above entry; brown-painted stonework at base; non-historic brick and cast stone stoop; non-historic metal stoop railing; awning windows at basement; vent pipe in areaway.

**2047 Gates Avenue: Southeast (Gates Avenue) elevation:** Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brown brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; ochre-painted historic paired wood-and-glass doors; gray-painted, denticulated and modillioned cornice with swags; under-stoop entry with historic railing at basement; historic areaway ironwork. **Alterations:** Facade has been cleaned and repointed; vinyl replacement windows in all openings; grey-painted stonework at base and door surround; cast stone over historic stone stoop; non-historic metal stoop railing; conduit at facade; sliding windows at first and second bays, metal mesh screens at fourth and fifth bays at basement.

**2049 Gates Avenue: Southeast (Gates Avenue) elevation:** Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced, brown brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; tan and black-painted, denticulated and modillioned cornice with swags; under-stoop entry at basement; historic areaway ironwork. **Alterations:** Replacement and storm windows in all openings; non-historic door; two lights and intercom near entry; stuccoed stonework at base; metal mesh screens at basement windows; non-historic brick and cast stone stoop; non-historic metal stoop railing.

**2051 Gates Avenue: Southeast (Gates Avenue) elevation:** Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced, brown brick trim at ground floor; limestone and rough-faced, brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; green-painted, historic, paired wood-and-glass doors; tan-painted, denticulated and modillioned cornice with swags; under-stoop entry with historic railing at basement; historic areaway ironwork with some detail removed. **Alterations:** Aluminum replacement windows in all openings; two lights at entry; non-historic brick and cast stone stoop; non-historic metal stoop railing; conduit at facade; metal grilles at basement windows.

**2053 Gates Avenue: Southeast (Gates Avenue) elevation:** Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced, brown brick trim at ground floor; limestone and rough-faced, brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors; gray-painted, denticulated and modillioned cornice with swags; under-stoop entry at basement; historic areaway ironwork with newels and details removed. **Alterations:** Vinyl replacement windows in all openings; white-painted stonework at base and door surround; two lights at door; metal grilles at basement windows; stoop painted grey; non-historic metal stoop railing.

**2055 Gates Avenue: Southeast (Gates Avenue) elevation:** Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced, brown brick trim at ground floor; limestone and rough-faced, brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors; under-stoop entry with non-historic railing at basement; light gray-painted, denticulated and modillioned cornice with swags. **Alterations:** Facade has been cleaned and repointed; vinyl replacement windows in all openings; two lights near entry; conduit at facade; non-historic brick and cast stone stoop; non-historic metal stoop and areaway railings.

**Northwest (rear) elevation:** Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and green-painted metal cornice; fire escape. **Alterations:** Facade is stuccoed buff; replacement windows in all openings.

**2057 Gates Avenue: Southeast (Gates Avenue) elevation:** Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced, brown brick trim at ground floor; limestone and rough-faced, brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors; under-stoop entry with non-historic railing at basement; light grey-painted, denticulated and modillioned cornice with swags; historic areaway ironwork. **Alterations:** Facade has been cleaned and repointed; vinyl replacement windows in all openings; two lights at entry; stuccoed stonework at base; non-historic brick and cast stone stoop; non-historic metal stoop and areaway railing.

**Northwest (rear) elevation:** Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and green-painted metal cornice; fire escape. **Alterations:** Facade is stuccoed buff; vinyl replacement windows in all openings; light at facade; cellar entry in rear yard.

**2059 Gates Avenue: Southeast (Gates Avenue) elevation:** Five bay, buff-colored brick facade with projecting last bay; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced, brown brick trim at ground floor; limestone and rough-faced, brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; off-white-painted, historic paired wood-and-glass doors; under-stoop entry, bluestone band course and sills at basement; gray-painted, denticulated and modillioned cornice with swags; historic areaway ironwork. **Alterations:** Facade has been cleaned and repointed; vinyl replacement windows in all openings; light near entry; metal window grilles at basement; camera and conduit at facade; non-historic brick and cast stone stoop; non-historic metal stoop railing.

**Northwest (rear) elevation:** Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; metal cornice; green-painted fire escape. **Alterations:** Facade is stuccoed grey; vinyl replacement windows in all openings; sliding window in third bay of second floor; antenna and two flue pipes at roof.

**2061 Gates Avenue (aka 662-670 Grandview Avenue)**

Borough of Queens Tax Map Block 3485; Lot 38

Date: 1908 (NB 2483-08)  
Garage and store additions, 1928, 1935 (ALT 1474-28, ALT 3717-35)  
Architect: Louis Berger and Company  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance Revival

Southeast (Gates Avenue) elevation: Four bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except at ground floor; carved molded limestone lintels; limestone and rough-faced, brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; off-white-painted, denticulated and modillioned cornice with swags.

**Alterations:** Vinyl replacement windows in all openings; masonry infill and two tripartite windows replace storefront at ground floor; sign and address numbers at base; cast stone base removed at corner pilasters; antenna at roof; non-historic metal areaway fence and gate; cellar entry and vent pipe in areaway.

Northeast (Grandview Avenue) elevation: Nine bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except second and center bays at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; limestone and rough-faced, brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; two, historic metal fire escapes; off-white-painted, denticulated and modillioned cornice with swags; bluestone quoins at base; raised concrete areaway. **Alterations:** Aluminum replacement windows except at fifth, sixth and seventh bays at first and second floors – wood windows with storms; masonry infill replaces storefront at ground floor; altered openings at ground floor – door with metal awning in second bay, new window opening in third bay, reduced opening and masonry infill in fourth bay; light fixture at door; camera and vent at facade; asphalt shingled bulkhead and flue pipes at roof; one-story store and one-story garage additions; store addition has tripartite window with metal grille, non-historic door with through-wall air-conditioning unit, and metal awning; garage has metal roll gate; non-historic metal areaway fence and gate; cellar door at areaway.

Northwest (rear) elevation: Four bay brick facade; one-over-one, double-hung wood windows in segmentally-arched openings; projecting stone sills; denticulated brick and green-painted metal cornice.

**Alterations:** Facade is stuccoed white; replacement windows in all openings; clothes line at facade; antenna at roof.

**GATES AVENUE, 2026 (aka 675 Fairview Avenue) TO 2060 (aka 676 Grandview Avenue)**

**Southeast Side, between Fairview Avenue and Grandview Avenue**

**2026 Gates Avenue (aka 675 Fairview Avenue)**

Borough of Queens Tax Map Block 3486; Lot 1

Date: 1909 (NB 1858-09)  
Architect: Louis Berger and Company  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance Revival

Northwest (Gates Avenue) elevation: Four bay, buff-colored brick facade; one-over-one, double-hung windows in all openings; carved molded limestone lintels; limestone and rough-faced, brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; remnant of historic cast-iron storefront at base; gray-painted, denticulated and modillioned cornice with swags. **Alterations:** Aluminum replacement windows in all openings; masonry infill and two,



paired double-hung windows replace storefront at ground floor; projecting box sign and conduit at base; bluestone water table painted gray; non-historic metal areaway fence and gate; satellite at roof.

Southwest (Fairview Avenue) elevation: Nine bay, buff-colored brick facade; one-over-one, double-hung windows in all openings at second and third floors; carved molded limestone lintels; central entry at ground floor; limestone and rough-faced, brown brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; brick portico with carved limestone cornice; two, historic metal fire escapes; gray-painted, denticulated and modillioned cornice with swags; one-story store extension (original). **Alterations:** Aluminum replacement windows in all openings; masonry infill replaces corner storefront at ground floor; altered openings at ground floor – tripartite window in second, third, and seventh bays; non-historic door with metal awning; two lights and non-historic tile and cast stone steps at entry; non-historic storefront infill and waterfall awning in eighth and ninth bays; bluestone band course at base painted gray; conduit at facade; stuccoed chimney, asphalt shingled bulkhead, and antenna dish at roof; central entry flanked by tripartite and paired double-hung windows at extension; non-historic door with grille; air-conditioning unit and transoms at store; non-historic metal areaway fence.

Southeast (rear) elevation: Four bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and grey-painted, metal cornice. **Alterations:** Facade is stuccoed tan; aluminum replacement windows in all openings; alarm box, satellite and clothes line at facade.

#### **2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042 Gates Avenue**

Borough of Queens Tax Map Block 3486; Lots 2, 4, 6, 8, 10, 12, 14, 16

Date:	1909 (NB 1859-09)
Architect:	Louis Berger and Company
Original Owner/Developer:	G. X. Mathews
Style/Ornament:	Renaissance Revival

**2028 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade with projecting last bay; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors with wood-grain finish; under-stoop entry with non-historic railing at basement; bluestone band course and sills at basement; gray-painted, denticulated and modillioned cornice with swags; historic areaway ironwork with detailing removed. **Alterations:** Facade has been cleaned and repointed; vinyl replacement windows in all openings; two lights near entry; conduit at facade; metal mesh window grilles at basement; non-historic brick and cast stone stoop; non-historic metal stoop railing.

Southeast (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and green-painted, metal cornice; metal fire escape. **Alterations:** Facade is stuccoed light green; vinyl replacement windows in all openings; stuccoed chimney and antenna at roof.

**2030 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors with wood-grain finish; under stoop entry with non-historic railing at basement;

white-painted, denticulated and modillioned cornice with swags; raised concrete areaway; historic areaway ironwork. **Alterations:** Facade has been cleaned and repointed; aluminum replacement windows in all openings; metal awning above entry; conduit at facade; sliding windows at basement; non-historic brick and cast stone stoop; non-historic metal stoop railing.

Southeast (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and green-painted, metal cornice; metal fire escape. **Alterations:** Facade is stuccoed white; aluminum replacement windows in all openings; satellite, antenna and stuccoed chimney at roof.

**2032 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors with wood-grain finish; cellar entry with historic railing at basement; light gray-painted, denticulated and modillioned cornice with swags; raised concrete areaway. **Alterations:** Facade has been cleaned and repointed; aluminum replacement windows in all openings; two lights near entry; sliding windows at basement; stonework at basement painted grey; grey-painted bluestone stoop; non-historic metal stoop and areaway railing.

Southeast (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and green-painted, metal cornice; metal fire escape. **Alterations:** Light green stuccoed facade; aluminum replacement windows in all openings; stuccoed chimney and antenna at roof.

**2034 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors with wood grain finish; under stoop entry with non-historic railing at basement; gray-painted, denticulated and modillioned cornice with swags; raised concrete areaway; **Alterations:** Facade has been cleaned and repointed; vinyl replacement windows in all openings; door surround painted grey; two lights near entry; conduit at facade; grey-painted stonework and awning windows at basement; non-historic brick and cast stone stoop; non-historic metal stoop and areaway railing; vent pipe in areaway. Southeast (rear) elevation: Minimally visible; fire escape. **Alterations:** Light brown-stuccoed facade.

**2036 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors; under stoop entry with non-historic railing at basement; light gray-painted denticulated and modillioned cornice with swags; raised concrete areaway; historic areaway ironwork with newel posts, some detailing removed.. **Alterations:** Facade has been cleaned and repointed; vinyl replacement windows in all openings; light near entry; conduit at facade; metal mesh window grilles at basement; non-historic brick and cast stone stoop; non-historic metal stoop railing.

**2038 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on

carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors; under stoop entry with non-historic railing at basement; gray-painted denticulated and modillioned cornice with swags; raised concrete areaway; historic areaway ironwork. **Alterations:** Facade has been cleaned and repointed; aluminum replacement windows in all openings; two lights near entry; sills at first floor and band course at basement painted grey; conduit at facade; metal mesh window grilles at basement; non-historic brick and cast stone stoop; non-historic metal stoop railing.

