

SUNNYSIDE GARDENS HISTORIC DISTRICT

Designation Report



New York City Landmarks Preservation Commission
June 26, 2007

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SUNNYSIDE GARDENS HISTORIC DISTRICT

Designation Report

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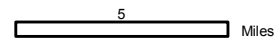
Sunnyside Gardens Historic District



Sunnyside Gardens Historic District
 Borough of Queens, NY
 Landmarks Preservation Commission
 (LP-2258)

 Boundary of Historic District

Calendared: March 6, 2007
 Public Hearing: April 17, 2007
 Designated: June 26, 2007



Date: 06.26.2007
 Author: JLM



Testimony at the Public Hearing

On April 17, 2007, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Sunnyside Gardens Historic District (Item No.1). The hearing was duly advertised in accordance with the provisions of the law. There were 138 speakers in favor of designation, including representatives of State Assemblywoman Margaret Markey, Borough President Helen Marshall, the Municipal Art Society, the American Association of Architects, Queens and New York Chapters, the Regional Planning Association, the Historic Districts Council, the Richmond Hill Society, the Newbergh Colonial Terrace, the Greater Astoria Historical Society, the Queens Preservation Council, Metropolitan Historic Structures, the Radburn Historical Preservation Society, the Rego Park Preservation Council, and numerous citizens and local residents. Speakers representing the Washington Court and the Harrison Place Associations testified that a majority of their residents were in favor of designation. There were 27 speakers opposed to designation, including representatives of the Sunnyside Gardens Coalition, Preserve Sunnyside Gardens, and the Institute for Justice. The representative of Councilmember Eric Gioia and one individual speaker did not take a position. A representative from the Department of City Planning testified about current rules for the Sunnyside Gardens Special Planned Community Preservation Zoning District and how they might change the way that agency regulates if the proposed historic district was approved. In addition, the Commission has received hundreds of letters and petitions regarding this designation. The majority have been in favor of designation. After the record was closed, Councilmember Eric Gioia sent a letter in support of designation.

Boundary Description

The Sunnyside Gardens Historic District consists of the property bounded by a line beginning at the northeast corner of Skillman Avenue and 43rd Street (Laurel Hill Avenue), extending northerly along the eastern curblineline of 43rd Street (Laurel Hill Avenue) to a point on a line extending westerly from the northern lot line of 39-05 43rd Street (Laurel Hill Avenue), easterly along said line and the northern lot lines of 39-24 through 39-16 44th Street (Locust Street) and part of the northern lot line of 39-14 44th Street (Locust Street), northerly along the western lot lines of 39-08 through 39-02 44th Street (Locust Street), to the southern curblineline of Barnett Avenue, northeasterly along the southern curblineline of Barnett Avenue, easterly across 45th Street (Packard Street) and easterly along the southern curblineline of 39th Avenue (Middleburg Avenue) to the southeast corner of 39th Avenue (Middleburg Avenue) and 47th Street (Carolin Street), northerly across 39th Avenue (Middleburg Avenue) to the northeast corner of 39th Avenue (Middleburg Avenue) and 47th Street (Carolin Street), northerly along the eastern curblineline of 47th Street (Carolin Street), easterly along the northern lot lines of 47-01 through 47-19 39th Avenue (Middleburg Avenue), easterly across 48th Street (Gosman Avenue), northerly along the eastern curblineline of 48th Street (Gosman Avenue), northeasterly along the southern curblineline

of Barnett Avenue, easterly across 50th Street (Fitting Street), easterly along the southern curbline of Barnett Avenue, southerly along the western curbline of 52nd Street (Dickson Street) to the southern curbline of 39th Avenue (Middleburg Avenue), easterly along the southern curbline of 39th Avenue (Middleburg Avenue), southwesterly along the western curbline of 52nd Street (Dickson Street) to a point on a line extending easterly from the southern lot line of 51-26 39th Avenue (Middleburg Avenue), westerly along said line and the southern lot lines of 51-26 through 51-02 39th Avenue (Middleburg Avenue), to the western curbline of 51st Street (Stone Street), northerly along the western curbline of 51st Street to a point on a line extending easterly from the southern lot line of 50-22 39th Avenue (Middleburg Avenue), westerly along said line and the southern lot lines of 50-22 through 50-02 39th Avenue (Middleburg Avenue) to the western curbline of 50th Street (Fitting Street), northerly along the western curbline of 50th Street (Fitting Street) to a point on a line extending easterly from the southern lot line of 39-02 50th Street (Fitting Street) aka 49-20 39th Avenue (Middleburg Avenue), westerly along said line and the southern lot lines of 49-26 through 49-12 39th Avenue (Middleburg Avenue), southerly along part of the eastern lot line of 39-09 49th Street (Heiser Street) and the eastern lot lines of 39-11 through 39-33 49th Street (Heiser Street), westerly along the southern lot line of 39-33 49th Street (Heiser Street) to the western curbline of 49th Street (Heiser Street), southerly along the western curbline of 49th Street (Heiser Street) to a point on a line extending easterly from the southern lot line of 40-17 48th Street (Gosman Avenue) aka 39-70 49th Street, (Heiser Street), westerly along said line and the southern lot lines of 40-17 48th Street (Gosman Avenue) to 40-31 48th Street (Gosman Avenue), to the western curbline of 48th Street (Gosman Avenue), southerly along the western curbline of 48th Street (Gosman Avenue) to a point on a line extending easterly from the southern lot line of 39-88 48th Street (Gosman Avenue), westerly along said line and the southern lot lines of 39-88 48th Street (Gosman Avenue) and 39-87 47th Street (Carolin Street), to the western curbline of 47th Street (Carolin Street), southerly along the western curbline of 47th Street (Carolin Street) to the southwestern corner of Skillman Avenue and 47th Street (Carolin Street), easterly across 47th Street (Carolin Street) and the southern curbline of Skillman Avenue, southerly along the western curbline of 48th Street (Gosman Avenue), to a point on a line extending easterly from the southern lot line of 43-20 48th Street (Gosman Avenue), westerly along said line and the southern lot line of 43-20 48th Street (Gosman Avenue), southerly along part of the eastern lot line of 43-25 47th Street (Carolin Street), and the eastern lot lines of 43-31 through 43-37 47th Street (Carolin Street), westerly along the southern lot line of 43-37 47th Street (Carolin Street), to the western curbline of 47th Street (Carolin Street), southerly along the western curbline of 47th Street (Carolin Street), to a point on a line extending easterly from the southern lot line of 43-45 47th Street (Carolin Street), westerly along said line and the southern lot line of 43-45 47th Street (Carolin Street), northerly along the western lot lines of 43-45 through 43-02 47th Street (Carolin Street), to the northern curbline of Skillman Avenue, westerly along the northern curbline of Skillman Avenue, to the point of beginning, Borough of Queens.

SUNNYSIDE GARDENS

Summary

Sunnyside Gardens, in northwestern Queens, was the creation of architects Clarence Stein and Henry Wright and the City Housing Corporation led by developer Alexander Bing. Constructed between 1924 and 1928, it consists of a series of twelve “courts” (composed of rows of townhouses and small apartment buildings), built on all or part of 16 blocks, a total of more than 600 buildings. The designated area also includes the Phipps Garden Apartment buildings, two courtyard apartment buildings constructed in 1931-32 and 1935, and Sunnyside Park. In addition to the structures in their original arrangements, many elements of the original landscape, including large street trees and some courtyard plantings are still extant.

