



CITY PLANNING COMMISSION

February 4, 2015 / Calendar No. 13

N 150202 HKQ

IN THE MATTER OF IN THE MATTER OF a communication dated December 18, 2014 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Central Ridgewood Historic District, designated by the Landmarks Preservation Commission on December 9, 2014 (List No. 477, LP No.2448). The Central Ridgewood Historic District consists of the properties bounded by a line beginning at the northwest corner of Fresh Pond Road and 71st Avenue, then extending westerly along the northern curbline of 71st Avenue to a point in said curbline formed by its intersection with a line extending northerly from the eastern property line of 60-84 71st Avenue, southerly across 71st Avenue and along said property line, westerly along the southern property lines of 60-84 to 60-56 71st Avenue, across 60th Lane and continuing westerly along the southern property lines of 60-50 to 60-34 71st Avenue, northerly along a portion of the western property line of 60-34 71st Avenue, westerly along the southern property lines of 60-32 to 60-20 71st Avenue, northerly along the western property line of 60-20 71st Avenue and across 71st Avenue to its northern curbline, westerly along said curbline, northerly along the western property line of 59-11 71st Avenue, easterly along the northern property line of 59-11 71st Avenue and a portion of the northern property line of 59-13 71st Avenue, northerly along the western property line of 59-22 70th Avenue and across 70th Avenue to its northern curbline, westerly along said curbline, continuing across Forest Avenue to the northeast corner of 70th Avenue and Onderdonk Avenue, northerly along the eastern curbline of Onderdonk Avenue, easterly along the southern curbline of Catalpa Avenue to the southeast corner of Catalpa Avenue and Forest Avenue, northerly across Catalpa Avenue and along the eastern curbline of Forest Avenue, easterly along the northern property lines of 59-01 to 59-11 Catalpa Avenue, northerly along the western property line of 59-14 68th Road and across 68th Road to its northern curbline, westerly along said curbline, northerly along the western property line of 59-13 68th Road, easterly along a portion of the northern property line of 59-13 68th Road, northerly along the western property line of 59-12 68th Avenue to the southern curbline of 68th Avenue, easterly along said curbline, southerly along the western curbline of 60th Street, westerly along the southern property line of 68-14 60th Street, southerly along the western property lines of 68-16 to 68-24 60th Street, easterly along the northern property line of 68-26 60th Street, southerly along the western curbline of 60th Street to the southwest corner of 60th Street and Catalpa Avenue, easterly across 60th Street and along the southern curbline of Catalpa Avenue to a point formed by its intersection with a line extending southerly from the western property line of 60-43 Catalpa Avenue, northerly across Catalpa Avenue and along said property line, westerly along the southern property lines of 60-42 to 60-16 68th Road, northerly along the western property line of 60-16 68th Road, easterly along the southern curbline of 69th Road to a point formed by its intersection with a line extending southerly from the western property line of 60-27 68th Road, northerly across 68th Road and along said property line, westerly along the southern property lines of 60-26 and 60-24 68th Avenue, northerly along the western property line of 60-24 68th Avenue to the northern curbline of 68th Avenue, westerly along said curbline, northerly along the western property line of 60-23 68th Avenue (Block 3512, Lot 57), easterly along the northern property lines of 60-23 to 60-41 68th Avenue, northerly along the western property line of 60-46 67th Avenue to its northern curbline, westerly along said curbline, continuing across 60th Place to the northeast corner of 67th Avenue and 60th Street, northerly along said curbline, easterly along the northern property