**2040 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; brown-painted, historic paired wood-and-glass doors; under stoop entry with historic railing; gray-painted denticulated and modillioned cornice with swags; raised concrete areaway; historic areaway ironwork with newel posts, missing some detailing. **Alterations:** Facade has been cleaned and repointed; aluminum replacement windows in all openings; two lights near entry; stonework at first floor and basement painted grey; sliding windows at basement; conduit at facade; grey-painted stoop; non-historic metal stoop railing.

**2042 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; brown-painted, historic paired wood-and-glass doors; under stoop entry with non-historic railing; light gray-painted denticulated and modillioned cornice with swags; raised concrete areaway; historic areaway ironwork with newel posts, missing some detailing. **Alterations:** Facade has been cleaned and repointed; aluminum replacement windows in all openings; two lights near entry; door surround and basement stonework painted grey; metal mesh screens at basement; conduit at facade; non-historic brick and cast stone stoop; non-historic metal stoop railing.

**2044, 2046, 2048, 2050, 2052, 2054, 2056, 2058 Gates Avenue**

Borough of Queens Tax Map Block 3486; Lots 18, 20, 22, 24, 26, 28, 30, 32

Date: 1909 (NB 1860-09)  
Architect: Louis Berger and Company  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance Revival

**2044 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors painted golden color; under stoop entry with non-historic railing; light-gray-painted denticulated and modillioned cornice with swags; raised concrete areaway. **Alterations:** Aluminum replacement windows in all openings; wood windows and grilles at basement; two lights near entry; conduit at facade; bluestone band course and sills at basement painted grey; non-historic brick and cast stone stoop; non-historic metal stoop and areaway railing.

**2046 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors painted golden color; under stoop entry with non-historic railing; light-gray-painted denticulated and modillioned cornice with swags; raised concrete areaway. **Alterations:** Aluminum replacement windows in all openings; wood windows and metal mesh grilles at basement; bluestone band course and sills at basement painted grey; two lights near entry; non-historic brick and cast stone stoop; non-historic metal stoop and areaway railing.

**2048 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors painted golden color; under stoop entry with non-historic railing; light-gray-painted denticulated and modillioned cornice with swags; raised concrete areaway; historic areaway ironwork. **Alterations:** Facade has been cleaned and repointed; vinyl replacement windows in all openings; wood windows and metal mesh grilles at basement; rough-faced bluestone band course at base; conduit at facade; non-historic brick and cast stone stoop; non-historic metal stoop and areaway railing.

**2050 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors with wood grain finish; under stoop entry with historic railing; gray-painted denticulated and modillioned cornice with swags; raised concrete areaway; historic areaway ironwork with newel posts, missing some detailing. **Alterations:** Aluminum replacement windows in all openings; wood windows and metal mesh grilles at basement; door surround and bluestone band course at base painted white; two lights near entry; conduit at facade; non-historic brick and cast stone stoop; non-historic metal stoop railing with some historic detailing. Southeast (rear) elevation: Minimally visible; fire escape. **Alterations:** White-stuccoed facade.

**2052 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors with wood grain finish; under stoop entry with historic railing; light gray-painted, denticulated and modillioned cornice with swags; raised concrete areaway; historic areaway ironwork. **Alterations:** Storm windows in all openings, except for aluminum replacement windows at first and second bays of second floor; wood windows and metal mesh grilles at basement; two lights near entry; grey-painted bluestone band course and green, paneled wood door at basement; non-historic brick and concrete stoop; non-historic metal stoop and areaway railing. Southeast (rear) elevation: Minimally visible, six-bay facade; fire escape. **Alterations:** Brown-stuccoed facade; storm windows.

**2054 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone

lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; gray-painted, denticulated and modillioned cornice with swags; raised concrete areaway; historic areaway ironwork with newel posts, some detailing removed. **Alterations:** Vinyl replacement windows in all openings; metal fire escape at facade; non-historic, castellated stone surround at entry; non-historic door; two lights and intercom near entry; non-historic concrete steps replace bluestone stoop; sliding windows at basement; second bay at basement enlarged for door; non-historic concrete steps, railing and vent at areaway. Southeast (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and green-painted, metal cornice; metal fire escape. **Alterations:** Facade is stuccoed white; vinyl replacement windows.

**2056 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; historic paired wood-and-glass doors with wood grain finish; under stoop entry with non-historic railing and gate at basement; gray-painted, denticulated and modillioned cornice with swags; raised concrete areaway; historic metal stoop railing. **Alterations:** Aluminum replacement windows in all openings; metal awning and light above entry; bluestone trim painted grey and metal mesh window grilles at basement; dark grey-painted stoop; tall, non-historic areaway railing and gate; vent pipe in areaway.

Southeast (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and green-painted, metal cornice; metal fire escape. **Alterations:** Facade is stuccoed gray; aluminum replacement windows; clothes line at facade.

**2058 Gates Avenue:** Northwest (Gates Avenue) elevation: Five bay, buff-colored brick facade with projecting first bay; one-over-one, double-hung windows in all openings except center bay at ground floor; carved molded limestone lintels; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; rough-faced brick trim at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; brown-painted historic paired wood-and-glass doors; under stoop entry with non-historic railing and gate at basement; brown-painted, denticulated and modillioned cornice with swags; historic areaway ironwork with newel posts and non-historic gate. **Alterations:** Facade has been cleaned and repointed; aluminum replacement windows in all openings; light near entry; window grille at first bay of first floor; two signs and conduit at facade; sliding windows at basement; non-historic brick and cast stone stoop; non-historic metal stoop railing.

Southeast (rear) elevation: Visible above store addition; six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and green-painted, metal cornice; metal fire escape. **Alterations:** Facade is stuccoed gray; aluminum replacement windows in all openings; coated chimney at roof.

### **2060 Gates Avenue (aka 676 Grandview Avenue)**

Borough of Queens Tax Map Block 3486; Lot 34

Date:	1909 (NB 1857-09)
Architect:	Louis Berger and Company
Original Owner/Developer:	G. X. Mathews
Style/Ornament:	Renaissance Revival

Northwest (Gates Avenue) elevation: Four bay, buff-colored brick facade; one-over-one, double-hung windows in all openings; carved molded limestone lintels; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; white-painted, denticulated and modillioned cornice with swags; raised concrete areaway.

**Alterations:** Aluminum replacement windows in all openings at second and third floors; masonry and non-historic storefront infill at ground floor corner; waterfall awning at base; non-historic metal areaway fence and gate.

Northeast (Grandview Avenue) elevation: Nine bay, buff-colored brick facade; one-over-one, double-hung windows in all openings at second and third floors; carved molded limestone lintels; central entry at ground floor; limestone and rough-faced brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, and denticulated decorative brickwork; brick portico with carved limestone cornice and door surround; historic, paired wood-and-glass doors with wood grain finish; two, historic metal fire escapes; cream-painted, denticulated and modillioned cornice with swags; raised concrete areaway.

**Alterations:** Aluminum replacement windows in all openings at second and third floors; non-historic corner storefront with waterfall awning at ground floor; altered openings at ground floor; metal roll gates and brick infill at first three bays; light and intercom near door; masonry infill replaces door in seventh bay; non-historic storefront infill and metal roll gates at historic one-story store; coated chimney, shingled bulkhead, satellite dish at roof; non-historic metal areaway fence and gate.

Southeast (rear) elevation: Visible above store addition; four bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; brown-painted, metal cornice. **Alterations:** Cream-colored stucco at facade; aluminum replacement windows.

#### **GATES AVENUE, 2108 (aka 66-02 Forest Avenue and 675 Grandview Avenue)**

##### **Southeast Side, between Grandview Avenue and Forest Avenue**

See description of 66-02 Forest Avenue.

#### **GRANDVIEW AVENUE, 652 (aka 2050 Linden Street) TO 670 (2061 Gates Avenue)**

##### **Southwest Side, between Linden Street and Gates Avenue**

#### **652 Grandview Avenue (aka 2050 Linden Street)**

Borough of Queens Tax Map Block 3485; Lot 31

Date:	1910 (NB 1142-10) Garage, 1920 (NB 3771-20)
Architect:	Louis Berger and Company
Original Owner/Developer:	Jacob Jaeger
Style/Ornament:	Renaissance Revival
Stories:	Two

Northeast (Grandview Avenue) elevation: Four bay, amber-colored brick facade; one-over-one, double-hung windows in all openings at second floor; limestone lintels, sills and string coursing; brown-painted, modillioned cornice with swags and wreaths. **Alterations:** Aluminum replacement windows in all openings; masonry and non-historic storefront infill at ground floor; awning and large sign at base; non-historic pipe railing and ramp at areaway.

Northwest (Linden Street) elevation: Seven bay, amber-colored brick facade; one-over-one, double-hung windows in all openings at second floor; central entry with carved limestone door hood at ground floor; limestone lintels, sills and string coursing; brown-painted, modillioned cornice with swags and wreaths; historic areaway railing. **Alterations:** Aluminum replacement windows in all openings; masonry and non-historic storefront infill and awning at ground floor corner; altered openings and window grilles at ground floor; brick infill and window replace door in second bay; brick infill in third bay of ground floor; non-

historic door with transom and sidelights in fourth bay; two light and intercom at door; two cameras, alarm box, dryer vent, and conduit at facade; window grilles at basement; white-painted chimneys at roof; vent pipe and cellar entry in areaway; one-story, amber brick, two-car garage addition with two metal roll-gates; garage has stuccoed, concrete block side facade with terra cotta coping.

Southwest (rear) elevation: Four bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and metal cornice. **Alterations:** Facade is painted white; aluminum replacement windows in all openings; window grilles at first floor; light above door; door in reduced opening at first bay of first floor; alarm box at facade; satellite dish at roof.

### **654 and 656 Grandview Avenue**

Borough of Queens Tax Map Block 3485; Lot 32, 34

Date: 1910 (NB 1140-10)  
Architect: Louis Berger and Company  
Original Owner/Developer: Jacob Jaeger  
Style/Ornament: Renaissance Revival  
Stories: Two

**654 Grandview Avenue:** Northeast (Grandview Avenue) elevation: Five bay, amber-colored brick facade; one-over-one, double-hung windows in all openings except for entry at center bay of first floor; limestone lintels, sills and string coursing; bracketed galvanized iron door hood; off-white-painted, modillioned cornice with swags and wreaths; bluestone water table; historic bluestone stoop, railing and gate; historic metal railing with some detailing removed at areaway. **Alterations:** Storm windows in all openings; non-historic door; metal awning at entry; metal screens at basement windows; stoop has been stuccoed; cellar door at areaway.

Southwest (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and green-painted, metal cornice. **Alterations:** Facade is painted buff color; aluminum replacement windows in all openings; clothes line at facade.

**656 Grandview Avenue:** Northeast (Grandview Avenue) elevation: Five bay, amber-colored brick facade; one-over-one, double-hung windows in all openings except for entry at center bay of first floor; limestone lintels, sills and string coursing; off-white-painted, modillioned cornice with swags and wreaths; bluestone water table; historic metal railing and gate at areaway. **Alterations:** Vinyl replacement windows in all openings; iron door hood replaced with flat stucco; non-historic door; metal awning and light at entry; conduit at facade; window grilles at basement; stonework at basement painted grey; non-historic brick and cast stone stoop and railing; cellar entry at areaway.