This large complex is one of the most significant planned residential communities in New York City and has achieved national and international recognition for its low-rise, low density housing arranged around landscaped open courtyards. The development at Sunnyside Gardens was the first practical application of the architecture and planning concepts developed by the Regional Planning Association of America (RPAA). This diverse group, brought together by Clarence Stein, met from 1923 to 1931 to examine the roots of the country’s housing crisis and try to find new approaches to providing quality housing for low-income workers. The concepts developed by this group at Sunnyside Gardens were improved and expanded at their subsequent developments at Radburn, NJ and Chatham Village in Pittsburgh. These ideas have come to be accepted by many planners and architects and were applied to the greenbelt towns developed by the New Deal-era Works Progress Administration, the New Towns built in the 1960s and 70s and numerous planned communities throughout the world. Today, many of these ideas are promoted by practitioners of the New Urbanism movement.

The RPAA consisted of approximately ten core members and others who joined at different times, bringing together various fields of expertise. There were several architects including Stein, Henry Wright, Frederick Ackerman and Robert Kohn, all of whom had been involved with the design and construction of workers’ housing during World War I. Charles Whittaker, editor of the *Journal of the American Institute of Architects* provided a forum for the group and the ideas of its members, including many articles by prolific author Lewis Mumford. Conservationist Benton MacKaye and developer Alexander Bing were also instrumental in the formation of the group’s ideas and projects.

The RPAA promoted concepts of regional planning, encouraging the dispersal of population into smaller, regional cities. They invented new forms of large-scale community layout and design associated with their ideas about the social structures within a community. The designers developed new systems for economies of design and construction to make the buildings more affordable by low-income families while still providing high quality buildings. Other efforts of the RPAA included the creation of new financing systems to enable lower cost development, as well as new concepts to guide urban growth that included open space preservation. The ideas of this group led to new state and national planning and housing policies and laws that encouraged greater equity in housing production, location and design.

The City Housing Corporation, a limited dividend company, was created by Alexander Bing to build Sunnyside Gardens and to show that solid, well-designed homes could be built for working people and still provide a 6% return on an investor's capital. At Sunnyside Gardens, the first American adaptation of British visionary Ebenezer Howard's Garden City, the buildings covered only 28% of the land, allowing for a particularly large amount of open space in order to integrate elements of rural and urban living. The houses were built in rows, usually near the perimeter of the block, allowing for central open courts for recreation and community use. They were designed in simplified styles, precursors of the modern movement, and some had Colonial Revival or Art Deco details and a variety of rooflines and setbacks were added for visual interest. Sunnyside included apartments as well as single-, double- and triple-family houses, for purchase or rent. The original population included office and factory workers from a range of backgrounds. The physical arrangement and amenities as well as the community organizational system contributed to the planners' goal of creating a neighborhood that would meet the social as well as the physical needs of its residents.

The planners and architects wanted to ensure that their carefully designed neighborhood would remain in place so they attached easements to the deeds of the property sold at Sunnyside. These easements related to the open space in the courtyards and the pathways through the courts as well as the actual buildings, including what colors the wood could be painted and the fact that no changes could be made to the front or rear of the houses without permission of the trustees of each court association. Although easements were not unusual for such developments, the banks holding the mortgages insisted that they last only for forty years.

Long-time resident Lewis Mumford called Sunnyside Gardens "an exceptional community laid out by people who were deeply human and who gave the place a permanent expression of that humanness."



*Historic photo Roosevelt Court, courtesy of
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HISTORICAL DEVELOPMENT AND ANALYSIS

Introduction

Sunnyside Gardens is a planned residential development consisting of more than 600 buildings in northwestern Queens. It was designed by Clarence Stein and Henry Wright for the City Housing Corporation and built between 1924 and 1928. The two Phipps Garden Apartment buildings were also designed by Stein for the Society of Phipps Houses. They were constructed in 1931-2 and 1935 on land first purchased for Sunnyside development and later sold.

Sunnyside Gardens was the first physical manifestation of the ideas developed by the Regional Planning Association of America and the first attempt to create a Garden City in America, based on many of the ideas developed in England by Ebenezer Howard. The Regional Planning Association of America (RPAA) was a diverse group of individuals brought together by Clarence Stein. Meeting often from 1923 through 1931, they attempted to examine and find a solution to the severe shortage of low-cost urban housing and the related problems of slums and overcrowding in America's cities. This group regarded the housing problem as not just a literal lack of shelter, and they also looked at how this problem related to social and community values.¹ They studied a wide variety of issues linked to housing, including financing, urban regional planning, the environment, and sociological aspects of city life, and became convinced that the existing problems could not be fixed solely through better architecture. The RPAA posed fundamental questions about the planning function in modern society and "the structure and purpose of cities."² and came to the conclusion that city planning was inseparable from regional planning. They considered the physical and social character of cities to be intimately connected and influenced by the regional distribution of population, resources and institutions.³ Sunnyside was the first effort of this group to create a physical solution to the problems they found. They worked to create high quality residential design at a reduced cost, a goal they believed was achievable through thorough planning, organization, and new financing mechanisms. Their objective was to increase the supply of homes for working people by creating new sources of low-cost capital combined with large-scale residential design and site-planning. They believed their ideas would create homes for everyone and hoped they would change the fundamental way cities were formed and grew. Sunnyside was seen as a test of these ideas, and the RPAA planned to improve upon it at future developments, including Radburn in New Jersey and Chatham Village in Pittsburgh. The ideas demonstrated at these sites and later at the Greenbelt cities of the 1930s have had a major effect on planners and designers throughout the twentieth century, seen particularly in many features of the New Towns of the 1960s and 70s as well as in many ideas of the New Urbanists of today.

Issues in Housing, Planning and Zoning in the Early Twentieth Century

Cities attract large numbers of people because of the opportunities they afford for social and commercial interaction. In the mid-nineteenth century, as the Industrial

¹ Roy Lubove, *Community Planning in the 1920s: The Contribution of the Regional Planning Association of America* (Pittsburgh: University of Pittsburgh, 1963), 37.

² Lubove, 82.

³ Ibid.

Revolution in Europe and the United States brought many people into urban centers, the reality of large groups of people living in close proximity showed the problems of the unplanned agglomeration of large populations. Although the lives of the wealthy were usually luxurious and gracious, most who lived in the city faced a life full of trials. Transportation, water, sewage and other systems were non-existent or inadequate to deal with the large numbers of people they needed to serve. There was not enough or inadequate housing for most working people. Disease, crime and social dysfunction became rampant.⁴

Many who could afford to escape turned to the suburbs.⁵ Beginning in the 1850s, early planned suburbs were developed according to romantic landscape principles in Llewellyn Park and Short Hills, New Jersey and Riverside, Illinois. Although residents enjoyed almost rural, park-like residential settings, they depended on the proximity of cities for business and commerce. They were also meant for the privileged few and provided no help to conditions in the city itself or for the poor people who remained in them.

Planners and designers believed they found an answer to the urban problems of the late nineteenth century city at the World's Columbian Exhibition in Chicago in 1893. This event showed how, with large-scale planning, dirty, crime-ridden city districts could become organized arrangements of elegant classical buildings. The fair has been called "a laboratory...not only for the problems of civic design but also for determining the best hygienic and protective methods for urban application."⁶ It showed how the utilitarian and aesthetic requirements of a city could be met while creating a more habitable urban environment. In most cities however, the primary result of these efforts was the creation of grand civic centers or groupings of public buildings set apart from the rest of the city. They had little effect on the filthy and crowded conditions of the city's slums and other residential areas.