lines of 60-01 to 60-19 67th Avenue and across 60th Place to the eastern curbline of 60th Place, northerly along said curbline and across Putnam Avenue to the northeast corner of Putnam Avenue and 60th Place, westerly across 60th Place and along the northern curbline of 60th Place to a point in said curbline formed by a line extending northerly from the eastern property line of 60-14 Putnam Avenue, southerly along said line and the eastern property line of 60-14 Putnam Avenue, westerly along the southern property lines of 60-14 to 60-02 Putnam Avenue to the western curbline of 60th Street, southerly along said curbline and along the southern property lines of 59-32 to 59-28 Putnam Avenue and a portion of the southern property line of 59-24 Putnam Avenue, southerly along a portion of the eastern property line of 59-24 Putnam Avenue, westerly along a portion of the southern property line of 59-24 Putnam Avenue, northerly along the western property line of 59-24 Putnam Avenue to the northern curbline of Putnam Avenue, westerly along said curbline to the northeast corner of Putnam Avenue and Forest Avenue, northerly along the eastern curbline of Forest Avenue, easterly along the southern curbline of Madison Street to a point formed by its intersection with a line extending southerly from the western property line of 59-15 Madison Street, northerly across Madison Street and along said property line, easterly along the northern property lines of 59-15 to 59-55 Madison Street, continuing across 60th Place to its eastern curbline, northerly along said curbline to the southeast corner of 60th Place and Woodbine Street, easterly along the southern curbline of Woodbine Street, southerly along the eastern property line of 60-18 Woodbine Street, easterly along the northern property lines of 60-15 to 60-19 Madison Street, southerly along the eastern property line of 60-19 Madison Street to the southern curbline of Madison Street, easterly along said curbline, southerly along the eastern property line of 60-24 Madison Street, easterly along the southern property lines of 60-30 to 60-72 Madison Street, southerly along the eastern property line of 60-95 Putnam Avenue, westerly along the northern curbline of Putnam Avenue to a point formed by its intersection with a line extending northerly from the eastern property line of 60-82 Putnam Avenue, southerly across Putnam Avenue and along said property line, easterly along the northern property line of 66-11 Stier Place, southerly along the eastern property lines of 60-11 to 60-15 Stier Place, easterly along the northern property lines of 60-85 and 60-87 67th Avenue, southerly along the eastern property line of 60-87 67th Avenue to the southern curbline of 67th Avenue, easterly along said curbline, southerly along the eastern property lines of 60-92 67th Avenue and 60-89 68th Avenue, continuing across 68th Avenue and along the eastern property lines of 60-92 68th Avenue and 60-89 68th Road, westerly along the northern curbline of 68th Road to a point formed by its intersection with a line extending northerly from the eastern property line of 60-70 68th Road, southerly across 68th Road and along the eastern property lines of 60-70 68th Road and 60-67 Catalpa Avenue to the southern curbline of Catalpa Avenue, easterly along said curbline, southerly along the eastern property line of 60-86 Catalpa Avenue, easterly along the southern property line of 68-52 Fresh Pond Road to the western curbline of Fresh Pond Road, southerly along said curbline, continuing across 69th Avenue and 70th Avenue to the point of the beginning.

Beginning at the southwest corner of Woodward and Catalpa Avenues, extending south along the western curbline of Catalpa Avenue across Onderdonk Avenue to the southern curbline of Onderdonk Avenue, easterly across Catalpa Avenue and the southern curbline of Onderdonk Avenue to a line extending northerly from the eastern (rear) property line of 57-34 Catalpa Avenue, southerly along said line and the eastern (rear) property lines of 57-34 through 57-14 Catalpa Avenue, westerly along the southern property line of 57-14 Catalpa Avenue to the eastern curbline of Catalpa Avenue, northerly along said eastern curbline of Catalpa Avenue to a

line extending easterly across Catalpa Avenue from the southern property line of 57-17 Catalpa Avenue, westerly along said line and the southern property lines of 57-17 Catalpa Avenue and 18-20 Cornelia Street to the western curbline of Cornelia Street, southerly along said western curbline of Cornelia Street to a line extending easterly from the southern property line of 18-11 Cornelia Street, westerly along said line and the southern property line of 18-11 Cornelia Street to the western (rear) property line of 18-11 Cornelia Street, northerly along said western (rear) property line of 18-11 Cornelia Street and the western (rear) property lines of 18-11 through 18-15 Cornelia Street to the southern property line of 18-20 Putnam Avenue, western along said southern property line of 18-20 Putnam Avenue and the southern property lines of 18-19 Putnam Avenue, 18-20 and 18-19 Madison Street, and 18-20 Woodbine Street to the western curbline of Woodbine Street, southerly along said western curbline of Woodbine Street to a line extending easterly from the southern property line of 18-13 Woodbine Street, westerly along said line and the southern property line of 18-13 Woodbine Street, northerly along the western (rear) property line of 18-13 Woodbine Street and the western (rear) property lines 18-15 through 18-29 Woodbine Street to the southern curbline of Onderdonk Avenue, easterly along said southern curbline of Onderdonk Avenue to the eastern curbline of Woodbine Street, northerly across Onderdonk Avenue and along the eastern curbline of Woodbine Street to a line extending westerly from the northern property line of 18-66 Woodbine Street, easterly along said line and the northern property line of 18-66 Woodbine Street to the western (rear) property line of 18-67 Madison Street, northerly along said western (rear) property line of 18-67 Madison Street and the western (rear) property lines of 18-69 through 18-77 Madison Street, northeasterly along the western property lines of 18-79 through 18-85 Madison Street (aka 768 Woodward Avenue) to the southern curbline of Woodward Avenue, and easterly along the southern curbline of Woodward Avenue, to the point or place of beginning.