Southwest (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and green-painted, metal cornice. **Alterations:** Facade is painted white; aluminum replacement windows in all openings; alarm box, wires and clothes line at facade.

### **658 Grandview Avenue**

Borough of Queens Tax Map Block 3485; Lot 36

Date: 1910 (NB 1143-10)  
Architect: Louis Berger and Company  
Original Owner/Developer: Jacob Jaeger  
Style/Ornament: Renaissance Revival  
Stories: Two

Northeast (Grandview Avenue) elevation: Three bay, amber-colored brick facade; one-over-one, double-hung windows except first bay at first floor; limestone lintels, sills and string coursing; light brown-painted, modillioned cornice with swags and wreaths; bluestone water table. **Alterations:** Vinyl replacement windows in all openings; iron door hood replaced with flat stucco; non-historic door; metal awning at entry; sliding windows at basement, non-historic brick stoop with cheek walls, cast stone coping, and metal railing; non-historic brick cheek walls, cast stone coping, and metal gate at areaway; cellar entry at areaway. Southeast (side) elevation: White-painted stuccoed wall with terra-cotta coping. Southwest (rear) elevation: Four bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; brown-painted, metal cornice. **Alterations:** White-stuccoed facade; aluminum replacement windows in all openings.

**662-670 Grandview Avenue (aka 2061 Gates Avenue)**

See description for 2061 Gates Avenue

**GRANDVIEW AVENUE, 675 (aka 2108 Gates Avenue, 66-02 Forest Avenue) TO 679 (aka 66-08 Forest Avenue)**

**Northeast Side, between Gates Avenue and Palmetto Street**

**675, 677, 679 Grandview Avenue**

See description for 66-02 to 66-08 Forest Avenue.

**GRANDVIEW AVENUE, 676 (aka 2060 Gates Avenue) TO 694 (aka 2049 Palmetto Street)**

**Southwest Side, between Gates Avenue and Palmetto Street**

See description for 2060 Gates Avenue and 2049 Palmetto Street.

**LINDEN STREET, 2050 (aka 652 Grandview Avenue)**

**Southeast Side, between Fairview Avenue and Grandview Avenue**

See description for 652 Grandview Avenue.

**PALMETTO STREET, 2001 (aka 685-693 Fairview Avenue) TO 2049 (aka 694 Grandview Avenue)**

**Northwest Side, between Fairview Avenue and Grandview Avenue**

**2001-2003 Palmetto Street (aka 685-693 Fairview Avenue)**

Borough of Queens Tax Map Block 3486; Lot 71

Date:	1910 (NB 1409-10)
Architect:	G. X. Mathews
Original Owner/Developer:	G. X. Mathews
Style/Ornament:	Renaissance and Romanesque Revival

Southeast (Palmetto Street) elevation: Four bay, buff-colored brick facade on amber-colored brick base; one-over-one, double-hung windows in all openings at second and third floors; segmental and arched, amber-colored brick lintels, and projecting limestone sills at second and third floor windows; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on carved limestone bases; corbelled and geometric-patterned brickwork; light grey painted, denticulated and



modillioned cornice with swags and cartouches. **Alterations:** Aluminum replacement windows in all openings at second and third floors; non-historic masonry and storefront infill at ground floor; waterfall awning and metal roll gates at storefront; illuminated box sign at second floor; non-historic metal areaway fence and gate.

Northeast (Fairview Avenue) elevation: Nine bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung wood windows in all openings at second and third floors; segmental and arched, amber-colored brick lintels, projecting limestone sills at second and third floor windows; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned and denticulated brickwork; two, historic metal fire escapes; central entry at brick portico with carved limestone cornice at ground floor; one-story store extension (original) with cast-stone coping at rear; bluestone quoins and water table at base; light-grey-painted, denticulated and modillioned cornice with swags and cartouches. **Alterations:**

Aluminum replacement windows in all openings at second and third floors; fenestration pattern altered at ground floor; metal roll gates, non-historic storefront windows, projecting sign and stuccoed stonework at one-story storefront extension; non-historic storefront infill with projecting sign, roll gates and concrete ramp in first four bays; non-historic central entry door; light above door; non-historic storefront infill with waterfall awning and roll gates at corner; non-historic brick and cast-stone steps and metal pipe railing at corner storefront; projecting sign at second floor; grey-coated bulkhead and satellite dish at roof; non-historic metal and wood picket fence and gates at areaway.

Northwest (rear) elevation: Four bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; metal cornice. **Alterations:** Grey-patterned stucco at facade; aluminum replacement windows in all openings; two large flue pipes at facade.

#### **2005, 2009, 2011, 2015, 2017, 2019, 2021, 2025 Palmetto Street**

Borough of Queens Tax Map Block 3486; Lots 69, 67, 65, 63, 61, 59, 57, 55

Date: 1910 (NB 1410-10)  
Architect: G. X. Mathews  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance and Romanesque Revival

**2005 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base and projecting first bay; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; buff-colored brick panels under first floor windows; bluestone water table and sills at base; under-stoop entry; buff-painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway. **Alterations:** Aluminum replacement windows in all openings; conduit at facade; non-historic glass door with sidelight and transom; two lights near door; camera at facade; metal mesh window grilles and stuccoed water table at basement windows; non-historic brick and cast-stone stoop; non-historic metal stoop and areaway railing; cellar door and vent pipe in areaway.

Northwest (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; green-painted, metal cornice; metal fire escape. **Alterations:** Grey stucco at facade; aluminum replacement windows in all openings.

**2009 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills;

projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; historic, paired wood-and-glass doors with wood grain finish; buff-colored brick panels under first floor windows; bluestone water table and sills at base; under-stoop entry with historic railing; buff-painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop and iron railing; raised concrete areaway; historic areaway railing with newel posts and some details removed. **Alterations:** Vinyl replacement windows in all openings; conduit at facade; two lights near door; stonework at base and steps painted gray; sliding windows at basement; cellar entry and vent pipe at areaway.

Northwest (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and green-painted, metal cornice; metal fire escape. **Alterations:** Grey stucco at facade; vinyl replacement windows.

**2011 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; historic, paired wood-and-glass doors with wood grain finish; buff-colored brick panels under first floor windows; bluestone water table and sills at base; under-stoop entry with historic railing; grey painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway; historic areaway railing with newel posts and some details removed. **Alterations:** Vinyl replacement windows in all openings; light near door; stonework at base stuccoed white; metal mesh window grilles at basement; non-historic brick and cast-stone stoop; non-historic stoop railing and gate; vent pipe at areaway.

Northwest (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and black-painted, metal cornice; metal fire escape. **Alterations:** Grey stucco at facade; vinyl replacement windows.

**2015 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; historic, paired wood-and-glass doors with wood grain finish; buff-colored brick panels under first floor windows; bluestone water table and sills at base; under-stoop entry with historic railing; grey painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop; raised concrete areaway; historic areaway railing and newel posts with some details removed. **Alterations:** Aluminum replacement windows in all openings; two lights near door; some stonework at base and steps painted gray; metal mesh window grilles at basement; some paint and metal sign at facade; satellite dish at roof; vent pipe at areaway.

Northwest (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and brown-painted, metal cornice; metal fire escape. **Alterations:** Aluminum replacement windows in all openings.

**2017 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; historic, paired wood-and-glass doors; buff-

colored brick panels under first floor windows; bluestone water table at base; under-stoop entry with non-historic railing; light-grey-painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway. **Alterations:** Aluminum replacement windows in all openings; conduit, camera and metal sign at facade; two lights near door; metal mesh window grilles and replacement stone sills at basement; non-historic cast-stone stoop; non-historic metal stoop and areaway railing and gate; vent pipe at areaway.

**2019 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; historic, paired wood-and-glass doors with wood grain finish; bluestone water table and sills at base; under-stoop entry with historic railing; cream-painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop and iron railing; raised concrete areaway; historic areaway railing and newel posts with some details removed. **Alterations:** Vinyl replacement windows in all openings; conduit at facade; two lights near door; stuccoed stonework at base; steps painted light gray; metal mesh screens at basement windows; vent pipe at areaway.

**2021 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; historic, paired wood-and-glass doors with wood grain finish; bluestone water table and sills at base; under-stoop entry with historic railing; cream-painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway. **Alterations:** Aluminum windows in all openings; conduit at facade; metal awning and light at door; water table is stuccoed; non-historic brick and cast-stone stoop; non-historic metal stoop and areaway railing and gate.

**2025 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; brown-painted historic, paired wood-and-glass doors; bluestone water table and sills at base; under-stoop entry with historic railing; brown-painted, denticulated and modillioned cornice with swags and cartouches; historic areaway railing and newels with some details removed; raised concrete areaway. **Alterations:** Aluminum replacement windows in all openings; light above door; metal mesh window grilles at basement; stonework at base painted gray; non-historic brick and cast-stone stoop; non-historic metal stoop railing.

**2027, 2031, 2033, 2035, 2037, 2041, 2043, 2047 Palmetto Street**

Borough of Queens Tax Map Block 3486; Lots 53, 51, 49, 47, 45, 43, 41, 39

Date:	1910 (NB 1422-10)
Architect:	G. X. Mathews
Original Owner/Developer:	G. X. Mathews
Style/Ornament:	Renaissance and Romanesque Revival

**2027 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; historic, paired wood-and-glass doors with wood grain finish; bluestone water table and sills at base; under-stoop entry with historic railing; light grey painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway; historic areaway railing and newel posts with some detailing removed. **Alterations:** Vinyl replacement windows in all openings; light above door; stonework at base painted gray; metal mesh window grilles at basement; non-historic brick and cast-stone stoop; non-historic metal railing and gate; vent pipe at areaway.

**2031 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung wood windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; historic, paired wood-and-glass doors with wood grain finish; bluestone water table and sills at base; under-stoop entry with historic railing; light grey painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop and iron railing; raised concrete areaway; historic areaway railing and newel posts with some detailing removed. **Alterations:** Storm windows in all openings; light near door; stone cornice, door hood and surround painted white; metal mesh window grilles at basement; stonework at base and stoop painted gray.

**2033 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; historic, paired wood-and-glass doors with wood grain finish; bluestone water table and sills at base; under-stoop entry with historic railing; dark grey painted, denticulated and modillioned cornice with swags and cartouches; historic stoop railing; raised concrete areaway; historic areaway railing, gate and newel posts with some detailing removed. **Alterations:** Vinyl replacement windows in all openings; door hood and surround painted white; screens at basement windows; stonework at base painted gray; non-historic brick and cast-stone stoop; vent pipe in areaway.

**2035 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; historic, paired wood-and-glass doors with wood grain finish; bluestone water table and sills at base; under-stoop entry with wood paneled door and historic railing; light grey painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway; historic areaway railing, gate and newel posts with some detailing removed. **Alterations:** Facade has been cleaned and repointed; vinyl replacement windows in all openings; light above door; screens at basement; stonework at base painted gray; non-historic brick and cast-stone stoop and railing; vent pipe at areaway.

**2037 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground

floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; historic, paired wood-and-glass doors with wood grain finish; bluestone water table and sills at base; under-stoop entry with historic railing; grey painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway; historic areaway railing and newel posts with some detailing removed. **Alterations:** Vinyl replacement windows in all openings; light above door; stonework at base and first floor painted light gray; metal mesh screens at basement; non-historic cast-stone stoop and metal railing; vent pipe and grey paint at areaway.