During the first and second decades of the twentieth century, planners turned to a utilitarian approach to try to improve the problems of the cities, using "scientific" methods. Planners came up with surveys, fact-gathering analyses and grand, functional plans that they attempted to apply to all aspects of urban life – housing, education, public health, recreation, and infrastructure such as roads, bridges and mass transit. Patrick Geddes, who was very influential with members of the RPAA (see below), wrote in 1908 of the importance of surveying and mapping the geographical and historical development and the industrial conditions of a given area, and conducting a full scientific analysis of its social and political institutions, so that rational decisions could be made about future

⁴ Lewis Mumford, *The City in History, Its Origins, Its Transformations and Its Prospects* (New York: Harcourt, Brace & Co., 1961), 485; 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), 344-5.

⁵ As cities grew in the nineteenth century, the importance of nature and a person's access to it also grew. "Those who were too far removed from nature ran the risk of losing their humanity." David Handlin, *The American Home, Architecture and Society* (Boston: Little, Brown & Co., 1979), 130.

⁶ Maurice Neufeld, "The Contribution of the World's Columbian Exposition of 1893 to the Idea of a Planned Society in the United States" (Ph.D. thesis, University of Wisconsin, 1935), 133, quoted in Lubove, "Housing Reform," 344.

development.⁷ Planners with this utilitarian way of thinking tried to incorporate more aspects of the city than were affected by the City Beautiful approach. They felt that “urban growth in general was too important to continue unplanned and uncoordinated, the product of countless short-sighted and selfish private decisions.”⁸

Zoning⁹

The New York State Commissioners’ plan of 1811 was the first city-wide planning effort for New York. This plan laid out a basic street grid, an action whose main effect was to aid real estate development in the city. The grid was extended without regard to topography or use of a particular site and began to be filled in by the tremendous population growth during the nineteenth century. By the end of the nineteenth century, the resultant extreme overcrowding, filthy slums, crime and disease, were considered dire and led to (among other things) the founding of the Municipal Art Society, to promote more helpful and decorative amenities in the city. This group convened the city’s first planning conference in 1903; its first report contained recommendations about the need for infrastructure such as freight terminals and docks as well as civic centers and monuments. New York’s next effort came from a Public Improvement Commission appointed by Mayor Seth Low. They submitted an Improvement Plan in 1907 calling for “more open spaces and more attractive vistas, and the need for tying the metropolis together” through the construction of bridges between the boroughs. Few of these proposals were ever implemented.

As part of the utilitarian movement in planning, New York turned to the idea of zoning, first used in Germany after 1900. German zoning divided the city into different sections according to land uses and created height limitations for these zones- providing a minimum amount of light and air to streets and also trying to prevent congestion by limiting the number of people who could work or live in a given area. It also included bulk and floor area restrictions that helped limit the amount of development on a particular lot. American reformers thought this tool would help control land speculation. Theoretically, property owners would have protection from speculators who would not be able to buy land for commercial or industrial uses in residential areas and thus drive prices up. Progressive reformers thought zoning was a mechanism that could help the orderly development of existing cities and prevent further congestion by controlling population distribution.¹⁰

Manhattan Borough President George McAneny was concerned about future development in the city and created a “Heights of Buildings Committee.” In its report of 1913, this group recommended height limitations for buildings based on their locations and provided for set-backs on tall buildings to allow light and air to reach the ground level. Although concern over the ever-rising heights of buildings had existed previously, it was exacerbated by the construction, in 1912-15, of the Equitable Building designed by

⁷ Richard Oliver, ed., *The Making of an Architect, 1881-1981: Columbia University in the City of New York* (New York: Rizzoli, 1981), 129-30.

⁸ Lubove, “Housing Reform,” 346.

⁹ Information in this section comes from: Kenneth T. Jackson, “The Capital of Capitalism: The New York Metropolitan Region, 1890-1940,” in *Metropolis 1890-1940*, Anthony Sutcliffe, ed. (Chicago: Univ. of Chicago Press, 1984), 337-340.

¹⁰ Lubove, “Housing Reform,” 351.

Graham, Anderson, Probst & White. Rising straight up for 40 stories, this building created a consensus about the need for height limits for new buildings.

Contrary to the goals of the planners, local businessmen saw zoning as a way to protect their financial interests by maintaining the status quo. The idea was promoted by the Fifth Avenue Association, organized in 1907 by former newspaperman Robert Grier Cooke.¹¹ The result of their efforts and those of the “Heights of Buildings Committee” was the 1916 New York City Building Zone Resolution, the first comprehensive zoning law in the United States. This law established specific areas for commercial and high-density residential use, giving real estate developers a more predictable environment in which to operate. It was also tremendously important in the growing outer boroughs to assure middle-class homeowners that buildings with undesirable uses would not be located next to them.¹²

Issues in Urban Housing

Although the nineteenth and early twentieth centuries saw many developments in planning and zoning in order to cope with the rapidly expanding and changing city, none of them addressed the fundamental problem of how to create enough decent housing for the urban poor and working class or how to improve the existing slums.¹³ It was widely recognized that the standard New York grid pattern contributed to the deplorable living conditions of the poor by creating awkward lot sizes, but real estate interests were opposed to changing this basic component of the city.¹⁴ By the mid nineteenth century, many reformers began to see that the extreme overcrowding and poor living conditions of many city dwellers were the cause of disease and social unrest, and they believed them to be the root cause of most social problems.¹⁵ The only attempts at improving the situation in the United States were made by philanthropies since the government had no accepted role in this situation.¹⁶ Designers realized that one of the prime methods for improving the light and air for residents of overcrowded tenements was to combine several building lots to create larger buildings. As early as 1877, Nelson Derby created a design for four buildings on four combined 25-foot lots with an open courtyard in the middle.¹⁷ Late in the nineteenth century, several philanthropic or semi-philanthropic organizations sponsored competitions for the design of improved tenements. Architects such as Ernest Flagg, I. N. Phelps Stokes and Henry Atterbury Smith tried to create buildings that would allow greater

¹¹ This organization was comprised of merchants who ran exclusive Fifth Avenue shops and wanted to restrict the growing development of garment factories in nearby loft buildings. They felt that the presence of large numbers of immigrant workers attracted to these factories would be undesirable to the patrons of their shops. They sought to restrict these types of buildings to an area west of Seventh Avenue so they would be far away from the fashionable stores of Fifth Avenue. Jackson, 338.

¹² Richard Plunz, *A History of Housing in New York City* (New York: Columbia Univ. Press, 1990), 123.

¹³ Lubove, “Housing Reform,” 353.

¹⁴ Plunz, 17-20.

¹⁵ Gwendolyn Wright, *Building the Dream, A Social History of Housing In America* (Cambridge, MA: MIT Press, 1981), 115-7.

¹⁶ 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. (A review of 19th and early 20th century attempts at housing reform can be found in the second chapter of Plunz, “Legislating the Tenement,” 21-49 and Lubove, *Community Planning*, 17).