Pursuant to Section 3020.8(a) and (b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of the designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

The Central Ridgewood Historic District is significant as an intact grouping of approximately 990 buildings and sites, most of which are brick row houses, representing one of the most harmonious, and architecturally-distinguished enclaves of working-class dwellings built in New York City during the early twentieth century. The historic district is located near the previously-designated Ridgewood South and Ridgewood North Historic Districts, which are comprised mainly of small apartment houses. Most of the houses in the Central Ridgewood Historic District

were constructed between 1906 and the First World War by German-Americans and immigrants from Germany. Most of the block fronts consist of houses with projecting bays, and were produced by the architectural firm Louis Berger & Company and a small group of local builders. In addition, most of the bricks used in their construction came from the Kreisler Brick Manufacturing Company of Staten Island. The district exhibits a high level of integrity and retains the ambience that has distinguished it since its development in the early twentieth century.

Transportation improvements and the consolidation of Greater New York City contributed to the development of Ridgewood, which had been characterized by open farmland and several amusement parks in the 19th century. Denser building activity began with the coming of the electric trolley in 1894, and after 1898, Ridgewood's rural character was overtaken by the eastward expansion of a growing New York City. Located adjacent to Brooklyn's Eastern District (which contained the modern communities of Bushwick, Williamsburg and Greenpoint), Ridgewood became an ideal location for upwardly mobile German-Americans to relocate, away from the over-crowded conditions found in Bushwick, Williamsburg, and the Lower East Side. Urbanization accelerated with 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 67th Avenue in 1915.

Louis Berger & Company was the architect of record for over 5,000 buildings in the Ridgewood-Bushwick area between 1895 and 1930. Born in 1875 in Rheinpfalz, Germany, Berger studied architecture at Pratt Institute in Brooklyn and served as an apprentice with the firm Carrere &

Hastings before establishing his own business in Bushwick in 1895. Paul Stier, Ridgewood's biggest builder, built over 2,000 houses in the area, including about half of the houses in the Central Ridgewood Historic District.

Most of the houses in the district were built after 1905 when the fire codes requiring masonry construction for attached rows were extended into Ridgewood. The brick buildings in the historic district have load-bearing masonry walls constructed of red-, buff-, amber- and brown-colored Kreischer brick used in various combination from houses to house or row to row. The buildings have fine detailing, mainly in the Renaissance Revival Style, often mixed with elements from other styles, such as Romanesque Revival and neo-Grec. Significant features include cast-stone lintels, door surrounds, pediments, and string courses, as well as pressed metal cornices decorated with brackets, dentils, and swags. Many of the original brownstone stoops, cut-glass and wood doors, and iron fences, railings, and gates remain intact, as do most of the pressed-metal cornices. Many corner buildings were built with commercial storefronts at the first floors, most of which have been altered. Representing a cohesive collection of speculative urban architecture, the row houses in the Central Ridgewood Historic District retain a high level of architectural integrity and represent an important part of the development of housing in New York City.

The Historic District encompasses portions of R5B and R6B zoning districts which were created when the Ridgewood Rezoning was enacted in 2000. In R5B districts the maximum residential FAR would be 1.35, and new buildings would be limited to 33 feet in height, with a 30 foot maximum perimeter wall. In R6B districts the maximum FAR for all development is 2.0. New

buildings would have a minimum base height of 30 feet and a maximum base height of 40 feet. Above this height any portion would be required to set back at least 10 feet from a wide street and 15 feet from a narrow street, and maximum building height is limited to 50 feet. R5B and R6B District permits all residential and community facility uses. C1-4 Commercial Overlay Districts are mapped at an average depth of 100 ft. along portions of Fresh Pond Road, 71st Avenue, and Forest Avenue within the Central Ridgewood Historic District. The Central Ridgewood Historic District is one block to the southeast of the Ridgewood North Historic District which was created in 2010 and covers approximately 96 buildings. The Central Ridgewood Historic District shares a boundary along Catalpa Avenue with the Ridgewood South Historic District which was created in 2011 and covers approximately 210 buildings.

Pursuant to Section 74-79 of the Zoning Resolution, no transfer of development rights is permitted from any structure within an historic district. All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

CITY PLANNING COMMISSION PUBLIC HEARING

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on February 21, 2015, (Calendar No. 25). There were no speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the Central Ridgewood Historic District in relation to the Zoning Resolution, projected public improvements and plans for the development, growth

and improvements in the vicinity of the area involved. The historic district designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement, or renewal within the historic district or surrounding area.

CARL WEISBROD, Chairman

KENNETH J. KNUCKLES, *Esq.*, Vice-Chairman

IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,

MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,

CHERYL COHEN EFFRON, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ, Commissioners