**2041 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; historic, paired wood-and-glass doors with wood grain finish; bluestone water table and sills at base; under-stoop entry with paneled wood door and historic railing; grey painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop and iron railing; raised concrete areaway; historic areaway railing and newel posts with some detailing removed. **Alterations:** Vinyl replacement windows in all openings; two lights near door; stonework at first floor painted white; metal mesh grilles and wood infill at basement windows; stonework at base and stoop painted gray; blacktop paving and vent pipe at areaway.

Northwest (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and grey-painted, metal cornice; metal fire escape. **Alterations:** White stucco at facade; vinyl replacement windows in all openings; antenna at roof.

**2043 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; bluestone water table and sills at base; under-stoop entry with historic railing; grey painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop; raised concrete areaway; historic areaway railing and newel posts with some detailing removed. **Alterations:** Vinyl replacement windows in all openings; non-historic door; two lights near door; stonework at first floor painted light grey; flagpole at third floor; non-historic door and metal mesh window grilles at basement; stonework at base and stoop painted gray; non-historic stoop railing; grey-painted paving and vent pipe at areaway.

Northwest (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; green-painted, metal cornice; metal fire escape. **Alterations:** Grey stucco at facade; vinyl replacement windows; antenna at roof

**2047 Palmetto Street:** Southeast (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base and projecting last bay; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels at second and third floor; projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone surround and bracketed, pedimented door hood; carved limestone cornice at first floor; historic, paired wood-and-glass doors with wood grain finish; bluestone water table and sills at base; under-stoop entry with historic railing; grey painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop and iron railing; raised concrete areaway; historic areaway railing and newel posts with some details removed. **Alterations:** Aluminum replacement windows in all openings; light near door; metal

mesh window grilles and wood paneled door at basement; stonework at base and side of steps painted gray; cement/stucco at stoop; vent pipe at areaway.

Northwest (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and green-painted, metal cornice; metal fire escape. **Alterations:** White stucco at facade; aluminum replacement windows.

**2049 Palmetto Street (aka 680 – 694 Grandview Avenue)**

Borough of Queens Tax Map Block 3486; Lot 38

Date: 1910 (NB 1423-10)  
Architect: G. X. Mathews  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance and Romanesque Revival

Southeast (Palmetto Street) elevation: Four bay, buff-colored brick facade; one-over-one, double-hung windows in all openings at second and third floors; segmental and arched, amber-colored brick lintels, and projecting limestone sills at second and third floor windows; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on carved limestone bases; corbelled and denticulated decorative brickwork; grey painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway. **Alterations:** Aluminum replacement windows in all openings at second and third floors; non-historic storefront, sign band and metal roll gates at ground floor; non-historic metal areaway fence and gate.

Northeast (Fairview Avenue) elevation: Nine bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung wood windows in all openings at second and third floors; segmental and arched, amber-colored brick lintels, projecting limestone sills at second and third floor windows; projecting and recessed, denticulated and checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned brickwork; two, historic metal fire escapes; central entry at ground floor; one-story store at rear with historic metal sign band and cornice; bluestone quoins and water table at base; dark-grey-painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway. **Alterations:** Aluminum windows in all openings at second and third floors; fenestration pattern altered at ground floor; non-historic storefront infill with sign band and roll gates at corner; enlarged opening with non-historic doors, transom and roll gate at third bay; painted plywood infill at fourth bay; non-historic door with carved limestone surround removed at fifth bay; intercom and tarred brickwork near door; non-historic storefront infill with aluminum sign band and roll gates in sixth through ninth bays; metal vents at first and second floor; conduit at facade; asphalt-shingled bulkhead and painted chimneys at roof; metal roll gates and grey-painted stonework at one-story storefront; non-historic metal fence and gates at areaway; concrete ramp at third bay.

Northwest (rear) elevation: Four bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and grey-painted, metal cornice. **Alterations:** Off-white stucco at facade; aluminum replacement windows in all openings.

**PALMETTO STREET, 2002 (aka 701-709 Fairview Avenue) TO 2048 (aka 66-22 Forest Avenue)  
Southeast Side, between Fairview Avenue and Forest Avenue**

**2002 (aka 701-709 Fairview Avenue), 2006, 2010, 2012, 2016, 2018, 2020 Palmetto Street**

Borough of Queens Tax Map Block 3489; Lots 1, 2, 4, 6, 8, 10, 12

Date: 1910 (NB 2456-10)  
Architect: Louis Allmendinger  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance and Romanesque Revival

**2002 Palmetto Street:** Northwest (Palmetto Street) elevation: Four bay, buff-colored brick facade on amber-colored brick base; one-over-one, double-hung windows in all openings at second and third floors; segmental and arched, amber-colored brick lintels, and projecting limestone sills at second and third floor windows; projecting and recessed, checkerboard-patterned brick string coursing; amber-colored brick pilasters set on carved limestone bases; corbelled and denticulated decorative brickwork; dark-brown painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway.

**Alterations:** Aluminum replacement windows in all openings; non-historic masonry and storefront infill with roll gate and paired, one-over-one, double-hung windows with grilles at ground floor; waterfall awning at ground floor; non-historic metal areaway fence; metal garbage can enclosure/planter at areaway.

Southwest (Fairview Avenue) elevation: Nine bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings at second and third floors; segmental and arched, amber-colored brick lintels, projecting limestone sills at second and third floor windows; projecting and recessed, checkerboard-patterned brick string coursing; amber-colored brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned brickwork; two, historic metal fire escapes; central entry with carved limestone door surround; one-story store extension at rear; bluestone quoins and water table at base; dark-brown painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway. **Alterations:** Aluminum replacement windows in all openings at second and third floors; fenestration pattern altered at ground floor; non-historic masonry and storefront infill with waterfall awning and roll gates at corner; enlarged window opening at third bay; non-historic wood-and-glass door; light and intercom near door; paired one-over-one, double-hung windows in fifth and ninth bays; non-historic doors in seventh and eighth bays; waterfall awning in eighth and ninth bays; window grilles at ground floor; conduit at facade; asphalt shingled bulkhead and two satellite dishes at roof; non-historic masonry infill and paired one-over-one, double-hung windows with grilles flanking a central entry at one-story storefront; through-wall air-conditioning unit with grille above door; non-historic metal fence and gates at areaway; metal garbage can enclosures/planters and two cellar entries at areaway.

Southeast (rear) elevation: Four bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; grey-painted, metal cornice. **Alterations:** Facade is stuccoed white; aluminum replacement windows in all openings.

**2006 Palmetto Street:** Northwest (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base and projecting last bay; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels, and projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; denticulated brickwork; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone, bracketed door hood and surround; carved limestone cornice at first floor; historic, paired wood-and-glass doors with wood grain finish; buff-colored brick panels under first floor windows; bluestone water table and sills at base; under-stoop entry; dark-grey painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway; historic areaway railing, gate and newel posts with some details removed. **Alterations:** Aluminum replacement windows in all openings; conduit at facade; two lights near door; brick infill in second bay at basement; metal mesh window grilles at basement; non-historic brick and concrete stoop; stonework at base painted gray; non-historic metal stoop railing; cellar door and vent at areaway.

Southeast (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and cream-painted, metal cornice; fire escape. **Alterations:** Off-white stucco at facade; aluminum replacement windows in all openings; alarm box and clothes line at facade; stuccoed chimney.

**2010 Palmetto Street:** Northwest (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels, and projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; denticulated brickwork; amber-

colored brick pilasters set on corbelled brick bases; central entry with carved limestone, bracketed door hood and surround; carved limestone cornice at first floor; buff-colored brick panels under first floor windows; bluestone water table and sills at base; under-stoop entry with historic railing; brown painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop and iron railing; raised concrete areaway; historic areaway railing with newel posts and some details removed. **Alterations:** Vinyl replacement windows in all openings; brown-painted non-historic wood-and-glass doors; two lights near door; conduit at facade; metal mesh window grilles and non-historic door at basement; stoop has been resurfaced; basement stonework and stoop painted grey; vent pipe at areaway.

Southeast (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and green-painted, metal cornice; fire escape. **Alterations:** Grey stucco at facade; vinyl replacement windows.

**2012 Palmetto Street:** Northwest (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels, and projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; denticulated brickwork; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone, bracketed door hood and surround; historic, paired wood-and-glass doors with wood grain finish; carved limestone cornice at first floor; buff-colored brick panels under first floor windows; bluestone water table and sills at base; under-stoop entry; light-grey painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop and iron railing; raised concrete areaway; historic areaway railing with newel posts and some details removed. **Alterations:** Vinyl replacement windows in all openings; two lights near door; metal mesh window screens at basement; stonework at base and steps painted gray; resurfaced stoop; cellar door in areaway.

Southeast (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and green-painted, metal cornice; fire escape. **Alterations:** Grey stucco at facade; vinyl replacement windows.

**2016 Palmetto Street:** Northwest (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels, and projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; denticulated brickwork; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone, bracketed door hood and surround; historic, paired wood-and-glass doors with wood grain finish; carved limestone cornice at first floor; buff-colored brick panels under first floor windows; bluestone water table and sills at base; under-stoop entry; light-grey painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop and iron railing; raised concrete areaway; historic areaway railing with newel posts and some details removed. **Alterations:** Aluminum replacement windows in all openings; light near door; ground floor stone and brick trim painted white; conduit at facade; metal mesh window grilles at basement; stonework at base and steps painted gray; stoop resurfaced; cellar door at areaway.

Southeast (rear) elevation: Six-bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; green-painted, metal cornice; fire escape. **Alterations:** White stucco at facade; aluminum replacement windows in all openings.

**2018 Palmetto Street:** Northwest (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels, and projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; denticulated brickwork; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone, bracketed door hood and surround; historic, paired wood-and-glass doors with wood grain finish; carved limestone cornice at first floor; buff-colored brick panels under first floor windows; bluestone water table and sills at base;



under-stoop entry with non-historic railing; grey-painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway; historic areaway railing with newel posts and some details removed. **Alterations:** Aluminum replacement windows in all openings; two lights near door; metal mesh screens and non-historic door at basement; brick infill in second bay at basement; water table painted gray; non-historic brick and cast-stone stoop; non-historic metal stoop railing; vent pipe at areaway.

**2020 Palmetto Street:** Northwest (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung, wood windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels, and projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; denticulated brickwork; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone, bracketed door hood and surround; historic, paired wood-and-glass doors with wood grain finish; carved limestone cornice at first floor; buff-colored brick panels under first floor windows; bluestone water table and sills at base; under-stoop entry with historic railing; buff-painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop; raised concrete areaway; historic areaway railing and newel posts with some details removed. **Alterations:** Storm windows in all openings; vinyl replacement windows in fourth and fifth bay of third floor; two lights near door; conduit at facade; metal mesh screens and non-historic door at basement; stonework at base and steps painted gray; non-historic metal stoop railing; vent pipe in areaway.

**2022, 2024, 2026, 2030, 2032, 2034, 2036 Palmetto Street**

Borough of Queens Tax Map Block 3489; Lot 14, 16, 18, 20, 22, 24, 26

Date: 1910 (NB 2455-10)  
Architect: Louis Allmendinger  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance and Romanesque Revival

**2022 Palmetto Street:** Northwest (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels, and projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; denticulated brickwork; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone, bracketed door hood and surround; carved limestone cornice at first floor; buff-colored brick panels under first floor windows; bluestone water table and sills at base; under-stoop entry with historic railing; grey-painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway; historic areaway railing and newel posts with some details removed. **Alterations:** Vinyl replacement windows in all openings; non-historic glass and metal grille doors; light above door; conduit at facade; metal mesh window grilles at basement; resurfaced stone stoop with cast-stone steps; stonework at base and steps painted gray; non-historic metal stoop railing; vent pipe at areaway.