¹⁷ Plunz, 28.

ventilation and better living conditions for the tenants, building 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. The money to construct this housing was usually provided by limited dividend companies that enabled investors to help the poor and still receive a small return (usually 5 or 6%) on their money.¹⁸ Between 1877 and 1905, there were several different model tenement projects in New York, including those built by Alfred T. White in Brooklyn, the Improved Dwellings Association, and the Tenement House Building Company. The architects of these projects concentrated on ways to improve the light and ventilation coming in to apartments and they created various plans to achieve this, including open stair tenements, buildings with open courtyards or light slots, and other arrangements that provided more open space while still maintaining an economically feasible density. Improved tenement dwellings usually focused on reductions of lot coverage, with the resulting open space given over to “vague communal uses.”¹⁹ 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 1901 that 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 70% lot coverage, with a minimum size for air shafts or courtyards and a building height based on the width of the street it faced. This law essentially made it necessary to assemble more than one lot in order to build apartments in New York. By the turn of the century, the idea of perimeter block design of apartments had become acceptable for both luxury and philanthropic housing, with occasional lot coverage approaching 50%.²⁰

In spite of these efforts at creating better tenements, the most popular approach for workingmen’s housing during this period was to move them to the suburbs in an effort to disperse workers from the dirty, overcrowded city. One such effort, the Homewood development (1898) in Brooklyn by City and Suburban Homes²¹ 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. This garden suburb, with its winding streets, Tudor revival style houses, and beautifully scaled central greenway was designed by Grosvenor Atterbury and Frederick Law Olmsted Jr. 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.”²²

The efforts of reformers and philanthropies did not however, have much effect on the private market and did not significantly increase the supply of decent, affordable living

¹⁸ Since investors could usually make around 25% return on normal tenements, this really provided no incentive to build model tenements.

¹⁹ Plunz, 94.

²⁰ Plunz, 108.

²¹ 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, 123-7; Plunz, 100-01.

²² Lubove, “Housing Reform,” 350.

quarters. The housing shortage continued into the twentieth century and by the end of World War I had reached crisis stage. One reason was a tremendous surge in population, especially in New York City. Between 1900 and 1920, the city's population increased from 3,437,202 to 5,620,048, largely because of huge waves of immigration, especially between 1905 and 1914.²³ At the same time, new housing production decreased after the war, and the vacancy rate plummeted to 0.15 percent in 1921. The number of employees working for the Tenement House Department (an agency created to oversee the enforcement of the Tenement House Law) was severely reduced and housing conditions deteriorated significantly. At the same time, building costs almost doubled in 1924 from what they had been in 1914 due to the formation of a cartel among suppliers of building materials. Additionally, landlords had managed to achieve the passage of a new law that enabled them to remove tenants and increase rents only thirty days after the signing of a lease.²⁴

Because of the U.S. government's involvement in the creation of worker housing during World War I, by the 1920s more people came to accept that there was a role for the government to play in addressing this housing shortage. Herbert Hoover, as Secretary of Commerce encouraged a private-public partnership whereby the federal government would work with private developers to collect information and create building standards. He also tried to stimulate the construction industry by supporting federally financed housing for war workers through local realtors.²⁵ Governor Al Smith recommended that some sort of state aid be made to private agencies to encourage the availability of more housing and he appointed a Reconstruction Commission in 1919 to examine the issues.²⁶

Europe provided numerous examples of well-planned worker housing with reduced coverage on lots, supported by both state and private philanthropy. England and Belgium had several "garden suburbs" as well as projects in the heart of London that included significant open space. In Paris large scale building was occurring at the periphery, while two housing projects at Charlottenburg in Berlin (designed by Eric Kohn and Paul Mebes) were created by philanthropic building societies.²⁷ In Amsterdam, Michel de Klerk attempted to "imbue his architecture, especially his public housing, with meanings and symbols in order to arrest the decline of the city's identity."²⁸ Stein visited these Dutch housing sites in 1922 and "saw public housing designed to support the prevalent conception of good housing as a means of elevating working-class people to a higher social level."²⁹

Those involved in the progressive movement of the period sought answers to this serious problem and recommended several innovative approaches. Both state and federal governments eventually set up commissions to examine the problem and suggest solutions. Architects and specialized interest groups (the RPAA among them) were experimenting

²³ Plunz, 123.

²⁴ Plunz, 126.

²⁵ Wright, 196.

²⁶ Its members included Clarence Stein, Frederick Ackerman and Andrew Thomas.

²⁷ In 1924, Alexander Bing recognized these differences between Europe and the United States. In an article in *The New York Times* (Nov. 16, 1924) entitled "Housing for Wage Earners" he explained, "Europe has realized the significance of the housing problem and has recognized it as a community responsibility."

²⁸ Anne Boyer Cotton, "Clarence Stein and His Commitment to Beauty: Architect First, Community Planner Second" (Cornell Univ. Master's Thesis, 1987), 312.

²⁹ *Ibid.*

with ideal housing configurations and production systems for urban problems. These groups helped make the 1920s a period of major innovation in residential housing design.³⁰

An increase in construction was finally achieved through the encouragement of state and local tax incentives. In 1920 the New York State legislature provided real estate tax exemptions for housing projects begun before 1920 (later extended) and in 1926, limited dividend companies were allowed further tax abatements as well as condemnation rights to encourage more housing projects for moderate income workers.³¹ Additionally, as of 1922, life insurance companies were given permission to invest in housing projects. The Metropolitan Life Insurance Company financed several large projects in Manhattan and Queens, while several unions took advantage of the benefits for limited dividend companies. The cooperatively owned apartments sponsored by the United Workers Cooperative Association in the Bronx (the “Coops,” Springsteen & Goldhammer, 1925-27, a designated New York City Landmark) and the Amalgamated Clothing Workers in the Bronx (in the Bronx at Van Cortland Park between Saxon and Dickson avenues and in lower Manhattan) are examples of this type.³²

As transportation networks improved, outlying areas became more accessible and the less expensive land there provided new opportunities for low cost housing. One new approach was the garden apartment, low-scale but large building projects where the low cost of land allowed considerably more open space to be included. The Queensboro Corporation began developing Jackson Heights in 1914 and in 1918 employed George H. Well to design the first garden apartment there, “Greystone.” Andrew Thomas worked extensively at Jackson Heights (a designated New York City Historic District) developing his U-shaped buildings in perimeter configurations, with extensive gardens in the middle of the blocks.

The garden apartment proved useful for low-cost housing as well. In 1920, architect Andrew Thomas, working for City and Suburban Homes, added to their Homewood development in Brooklyn. He designed a series of U-shaped buildings around an interior garden and covered only 52% of the lot.³³ Thomas demonstrated how reduced lot coverage was not only better for those living there, but also economically advantageous. He showed how large-scale planning and development could create economies of design and construction, making it more profitable for developers and better for residents at the same time.³⁴ Developments such as this were highly influential on the ideas and considerations undertaken by Clarence Stein and his colleagues.

³⁰ Lubove, *Community Planning*, 55.

³¹ Wright, 198, also Plunz, 150-51.

³² Plunz, 152-3.

³³ The idea of leaving open space was advocated by the English architect Raymond Unwin in his pamphlet, “Nothing Gained by Overcrowding,” 1912.

³⁴ Plunz, 135-7, 149-50.