**2024 Palmetto Street:** Northwest (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung wood windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels, and projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; denticulated brickwork; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone, bracketed door hood and surround; historic paired wood-and-glass doors; carved limestone cornice at first floor; buff-colored brick panels under first floor windows; bluestone water table and sills at base; under-stoop entry with non-historic railing; grey painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop; raised concrete areaway; historic areaway railing and newel posts with some

detailing removed. **Alterations:** Storm windows in all openings; metal awning and light above door; conduit at facade; metal mesh screens and non-historic door at basement; first step resurfaced and non-historic railing at stoop; vent pipes at facade and areaway.

**2026 Palmetto Street:** Northwest (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels, and projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; denticulated brickwork; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone, bracketed door hood and surround; paired wood-and-glass doors with wood grain finish; carved limestone cornice at first floor; buff-colored brick panels under first floor windows; bluestone water table and sills at base; under-stoop entry with historic railing; buff painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop and iron railing; raised concrete areaway; historic areaway railing and newel posts with some details removed. **Alterations:** Vinyl replacement windows except in fourth and fifth bays at second floor (wood); light and intercom near door; conduit at facade; metal mesh screens and non-historic door at basement; stuccoed water table; non-historic cast-stone steps and tiles at stoop; vent pipe in areaway.

**2030 Palmetto Street:** Northwest (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels, and projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; denticulated brickwork; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone, bracketed door hood and surround; historic paired wood-and-glass doors with wood grain finish; carved limestone cornice at first floor; buff-colored brick panels under first floor windows; bluestone water table and sills at base; under-stoop entry; grey painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway; historic areaway railing and newel posts with some details removed. **Alterations:** Aluminum replacement windows in all openings; stuccoed stonework at first through third floors; light above door; conduit at facade; metal mesh screens at basement; cast-stone treads at historic bluestone stoop; water table painted grey; non-historic metal stoop railing; cellar door and vent pipe at areaway.

**2032 Palmetto Street:** Northwest (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels, and projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; denticulated brickwork; amber-colored brick pilasters set on corbelled brick bases; central entry with carved limestone, bracketed door hood and surround; historic paired wood-and-glass doors; carved limestone cornice at first floor; buff-colored brick panels under first floor windows; bluestone water table and sills at base; under-stoop entry with historic railing; light-grey-painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop and iron railing; raised concrete areaway; historic areaway railing and newel posts with some details removed. **Alterations:** Wood windows with storms at first and third floors; vinyl replacement windows at second floor; light near door; metal mesh window grilles at basement; stonework at base and steps painted grey; vent pipe in areaway.

Southeast (rear) elevation: Six bay brick facade; two-over-two, double-hung wood windows in segmentally-arched openings; projecting stone sills; green-painted, metal cornice; fire escape. **Alterations:** Grey stucco at facade; storm windows in all openings.

**2034 Palmetto Street:** Northwest (Palmetto Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; segmental and arched, amber-colored brick lintels, and projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; denticulated brickwork; amber-

colored brick pilasters set on corbelled brick bases; central entry with carved limestone, bracketed door hood and surround; historic, paired wood-and-glass doors with wood grain finish; carved limestone cornice at first floor; buff-colored brick panels under first floor windows; bluestone water table and sills at base; historic bluestone stoop; under-stoop entry with historic railing; buff-painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway; historic areaway railing and newel posts with some details removed. **Alterations:** Aluminum windows in all openings; light above door; conduit and vent pipe at facade; non-historic door and sliding windows at basement; stonework at base and steps painted gray; stucco/cement at stoop; non-historic metal stoop railing.  
Southeast (rear) elevation: Six bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; green-painted, metal cornice; fire escape. **Alterations:** Grey stucco at facade; aluminum replacement windows; stuccoed chimney.

**2036 Palmetto Street:** Northwest (Palmetto Street) elevation: Three bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except first bay at ground floor; segmental and arched, amber-colored brick lintels, and projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; denticulated brickwork; amber-colored brick pilasters set on corbelled brick bases; entry with carved limestone, bracketed door hood and surround in first bay; historic, paired wood-and-glass doors with wood grain finish; carved limestone cornice at first floor; buff-colored brick panels under first floor windows; bluestone water table and sills at base; under-stoop entry with historic railing; buff painted, denticulated and modillioned cornice with swags and cartouches; raised concrete areaway; historic areaway railing and newel posts with some detailing removed. **Alterations:** Aluminum windows in all openings; two lights near door; conduit at facade; non-historic door and perforated metal screens at basement; stonework at base and steps painted gray.

#### **2040 Palmetto Street**

Borough of Queens Tax Map Block 3489; Lot 27

Date:	1911 (NB 140-11)
Architect:	Louis Allmendinger
Original Owner/Developer:	G. X. Mathews
Style/Ornament:	Renaissance and Romanesque Revival

**2040 Palmetto Street:** Northwest (Palmetto Street) elevation: Four-bay, buff-colored brick facade on amber-colored brick base with angled fourth bay; one-over-one, double-hung windows in all openings at second and third floors; segmental and arched, amber-colored brick lintels, and projecting limestone sills; projecting and recessed, checkerboard-patterned brick and limestone string coursing; amber-colored brick pilasters set on corbelled brick bases; carved limestone cornice and bluestone quoins at first floor; buff painted, denticulated and modillioned cornice with swags and cartouches; metal fire escape; concrete ramp at areaway; curb cut. **Alterations:** Vinyl replacement windows in all openings; fenestration altered at ground floor; non-historic wood paneled door and transom in first bay; non-historic wood-paneled garage door in second bay; three signs at garage door; one-over-one, double-hung window with metal grille in third bay; light above door; some stonework at base painted white or buff; non-historic metal areaway fence and gate; asphalt shingled bulkhead at roof.  
Northeast (side) elevation: Off-white-stucco; clothes line at facade.

#### **2046-2048 Palmetto Street (aka 66-22 Forest Avenue)**

See description for 66-22 Forest Avenue

**WOODBINE STREET, 2001 (aka 719 Fairview Avenue) TO 2037 (aka 66-44 Forest Avenue)  
Northwest Side, between Fairview Avenue and Grandview Avenue**

**2001 (aka 719 Fairview Avenue), 2003, 2005, 2007, 2011, 2015 Woodbine Street**  
Borough of Queens Tax Map Block 3489; Lots 63, 61, 59, 57, 55, 53

Date: 1911 (NB 601-11)  
Architect: Louis Allmendinger  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance Revival

**2001 Woodbine Street:** Southeast (Woodbine Street) elevation: Four bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings at second and third floor; carved molded limestone lintels and sills; limestone and amber brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned, and denticulated decorative brickwork; buff-painted, denticulated and modillioned cornice with swags and cartouches; portion of historic storefront pier and column remains at base. **Alterations:** Vinyl replacement windows in all openings; masonry infill and non-historic storefront with roll gate and waterfall awning at ground floor; through-wall air-conditioning unit and grille at ground floor; non-historic brick and cast-stone steps; non-historic metal areaway fence and gate.

Southwest (Fairview Avenue) elevation: Nine bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings at second and third floors; carved molded limestone lintels and sills; limestone and amber brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned, and denticulated decorative brickwork; buff-colored brick string coursing and bluestone quoins at base; central entry portico with carved limestone cornice; two metal fire escapes; buff-painted, denticulated and modillioned cornice with swags and cartouches; one-story store extension (original) at rear. **Alterations:** Vinyl replacement windows; masonry infill, non-historic storefront, and altered openings at ground floor; non-historic doors with metal awnings above in first and third bays; paired, one-over-one double-hung windows in second and fourth bays; non-historic glass and grilles doors and two light fixtures at portico; brick infill at seventh bay; waterfall awning and roll gate at corner storefront; non-historic brick and cast-stone steps; non-historic metal areaway fence and gates; conduit at facade; chimneys and bulkhead have been tarred; satellite dish at roof; non-historic areaway fence; non-historic masonry infill at store extension; one-over-one, double-hung windows flank central entry; non-historic door with awning and brick steps; non-historic areaway fence and gate.

Northwest (rear) elevation: Four bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; grey-painted, metal cornice. **Alterations:** White stucco at facade; vinyl replacement windows in all openings.

**2003 Woodbine Street:** Southeast (Woodbine Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung wood windows in most openings except center bay at ground floor; carved molded limestone lintels and sills; lintels have keystone at ground floor; carved limestone, molded bracketed door hood and surround; buff-colored brick trim at ground floor; limestone and amber brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned, and denticulated decorative brickwork; green-painted historic paired wood-and-glass doors; buff-painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop; under stoop basement entry with non-historic railing. **Alterations:** Vinyl replacement windows in first three bays at first floor and fourth and fifth bays at second and third floors; storm windows at other openings; light above door; part of door surround, stonework at base and steps painted gray; one-over-one, double-hung window in enlarged opening in fourth bay, metal mesh window screens and non-historic door at basement; non-historic metal stoop and areaway railing and gate; vent pipe in areaway.

Northwest (rear) elevation: Six-bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and white-painted, metal cornice; metal fire escape. **Alterations:** Facade is painted white; storm windows in all openings.

**2005 Woodbine Street:** Southeast (Woodbine Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; carved limestone molded lintels and sills; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; buff-colored brick trim at ground floor; limestone and amber brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned, and denticulated decorative brickwork; light-grey-painted, denticulated and modillioned cornice with swags and cartouches; historic bluestone stoop; under stoop basement entry with partial historic railing.

**Alterations:** Vinyl replacement windows in all openings; non-historic door; two lights and intercom near entry; part of door surround is stuccoed; vinyl windows, metal mesh screens, non-historic door and pipe rail at basement entry; stonework at base and stoop painted grey; non-historic metal stoop and areaway railing; vent pipe at areaway.

Northwest (rear) elevation: Six-bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; denticulated brick and grey-painted, metal cornice; metal fire escape. **Alterations:** Facade is painted grey; vinyl replacement windows.

**2007 Woodbine Street:** Southeast (Woodbine Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; carved limestone molded lintels and sills; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; buff-colored brick trim at ground floor; limestone and amber brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned, and denticulated decorative brickwork; grey-painted, denticulated and modillioned cornice with swags and cartouches; under stoop basement entry with non-historic railing. **Alterations:** Aluminum replacement windows in all openings; window grilles at first floor; non-historic door; two lights near entry; non-historic door, metal mesh screens at basement; non-historic brick and concrete stoop; stonework at base painted red; non-historic metal stoop and areaway railing; grey pipe at areaway.

Northwest (rear) elevation: Six-bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; green-painted, metal cornice; metal fire escape. **Alterations:** Off-white stucco at facade; aluminum replacement windows in all openings.

**2011 Woodbine Street:** Southeast (Woodbine Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; carved limestone molded lintels and sills; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; buff-colored brick trim at ground floor; limestone and amber brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned, and denticulated decorative brickwork; white-painted historic paired wood-and-glass doors; historic bluestone stoop and iron railing; under stoop basement entry with historic railing; gray-painted, denticulated and modillioned cornice with swags and cartouches; historic areaway railing and newels post with some detailing removed. **Alterations:** Vinyl windows in all openings; stone panel above door painted white; two lights near door; stonework at base and steps painted white or green; metal mesh window screens at basement.

Northwest (rear) elevation: Six-bay brick facade; one-over-one, double-hung windows in segmentally-arched openings; projecting stone sills; green-painted, metal cornice; metal fire escape at facade.

**Alterations:** Off-white stucco at facade; replacement windows in all openings.

**2015 Woodbine Street:** Southeast (Woodbine Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; carved limestone molded lintels and sills; lintels have keystone at ground floor; carved limestone,

bracketed door hood and surround; buff-colored brick trim at ground floor; limestone and amber brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned, and denticulated decorative brickwork; under stoop basement entry with historic railing; white-painted, denticulated and modillioned cornice with swags and cartouches. **Alterations:** Facade has been cleaned and repointed; vinyl replacement windows in all openings; non-historic door; two lights near entry; brick-face over bluestone stoop; metal sign at facade; door surround, stonework at base and side of steps painted white; metal mesh grilles at basement; non-historic metal stoop and areaway railing.

**2017, 2019, 2021, 2025, 2029, 2031 Woodbine Street**

Borough of Queens Tax Map Block 3489; Lots 51, 49, 47, 45, 43, 42

Date: 1911 (NB 640-11)  
Architect: Louis Allmendinger  
Original Owner/Developer: G. X. Mathews  
Style/Ornament: Renaissance Revival

**2017 Woodbine Street:** Southeast (Woodbine Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; carved limestone molded lintels and sills; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; buff-colored brick trim at ground floor; limestone and amber brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned, and denticulated decorative brickwork; historic bluestone stoop; under stoop basement entry with non-historic railing and gate; brown-painted, denticulated and modillioned cornice with swags and cartouches. **Alterations:** Vinyl replacement windows in all openings; non-historic paired doors; two lights and intercom near door; non-historic door and grille at basement; stonework at base and steps painted gray; metal mesh screens, window grilles, vent and oil fill pipes at basement; non-historic metal stoop and areaway railing and gate; cornice detailing removed.

**2019 Woodbine Street:** Southeast (Woodbine Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; carved limestone molded lintels and sills; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; buff-colored brick trim at ground floor; limestone and amber brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned, and denticulated decorative brickwork; under stoop basement entry with historic railing; cream-painted, denticulated and modillioned cornice with swags and cartouches. **Alterations:** Vinyl replacement windows in all openings; non-historic door; light and intercom near entry; window grilles at first floor and basement; stonework at base painted gray; non-historic door and in-swing windows at basement; non-historic brick and cast-stone stoop; non-historic metal stoop and areaway railing and gate.

**2021 Woodbine Street:** Southeast (Woodbine Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; carved limestone molded lintels and sills; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; buff-colored brick trim at ground floor; limestone and amber brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned, and denticulated decorative brickwork; historic bluestone stoop and iron railing; under stoop basement entry with historic railing; tan-painted, denticulated and modillioned cornice with swags and cartouches; historic areaway railing – missing newel post and some detailing. **Alterations:** Vinyl replacement windows in all openings; light brown-painted paired wood-and-glass doors; two lights and intercom near door; stonework at base and steps painted gray; metal mesh grilles at basement windows; cast-stone pavers in areaway.

**2025 Woodbine Street:** Southeast (Woodbine Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; carved limestone molded lintels and sills; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; buff-colored brick trim at ground floor; limestone and amber brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned, and denticulated decorative brickwork; under stoop basement entry with historic railing; tan-painted, denticulated and modillioned cornice with swags and cartouches; historic stoop and areaway railing and newel posts with some detailing removed. **Alterations:** Aluminum replacement windows in all openings; non-historic door; light near door; door surround and stonework at base painted white; metal mesh window grilles at basement; non-historic brick and cast-stone stoop.

**2029 Woodbine Street:** Southeast (Woodbine Street) elevation: Five bay, buff-colored brick facade with amber-colored brick base; one-over-one, double-hung windows in all openings except center bay at ground floor; carved limestone molded lintels and sills; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; buff-colored brick trim at ground floor; limestone and amber brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned, and denticulated decorative brickwork; under stoop basement entry with non-historic railing; tan-painted, denticulated and modillioned cornice with swags and cartouches. **Alterations:** Aluminum replacement windows in all openings; non-historic door; metal awning, light and intercom at door; stonework at base painted grey; metal mesh screen and non-historic door at basement; concrete over historic bluestone stoop; non-historic metal stoop and areaway railing and gate.

**2031 Woodbine Street:** Southeast (Woodbine Street) elevation: Four bay, buff-colored brick facade with amber-colored brick base with projecting bay; one-over-one, double-hung windows in all openings except last bay at ground floor; carved limestone molded lintels and sills; lintels have keystone at ground floor; carved limestone, bracketed door hood and surround; buff-colored brick trim at ground floor; limestone and amber brick string coursing; brick pilasters set on carved limestone bases; projecting and recessed, geometric-patterned, and denticulated decorative brickwork; under stoop basement entry; cream-painted, denticulated and modillioned cornice with swags and cartouches. **Alterations:** Vinyl windows in all openings; window grilles at first floor; non-historic door; light and intercom at door; conduit at facade; non-historic door and metal mesh screens at basement; water table painted grey; stonework at base stuccoed pink; cast-stone pavers at stoop, areaway and steps to basement entry; non-historic metal stoop and areaway railing and gate.

Northeast (side) elevation: Two-bay facade; terra-cotta coping; bulkhead at roof. **Alterations:** Grey patterned stucco at facade; window grilles at first floor.

**2037 Woodbine Street (aka 66-44 Forest Avenue)**

See description for 66-44 Forest Avenue.



Figure 1  
Atlas of Queens County, Long Island, Chester Wolverton, 1891  
Ridgewood North Historic District outlined in blue  
Photo: Courtesy of New York Public Library



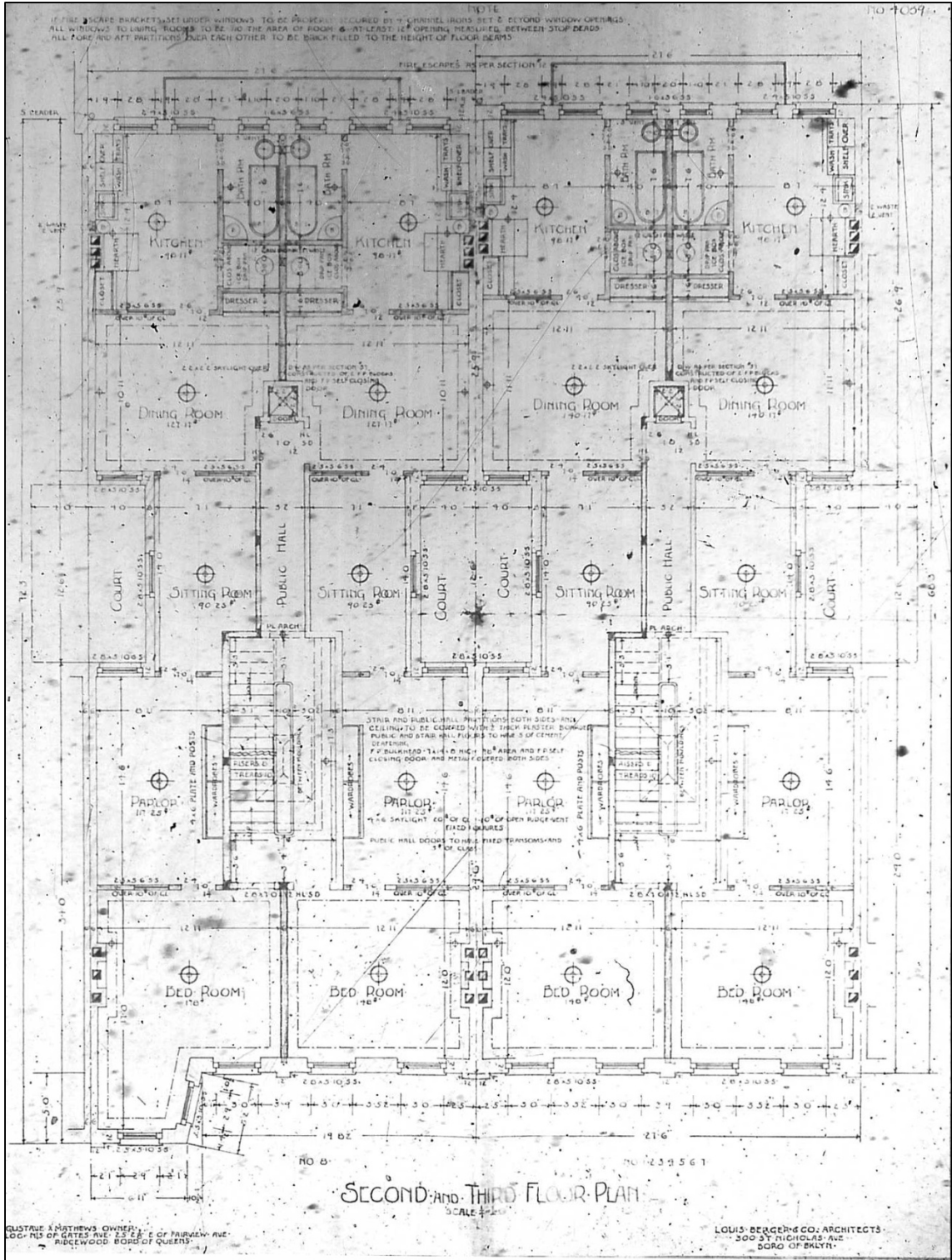


Figure 2  
 Typical Mathews Model Flats Floor Plan  
 Second and Third Floor, 2029 and 2031 Gates Avenue  
 Photo: New York City Department of Buildings, Borough of Queens, NB 2484-08

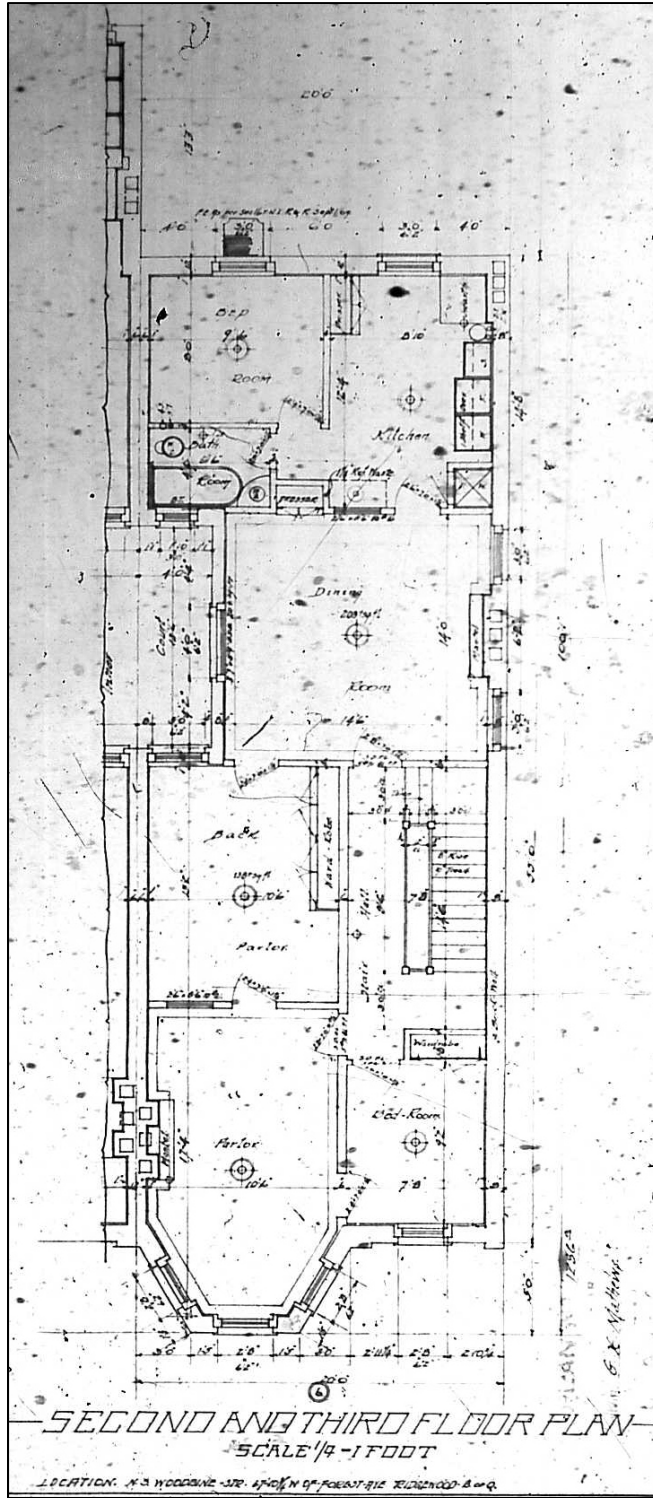


Figure 3  
 Second and Third Floor Plan, 2031 Woodbine Street  
 Photo: New York City Department of Buildings, Borough of Queens, NB 640-11