Clarence Stein (1882-1975)³⁵

Born in Rochester, NY, Clarence Stein studied for a time at Columbia University intending at first to become an interior decorator. Dissatisfied with the classical curriculum, he moved to Paris to work in a decorator's studio. Once there, he switched to the study of architecture, attending the Ecole des Beaux Arts from 1908 to 1911. This training proved important for Stein's later work. Although he moved away from the idea of classically ornamented buildings as taught at the Ecole, throughout his career he continued to believe in the importance of the plan for the final design. Upon his return to New York, Stein worked for seven years in the office of Bertram G. Goodhue where he eventually became the firm's chief designer. In this position he supervised the construction of St. Bartholomew's Church on Park Avenue (1914-19, a designated New York City Landmark) and began his involvement with town planning by creating the site plan for the Panama California Exposition (San Diego, 1915-16) as well as the design for the town of Tyrone, NM sponsored by the Phelps Dodge Company.

One of the major driving forces behind Stein's work and outlook was his educational background and family upbringing. He had been raised in a progressive, middle-class household in New York and educated at the Ethical Culture Society Workingman's School. Stein absorbed the ethical ideas taught by this group and the school's innovative teaching methods helped stimulate his "visual imagination, his esthetic sensibility, his intense interest in city life and his sense of social responsibility."³⁶ Later, he also became actively involved with the Hudson Guild, a West Side social settlement house founded and directed by his Ethical Culture teacher, John Elliott Lovejoy.³⁷ These associations made Stein thoroughly versed in the problems of New York's poor and determined to reform urban housing and planning policy.³⁸

During the First World War Stein joined the Army Corps of Engineers and worked for the Division of Transportation and Housing, helping to design emergency housing for war workers. Among the extensive projects of this group was the housing development at Yorkship Village near Camden, NJ.

In 1919 Clarence Stein returned to New York and set up an architectural firm with Robert Kohn and Charles Butler. His design work was wide-ranging and included the picturesque school building for the Ethical Culture Society in the Fieldston section of the Bronx, work on Temple Emanu-El on Fifth Avenue with Kohn and Butler, homes for private clients in Fieldston, and later, art museums (Wichita, Kansas, 1935, as well as Pasadena, California that was not built). Never content with limiting himself to building design, Stein immersed himself in the larger issues of the day to become "a passionate reformer of the very premises of orthodox architectural planning."³⁹ He was passionately

³⁵ Martin Filler, "Planning for a better world: The lasting legacy of Clarence Stein," *Architectural Record* 170 (Aug. 1982), 122-27; Eugenie L. Birch, "Clarence Stein," *Macmillan Encyclopedia of Architects*, Adolf K. Placzek, ed. (New York: Macmillan Publ. Co., 1982), 122-3; Paul Goldberger, "Clarence Stein, Planner of Garden Cities, 92, Dies," *The New York Times* (Feb. 8, 1975); interviews and CV of Clarence Stein by Roy Lubove, in *Community Planning* (Chap 3, 31-48).

³⁶ Parsons, 10.

³⁷ Stein designed the dining hall at the Guild's Netcong, New Jersey farm.

³⁸ The terrible living conditions for New York's poor were a primary concern of Felix Adler and the Ethical Culture Society. For many years he had been pressuring the government to step in, as seen in his lecture in Chickering Hall in 1884. Plunz, 39.

³⁹ Marin Filler, 122.

interested in the issue of lack of housing for low income workers and soldiers returning from the war and so Stein volunteered to be Secretary of the Housing Committee of the New York State Reconstruction Commission appointed by Gov. Alfred E. Smith. Stein also served as secretary of the City Planning Committee of the City Club, a civic betterment organization, from 1915 to 1919. In 1921, he became chairman of the Committee on Community Planning of the American Institute of Architects. The work of this group, studying community planning, was similar to that of the RPAA (see below). They promoted their ideas through the *Journal of the American Institute of Architects*, for which Stein was also Community Planning Editor. In 1923, Governor Smith appointed Stein to be chairman of the New York State Commission of Housing and Regional Planning. All of these organizations related to each other and provided a variety of forums for examining and publicizing his developing ideas about the “fundamental questions of urban purpose and structure.”⁴⁰ Through his involvement in these groups, Stein was intimately connected to many theories, points of view and ideas related to his basic concerns about low-income housing, and regional planning. The information and ideas gathered at one invariably influenced the others and resulted in “major sources of new ideas for Western architecture and planning.”⁴¹

Regional Planning Association of America⁴²

In 1923, Clarence Stein gathered some of his reform-minded friends and colleagues to grapple with a variety of problems relating to urban issues, including overcrowded urban slums, regional planning and the impact of the automobile on contemporary society. This group called themselves the Regional Planning Association of America and, as a result of their investigations, they came to believe that the lack of affordable housing for low-income workers was one of the greatest problems facing contemporary communities. Dealing with this issue led to an examination of the larger question of what “a good urban community might be”⁴³ and how broad areas of society could be reorganized to confront these issues. In their discussions and planning, the RPAA “challenged the physical and social form of both the American city and the American suburb.”⁴⁴ Their goal was “to improve living and working conditions through comprehensive planning of regions including urban and rural communities and particularly through the decentralization of vast urban populations.”⁴⁵

Members of the RPAA met weekly and sometimes more often from 1923 until 1931, both in New York City and at the Hudson Guild farm in Netcong, New Jersey. The core group consisted of Stein, Henry Wright, Benton MacKaye, Lewis Mumford, Alexander Bing, Charles Whittaker, and Stuart Chase. Other charter members of the group were architects Frederick Ackerman, Robert D. Kohn, John Irwin Bright, and Frederick

⁴⁰ Lubove, *Community Planning*, 45.

⁴¹ Kermit Carlyle Parsons, ed., *The Writings of Clarence S. Stein, Architect of the Planned Community* (Baltimore, MD: The Johns Hopkins Univ. Press, 1998), 109.

⁴² Much of the information about the ideas developed by the RPAA come from Roy Lubove’s *Community Planning* as well as Kermit Parsons, “Collaborative Genius: the Regional Planning Association of America,” *Journal of the American Planning Association*, 60 (Autumn, 1994), 462.

⁴³ Lewis Mumford quote in Lubove, *Community Planning*, 33, and 31.

⁴⁴ Daniel Schaffer, *Garden Cities for America, The Radburn Experience* (Philadelphia: Temple Univ. Press, 1982), 69.

⁴⁵ Schaffer, 55.

Bigger, joined later by Tracy Augur, housing economist Edith Elmer Wood, landscape designer Marjory Cautley, Catherine Bauer, Robert Bruere, Joseph K. Hart, and Clarence Perry. The participants came from a variety of backgrounds and brought to the discussions a range of skills and viewpoints that stimulated each other's ideas. Stein was the "central organizing and sustaining force of the RPAA"⁴⁶ and showed continued determination to move the group from thought and discussion to action so that actual legislation, organizations and building projects emanated from their work.

Architects Henry Wright, Robert Kohn⁴⁷ and Frederick Ackerman⁴⁸ had all worked for the Emergency Fleet Corporation of the US Shipping Board and the US Housing Corporation during World War I, along with Stein. These wartime projects developed to address a serious housing shortage for workers in armaments and ship-building centers. This problem held up needed production for the army and navy at the beginning of World War I and forced the federal government to get involved in the creation of housing, something it had been reluctant to do previously. As part of this work, Frederick Ackerman traveled to England in 1917 to observe British war housing as well as more permanent towns built along Garden City principles.⁴⁹ In their work for the Federal government, these architects came to see the advantages of a large-scale, centralized planning entity for large housing projects as a way to approach the serious housing needs throughout the country. This wartime work led these young architects to a continued interest in housing and planning issues and practically served as a training school for community planners of the early twentieth century.⁵⁰

Henry Wight (1878-1936),⁵¹ a native of St. Louis, had studied architecture at the University of Pennsylvania and had worked for the landscape architect George Kessler helping to design the Louisiana Purchase Exposition of 1903. He created housing subdivisions in St. Louis, including several of that city's unique "private streets."⁵² The son of an accountant, Wright developed a deep understanding of the economic issues affecting housing, such as interest rates and technology. Wright was a skilled and innovative housing designer and was quite analytical, working with Stein to create detailed economic, spatial and social analyses of their designs. He provided the technical skills necessary to translate the ideas and vision of the group into practical forms.⁵³ Wright came

⁴⁶ Parsons, 10. Stein also wrote 30 articles promoting the ideas and activities of the RPAA while it was active. He was also actively conducting lobbying efforts in Albany and Washington.

⁴⁷ Robert Kohn was director of the Shipping Board's production division.

⁴⁸ Ackerman served as chief of design of the Housing and Town Planning Division.

⁴⁹ Ackerman saw first hand "what the State can do when it acts with ... a broad enlightened conception of its aim and purpose. He chided the U. S. Government for being the only industrial nation that did not recognize housing as a municipal or federal responsibility." He urged that Ebenezer Howard's principles be implemented fully as "a comprehensive scheme for balanced regional and ... national growth." Schaffer, 35.

⁵⁰ Experience working for these government groups led to an ongoing interest in housing and planning issues for many of these men. They became known as "training schools in community planning." Lubove, *Community Planning*, 57.

⁵¹ Wright wrote the report on regional planning for the New York State Commission of Housing and Regional Planning in 1926. Wright continued his interest in low-cost housing and planning even after he and Stein broke off their partnership in 1932. His 1935 book, *Rehousing America* laid out his ideas on low-cost housing and he helped found the Housing Study Guild that led to the creation of a planning department at Columbia University, where he was hired in 1935 as its first faculty.

⁵² This experience later helped with the shared park spaces and deed provisions at Sunnyside.

⁵³ Schaffer, 39.

to see the design of complexes such as Sunnyside and Radburn as integrated, unified projects, composed of land, utilities, house and site-planning, all intended to “serve living not selling.”⁵⁴

Landscape architect Marjorie Sewell Cautley (1891-1954) had been educated at Cornell University and had a background in art. She opened her own landscape design firm in New Jersey in 1920, specializing in public projects such as hospital grounds, schools and parks. In her work and her prolific writing she had three significant social objectives: “to integrate natural landscapes into the lives of the lower and middle classes; to design landscapes that would best serve the needs of women and children; and to involve the community in the design process.”⁵⁵ Cautley joined the RPAA and worked closely with Stein and Wright to create landscape plans and plant layouts for Sunnyside, Radburn and Phipps Garden Apartments.⁵⁶

Charles Whitaker was editor of the *Journal of the American Institute of Architects* and was the initial catalyst for the RPAA, introducing Stein to many people who eventually became members of the group. In 1920, Whitaker moved the magazine from Washington to New York and appointed Stein as Associate Editor for Community Planning. He introduced Stein to Lewis Mumford who was then writing architectural criticism for the magazine. Over the years, Whitaker published many articles by members of the RPAA and was instrumental in spreading their ideas.

Whitaker also introduced Stein to Benton MacKaye, an experienced forester, a disciple of Thoreau and an ardent naturalist. MacKaye contributed some of the bigger ideas to the RPAA. He conceived of and promoted the Appalachian Trail and used the ideas inherent in this concept to look at the larger issues of community planning and regional cities.

Lewis Mumford was the leading spokesman and theoretician for the RPAA, elucidating and publicizing the ideas of the group and its members via numerous books and journal articles. Mumford also introduced the group to the ideas of Patrick Geddes who advocated direct observation as a means to understanding how a city works. This translated into the dictum “survey before plan” and became a leading message of the RPAA. Geddes was a proponent of Ebenezer Howard and his Garden City idea, a concept that eventually became a goal of the RPAA.

Alexander Bing had run a successful New York real estate company with his brother Leo, developing expensive apartment buildings on Fifth and Park Avenues. During the war Bing was working as a labor negotiator in Washington when Whitaker introduced him to Clarence Stein. Bing, like Stein, was a member of the Ethical Culture Society and later served as president of the Hudson Guild. His involvement with these organizations led him to develop a deep concern for the needs of the poor. After the war, Bing was searching for a way to help alleviate some of the problems he saw around him and Stein approached him about the building projects of the RPAA. Bing became a significant contributor to the work of the RPAA with his practical business skills and knowledge of real estate financing. He was able to create innovative financing mechanisms to make the

⁵⁴ Stein, quoted in Parsons, 9.

⁵⁵ Thaisa Way, “Designing the Garden City Landscapes: Works by Marjorie L. Sewell Cautley, 1922-1937,” in *Studies in the History of Gardens and Designed Landscapes* 25 (Oct.-Dec., 2005), 298.

⁵⁶ Cautley also worked with Stein on Hillside Homes, and then went on to teach at Massachusetts Institute of Technology and Columbia University.

homes more affordable to lower income families and helped conceive of better building systems to reduce the costs of production. Importantly, Bing contributed significant financial help to the organization personally and by raising money to start the City Housing Corporation to implement the ideas of the group.⁵⁷

Clarence Stein was “the central organizing and sustaining force of the RPAA.”⁵⁸ A good judge of character and a skilled manager, Stein was capable of getting the best from all those involved with the group. He brought together people with varied expertise into a “city planning atelier” and pushed them beyond the original scope of examining housing policy reform. They began to advocate for garden cities, and voiced their concerns about the regional impact of urbanization and regional environmental policy. Stein was able to integrate each person’s particular focus into the overall goals of the group, including MacKaye’s “wilderness preservation agenda” with Mumford’s concepts of a “dispersed yet concentrated urban culture integrated with nature.” He also contributed significant ideas to specific projects in the areas of architectural design, community-building, and urban design, often collaborating with Ackerman, Wright and Bing.



*Historic photo Roosevelt Court, courtesy of Clarence Stein Collection, #3600
Division of Rare and Manuscript Collections, Cornell University Library*

Ideas and Goals of RPAA

The primary ideas that emerged from the discussions and investigations of the Regional Planning Association of America were that the creation of a sufficient amount of low-income housing required cooperation between the architect and the planner, financing by low-interest government loans, and that it should be part of a regional effort. Stein concluded that the speculative builder had to be replaced by a planning method that “considers the physical changes in due relation to the social situation of which they are a part.”⁵⁹ Searching for a compromise between public and private efforts,⁶⁰ Stein believed

⁵⁷ Parsons, 7 and 12.

⁵⁸ The ideas and quotes in this paragraph are from Parsons, 10-11.

⁵⁹ Lubove, *Community Planning*, 102.