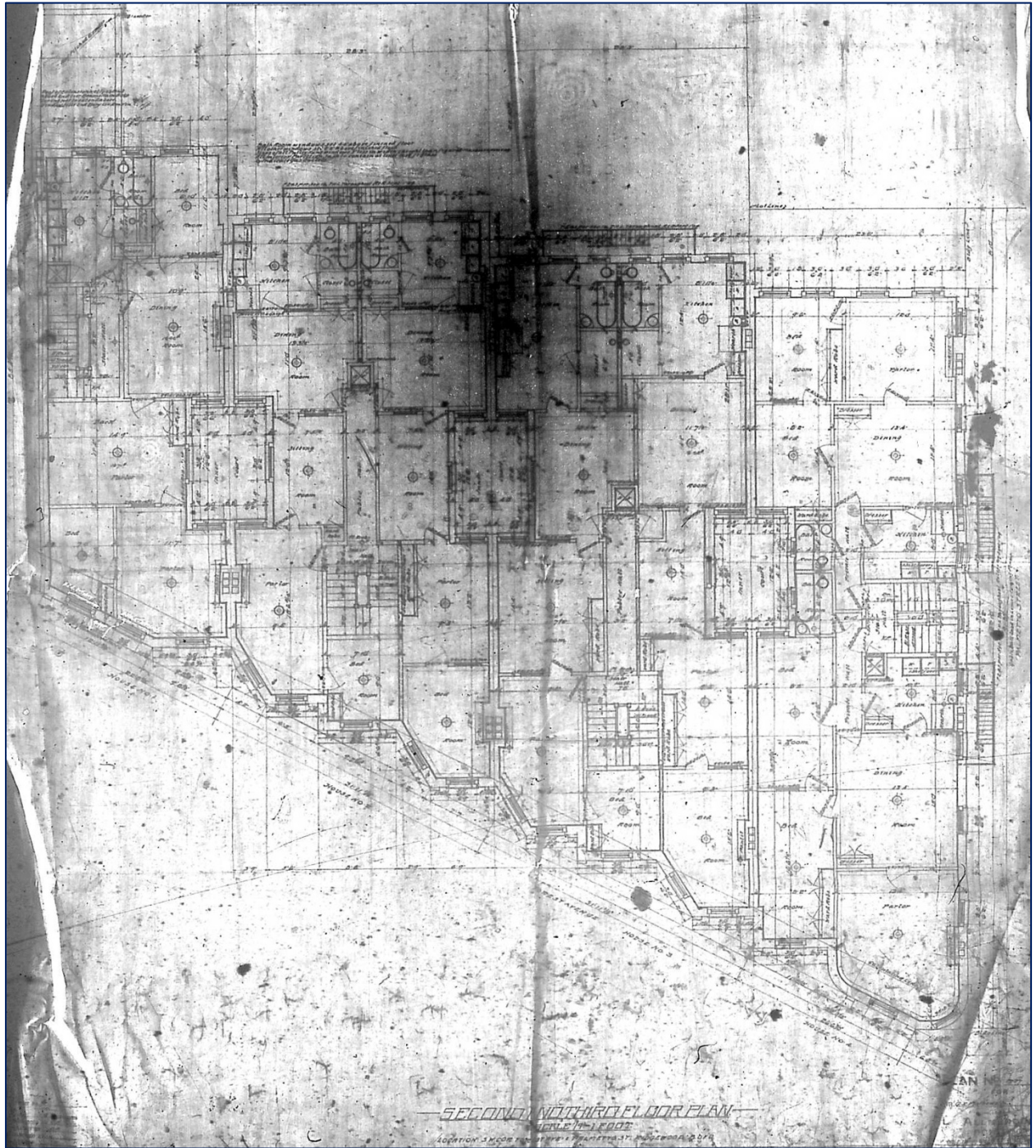


Figure 4

Second and Third Floor Plan, 66-22 to 66-30 Forest Avenue

Photo: New York City Department of Buildings, Borough of Queens, NB 3210-10



Figure 5  
Northwest side of Palmetto Street  
Photo: Christopher D. Brazee, 2009



Figure 6  
2057, 2059, 2061 Gates Avenue  
Photo: Christopher D. Brazee, 2009



Figure 7  
66-22 to 66-42 Forest Avenue  
Photo: Christopher D. Brazee, 2009

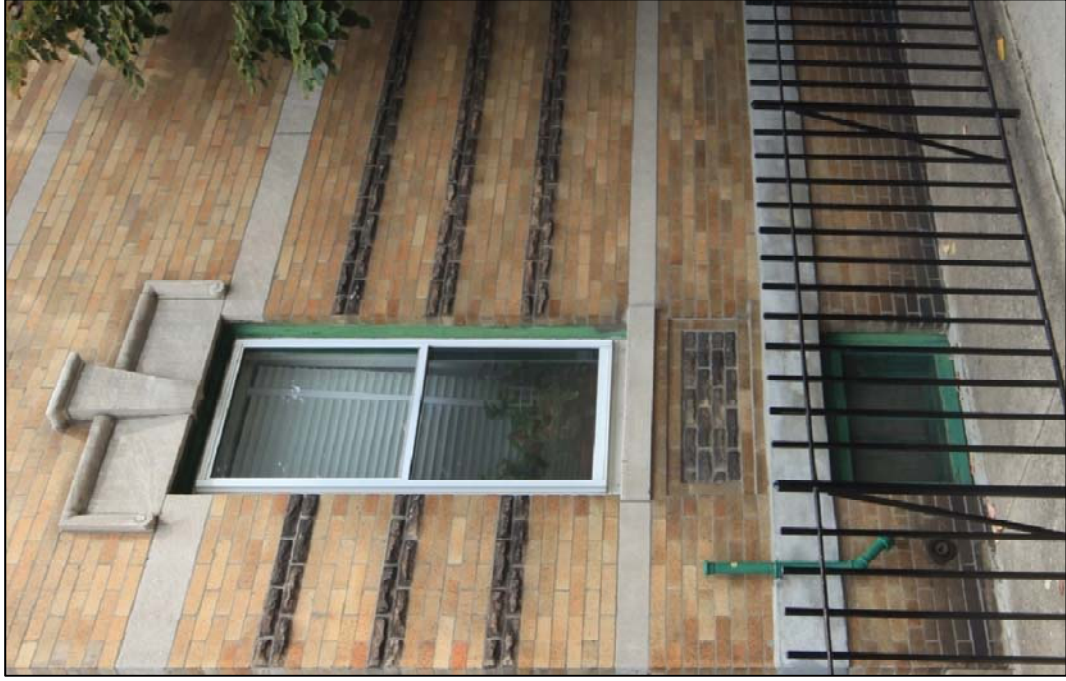


Figure 8  
Contrasting, rough-faced brick  
Photo: Christopher D. Brazee, 2009

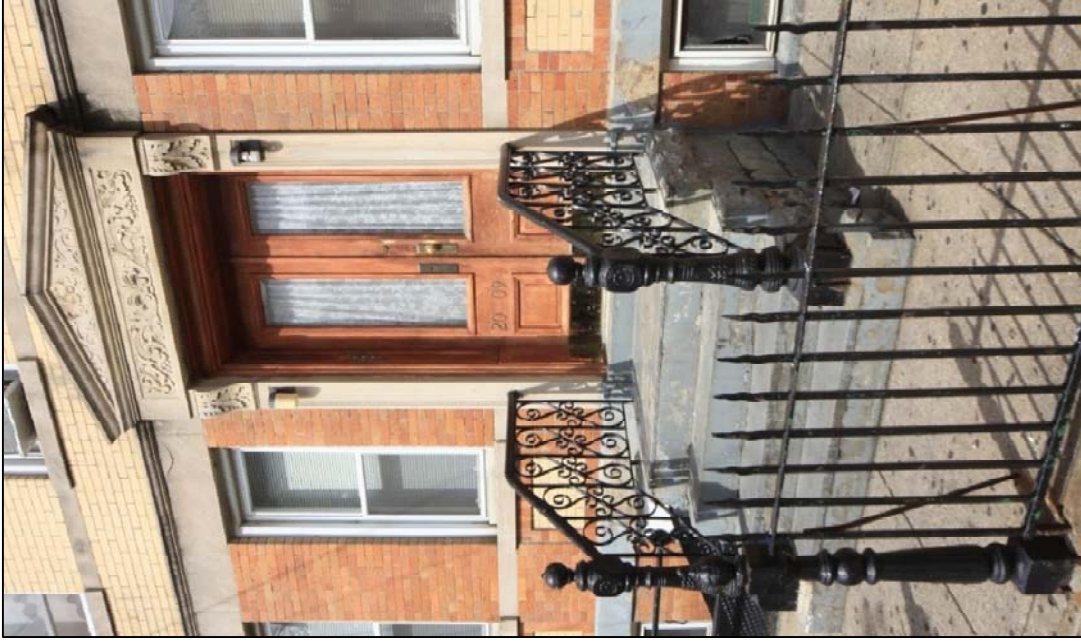


Figure 9  
Stoop detail, Palmetto Street  
Photo: Christopher D. Brazee, 2009



Figure 11  
Entry surround detail, Palmetto Street  
Photo: Christopher D. Brazee, 2009



Figure 10  
Cornice Detail, Gates Avenue  
Photo: Christopher D. Brazee, 2009



Figure 12  
Northwest side of Palmetto Street  
Photo: Christopher D. Brazeel, 2009





Figure 13  
Atlas of the Borough of Queens, City of New York, E. Belcher Hyde, 1903  
Photo: Courtesy of New York Public Library