“that we should replace our centralized and profit-oriented metropolitan society with a decentralized and more specialized one made up of environmentally balanced regions.”⁶¹ The members of the RPAA believed that “housing the population, especially workers, is a community problem,” and should be approached collectively, not just by speculators looking to make a profit.⁶²

According to Stein, the central challenge he and Wright saw in the 1920s was “how to promote good housing and communities at minimum cost.”⁶³ Decreasing the cost and increasing a permanent supply of capital was an early and important consideration in trying to figure out how to make decent housing accessible to low income workers. Previous to this, no commercial venture had succeeded in providing good or even enough housing for low income workers. The cost of money was too high. There were high carrying charges and the mortgage system at that time precluded the interest of investors or banks. The New York State Housing Committee had concluded that it was impossible to provide low cost housing as a profit-making venture.⁶⁴ Stein and Wright saw that European governments, unlike that of the United States, were involved in the creation of such housing complexes. The RPAA concluded that a larger entity needed to be involved and that there was an important role for the government to play in financing low-cost housing.

The position of the RPAA was not just that there was a dearth of housing, but that there was not enough decent housing that met “the needs of the people for a healthy and sane community life.”⁶⁵ To look at other ways these needs could be met, Stein and Wright went to England in 1924 to meet Ebenezer Howard and Raymond Unwin and see firsthand the Garden City, Letchworth. This community was the embodiment of ideas Howard first presented in his book, *To-morrow: A Peaceful Path to Real Reform* (1898).⁶⁶ Howard had begun by looking for ways to alleviate the harshness of life for many residents of London and provide decent living and working places that were located away from England’s dirty, overcrowded cities. Howard developed the concept of regionalized, interrelated garden cities which were small, self-sufficient communities that included industrial, commercial, educational and cultural activities, as well as residential areas and the services needed to support them. These small cities were intended to be surrounded by an undeveloped area (green belt) devoted to agriculture and recreation and they were to be linked together by a series of transportation networks. Howard’s theories were made concrete by architects Raymond Unwin and Barry Parker. Stein and the other members of the RPAA believed that Howard’s ideas had relevance for the United States and determined to bring his “Garden City” to America. Mumford later called the Garden City idea “a starting point for action.”⁶⁷

Architect Raymond Unwin’s ideas were extremely influential on the planning undertaken by the RPAA, especially those outlined in a pamphlet he wrote in 1912,

⁶⁰ Richard Ely, “The City Housing Corporation and Sunnyside,” *The Journal of Land & Public Utility Economics* 2 (Apr., 1926), 181-3.

⁶¹ Carl Sussman (1976) quoted in Parsons, 2.

⁶² Schaffer, 57.

⁶³ Lubove, *Community Planning*, 33.

⁶⁴ Ibid.

⁶⁵ Lubove, *Community Planning*, 38.

⁶⁶ This book became very popular and led to the founding of the Garden City Association. In 1902 the book was republished as *Garden Cities of To-morrow*.

⁶⁷ Mumford quoted in Lubove, *Community Planning*, 44.

“Nothing Gained by Overcrowding.” In it, Unwin explained how building with lower densities could provide a return to investors equal to that gained by projects with higher densities. “Raymond Unwin exerted the greatest single influence in shaping the RPAA’s thinking on the economics and site-planning of residential neighborhoods.”⁶⁸ Unwin promoted the efficacy of grouping buildings together so that the resulting open space could be combined into a larger one. He thought that streets were a waste of space because they did not produce income. Therefore, by grouping buildings close together and eliminating some streets, there could be more open space.

Like Ebenezer Howard, the RPAA came to believe that there was an optimum maximum size for cities, beyond which systems and society did not function satisfactorily.⁶⁹ Henry Wright wrote that cities should not have a population of more than 50,000. If the population grew beyond this, Wright concluded, the extra power and transportation needed to support the larger population would lead to much higher total costs. The RPAA saw that they could take advantage of the modern power grids and transportation networks to make regionalization of population easier.⁷⁰

In 1923, the RPAA created a plan called *Preliminary Study of a Proposed Garden Community in the New York Region* in which they fully described their ideas for the creation of a “Garden Community of 25,000 on a square mile, at the undeveloped edge of New York City.”⁷¹ In this project, Clarence Stein and Henry Wright attempted to develop “the theoretical basis of land and community planning that was afterwards applied” at their other sites.⁷² Stein and Wright wrote that,

The creation of such a garden community will serve as a laboratory of experience that will be invaluable in other similar social experiments. It will offer the best possible opportunity for experiment in the solution of the social and educational problems of our modern city life. Cooperative ownership or management on a large or small scale; community or block organization; the more convenient relation of markets to the sources of food supply.⁷³

They attempted to purchase land on an undeveloped site far out in Brooklyn, but the property was sold to another buyer before they were ready. Stein and Wright knew they had to have their plans in place for the next opportunity. This next opportunity arose at Sunnyside.

Sunnyside Gardens provided the first practical application of the ideas developed by the Regional Planning Association of America. It was followed quickly by construction at Radburn, New Jersey. Both Sunnyside and Radburn were

innovative community designs, adapted to the advent of the automobile, provided clusters of houses, separated from the noise, danger, and pollution of increasing volumes of automobile traffic, but giving residents direct

⁶⁸ Lubove, *Community Planning*, 49.

⁶⁹ Lubove, *Community Planning*, 123-4.

⁷⁰ Lubove, *Community Planning*, 64.

⁷¹ Stein, *Toward New Towns for America* (New York: Reinhold Publ. Co., 1957), 19. By developing at “the undeveloped edge” the cost of land would presumably be much less.

⁷² *Ibid.*

⁷³ Quoted in Nina Rappaport and Steven Saltzman, “Sunnyside Gardens,” *Metropolis* (June, 1991), 16.

access to green open space traversed by pedestrian walks. Their freestanding duplex, row houses, and apartment designs were regularly revised and improved during development, a working method that created great variety in the community living spaces. The variety of shared spaces and special places visually stimulated residents and helped to develop a sense of community.⁷⁴

Closely related to the physical design of the development were the “seeds of neighborhood government” created through the establishment of community associations that administered the communal open space and the recreational programs.

Because of its location within New York City, Sunnyside was never expected to be a complete garden city. By building first in an urban environment, the planners could take advantage of the municipal services available and the employment and cultural opportunities provided. This simplified the administrative and other community needs for their first effort. After Sunnyside, Stein and Wright were able to use what they had learned and apply it to the open land of Radburn, NJ (1929) and more fully implement their ideas for a garden city, including superblocs and a greater distinction between areas devoted to the automobile and those for pedestrians.⁷⁵ The provision of streets that were set apart from houses and parks at Radburn was based on Frederick Law Olmsted’s separation of functions at Central Park, and created a community where the automobile was kept from “becoming the central focus of existence.”⁷⁶ After Radburn, Stein and Wright planned Chatham Village near Pittsburgh, sponsored by the Buhl Foundation (1932 and 1936), their last collaboration. Hillside Homes in the Bronx (1933-35) was Stein’s only planning project to have government sponsorship. The Phipps Garden apartments (1931-32 and 1935), adjacent to Sunnyside and designed by Stein alone, furthered the idea of a superblock, applying it to a large, six-story apartment building with a central courtyard.