Figure 14  
2021 Woodbine Street  
Photo: Christopher D. Brazee, 2009



Figure 15  
66-10 Forest Avenue  
Photo: Kathryn E. Horak, 2007



Figure 16

652 to 656 Grandview Avenue

Photo: Christopher D. Brazeel, 2009

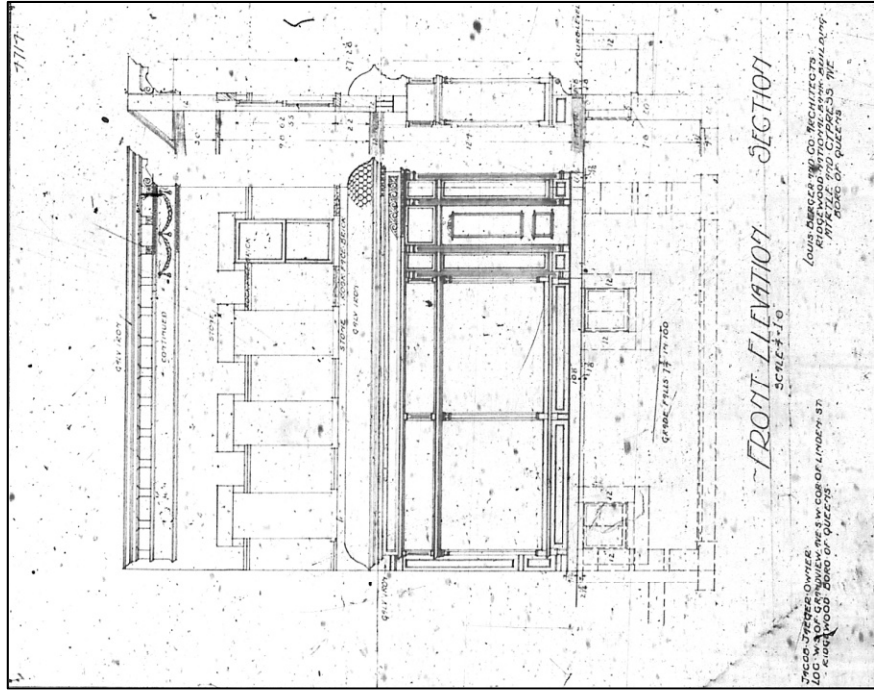


Figure 17

Front Elevation, 652 Grandview Avenue

Photo: New York City Department of Buildings,  
Borough of Queens, NB 1142-10

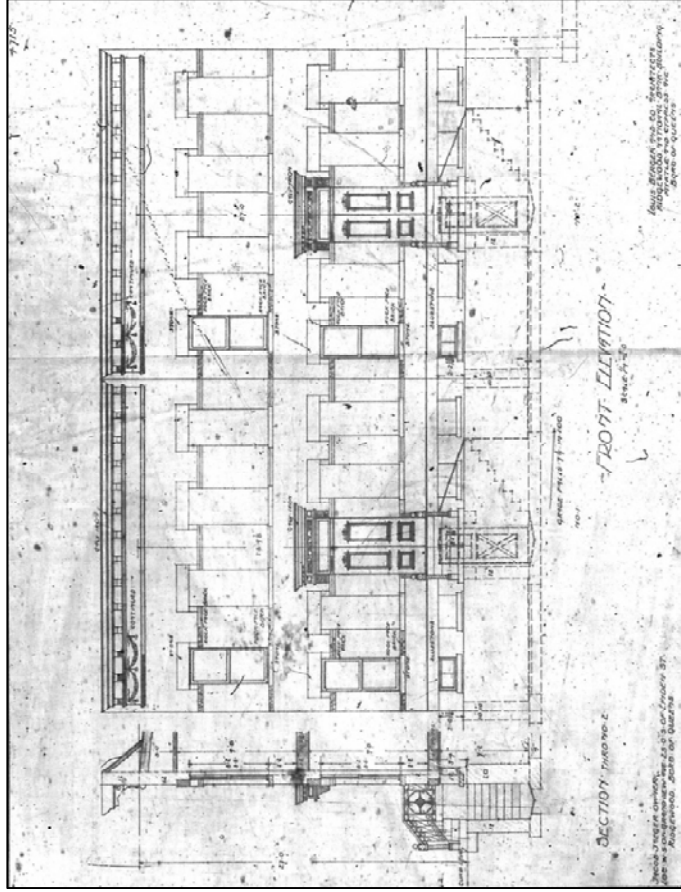


Figure 18

Front Elevation, 656, 654 Grandview Avenue

Photo: New York City Department of Buildings,  
Borough of Queens, NB 1140-10

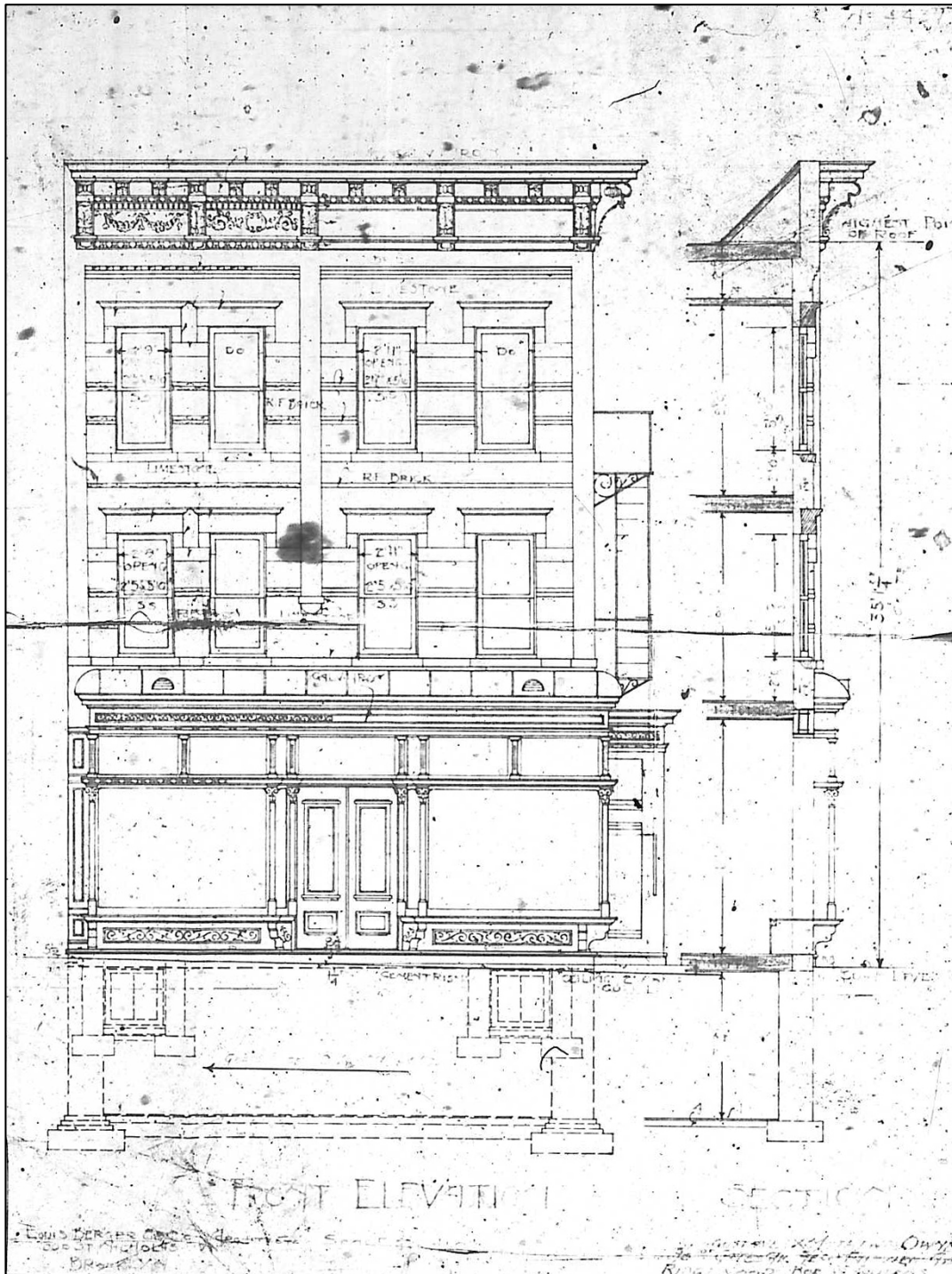


Figure 19  
 Front Elevation, 2026 Gates Avenue  
 Photo: New York City Department of Buildings,  
 Borough of Queens, NB 1858-09

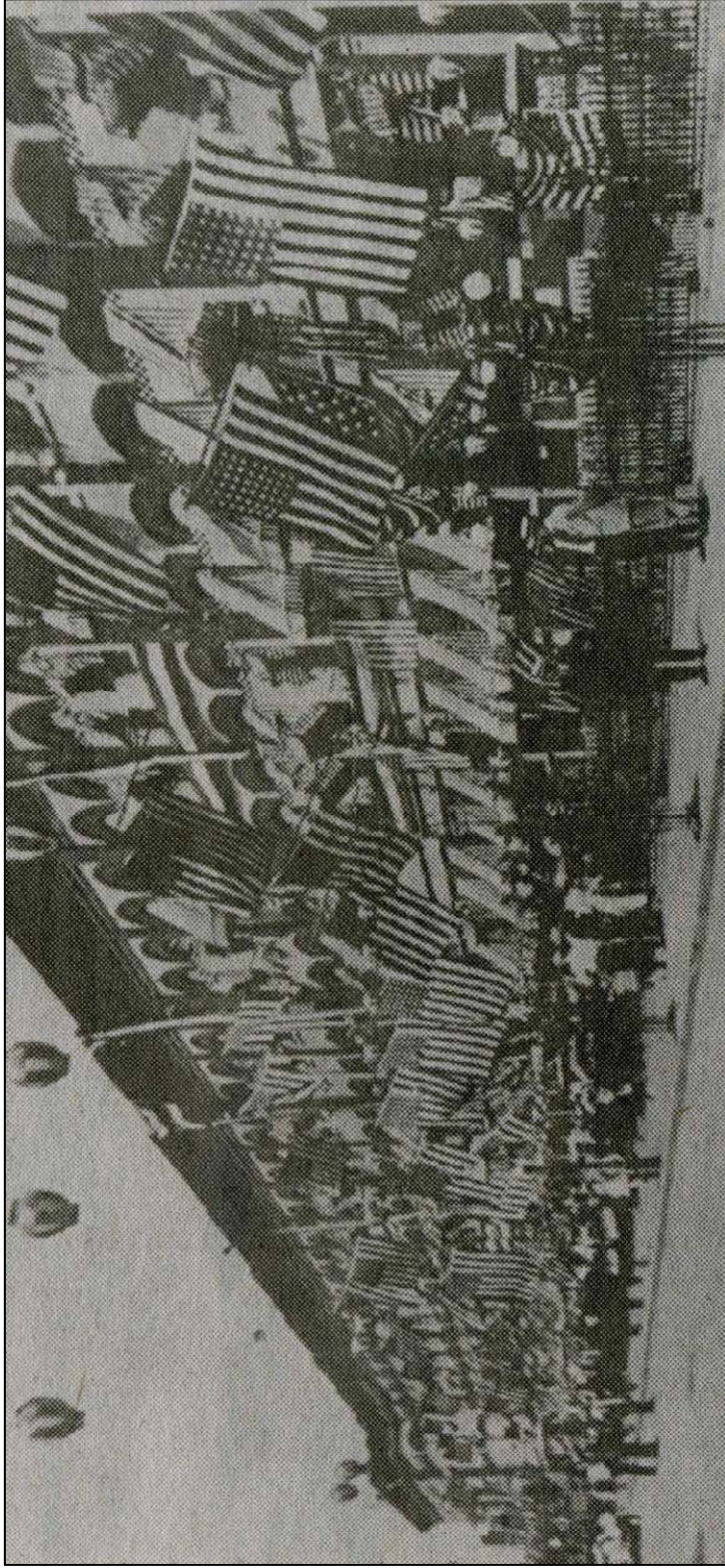


Figure 20  
Historic photo of Palmetto Street  
Photo: Courtesy of Greater Ridgewood Historical Society