Through their meetings, discussions and writings, as well as implemented developments, the members of the RPAA shaped numerous ideas related to city and regional planning that have come to be accepted in the broader planning community.⁷⁷ They created city building policies, regional settlement frameworks, open space preservation strategies, large-scale building policies, and building prototypes. Benton MacKaye’s idea for the creation of the Appalachian Trail was also a precursor to many metropolitan regional trail systems or Greenways. The concept of the RPAA’s “regional city,” derived from Ebenezer Howard’s Garden City, is echoed by recent notions of the “edge city,” or what some call the “poly-nucleated city.” Concepts inherent in the Radburn Plan (term coined by Mumford) are related to cluster zoning, planned unit development and large-scale community building that became popular in the United States from the late 1950s to the mid-1970s. These principles were modified, traded between planners in the United States, England, Scandinavia and other countries and employed on numerous projects. Many were used by the designers of Reston, Virginia and Columbia, Maryland in their New Town planning. Today, many garden city concepts can be seen in the plans and

⁷⁴ Parsons, 11.

⁷⁵ Radburn was never fully built because of the onset of the Depression, although the areas that were constructed have proven to be continuously popular as a place to live and highly successful at achieving the community’s original goals.

⁷⁶ Filler, 126. See entire article for an assessment of Stein’s career.

⁷⁷ Parsons, 2.

projects of the New Urbanists. The soundness of these ideas is also being recognized by the success and continued occupancy and popularity of these early housing developments.⁷⁸

City Housing Corporation

The City Housing Corporation (CHC), a limited-dividend company, was incorporated in March, 1924 specifically to build a garden city, with the first one being Sunnyside Gardens. The CHC developed directly out of the concerns and studies of the Regional Planning Association of America, since it “seeks as its main purpose, to make a contribution to the solution of the housing problem.”⁷⁹ The “knowledge and experience gained at Sunnyside was intended to serve that objective.”⁸⁰ According to CHC president Alexander Bing, the organization planned “to produce good homes at as low a price as possible; to make the company’s investment safe; . . . and to use the work of building and selling houses as a laboratory to work out better house and block plans, and better methods of construction and financing.”⁸¹ Reflecting the philosophy developed by the RPAA, the CHC also wanted to show the advantages of large areas of open space and that this could be supplied economically.⁸²

Bing hoped to demonstrate that good business practices in a limited dividend company could contribute to a philanthropic goal, helping to meet pressing social problems. Although Stein and Wright had observed government funding of housing projects in Europe, most people in the United States believed that housing standards should be raised through private enterprise. Bing saw that government funding would not be accepted in this country and since some people also felt that government aid had demoralized the building industry in Europe, he hoped to avoid that problem here.⁸³ Bing set out to attract a group of “benevolent capitalists” to invest in his company through a “delicate blend of profit and humanitarianism.”⁸⁴

The CHC was managed by a Board of Directors consisting of some the most prominent proponents of progressive theory at the time, including those involved in urban planning, public administration and political reform. The distinguished members of the board of directors of the corporation included: Dr. Felix Adler, founder and leader of the Society for Ethical Culture and member of the Tenement Housing Commission (which had framed a recent tenement house law); John G. Agar, lawyer and former chairman of the New York State Reconstruction Commission; Leo Bing, president of Bing & Bing and Alexander’s brother; Richard Ely, professor of economics at Northwestern Reserve University and president of the Institute of Land Economics; Arthur Lehman of Lehman

⁷⁸ Kermit Parsons, “British and American Community Design: Clarence Stein’s Manhattan Transfer, 1924-1974,” and William Fulton, “The Garden Suburb and the New Urbanism,” both in *From Garden City to Green City: The Legacy of Ebenezer Howard*, Kermit Parsons and David Schuyler, eds. (Baltimore: The Johns Hopkins University Press, 2002).

⁷⁹ Ely, 173.

⁸⁰ Stein, 22.

⁸¹ Alexander Bing, “Sunnyside Gardens, A Successful Experiment in Good Housing at Moderate Prices,” *National Municipal Review* 15 (June, 1926), 332.

⁸² From promotional brochures of the City Housing Corporation.

⁸³ Ely, 184-5.

⁸⁴ Schaffer, 107.

Brothers investment bankers; and Mrs. Franklin D. Roosevelt. All of the directors, as well as the officers of the corporation, served without compensation.

Alexander Bing's business and management experience and abilities contributed to the willingness of investors to be part of the new venture. The company's goal was to raise an initial capitalization of \$5,000,000. By May 1926, the company had sold over \$1,750,000 of stock to approximately 300 stockholders at \$100 per share. In their fourth annual report, the "Capital-Stock" was listed at close to \$3,000,000.⁸⁵ The executives and board members of the CHC were all investors in the company and for many years (until the Depression) all the investors received a 6% return on their investments.⁸⁶

The CHC used this money to purchase the property at Sunnyside and begin construction. They purchased 76.67 acres of land, most from the Long Island Rail Road with smaller amounts from other landowners. Because this property had been vacant for many years and because they bought it before major development started in this part of Queens, the land was purchased at a low price, approximately 50 cents per acre. The CHC built one section at a time and sold the houses as soon as they were finished. This method served two purposes. They did not hold on to the property any longer than necessary, thus reducing their carrying costs, and they had cash to invest in the construction of the next section.⁸⁷

Home ownership was broadly seen in the United States as a positive goal. Land economist Richard Ely called it "the basis of good citizenship."⁸⁸ At Sunnyside Gardens, the builders wanted "to promote ownership and not tenancy" and to "bring home ownership within the reach of those who in New York City seldom aspire to home ownership."⁸⁹ Therefore they had to create financing mechanisms that were different from those commonly in place in the early 1920s. Typically at that time, a first mortgage covered 50-60% of the purchase price and it had to be paid back in five to seven years. Most families needed a second mortgage to be able to afford the down payment and this usually had to be repaid at 18% interest over 3 years.⁹⁰ This type of financing made home ownership impossible for most working families.

The system Bing developed for financing the homes at Sunnyside was unique at the time but became the standard for the rest of the twentieth century. Upon purchase of a house, the CHC sold the first mortgage to a trust company in order to get back their capital to invest in more building. Although they did not hold the primary mortgages, the CHC provided first mortgage guarantees. By assuring lenders that the CHC would cover any defaults, many people who would not have qualified elsewhere were able to buy houses at Sunnyside. The CHC also provided second mortgages and shorter-term personal loans to supplement down payments for the most financially marginal buyers. This process of

⁸⁵ This number was augmented by sale of some land the directors decided they did not intend to develop.

⁸⁶ The annual report for 1925 showed a gross income of \$351,015 with expenses of \$10,592, dividends of \$50,078 and a balance of \$170,117 to be invested in the next phase of building. Because the Board did not receive compensation and because the houses sold quickly, the CHC had money to invest in the next phase of the project. When Sunnyside was deemed complete, these returns were applied to Radburn.

⁸⁷ Rosalind Tough, "Production Costs of Urban Land in Sunnyside, Long Island," *The Journal of Land & Public Utility Economics* 8 (Feb., 1932), 49-50.

⁸⁸ Ely, 181.

⁸⁹ Ely, 175. However, the developers also recognized that a certain amount of tenancy was also necessary and sometimes helped some homeowners meet their mortgage payments.

⁹⁰ Wright, 199.

guaranteeing home mortgages was a precursor of the Federal Housing Act of 1934 and the VA insured mortgage programs after World War II.

For most buyers, it was necessary to spread the payments over a longer period than was usual. At Sunnyside only a 10% down payment was required and first mortgages lasted 22 years. The second mortgages had a shorter pay-off period but the monthly payments, including interest, taxes, insurance and amortization were often less than buyers would have paid in rent.⁹¹ Typical costs were between \$6,000 (for a four room house) and \$11,800 (for a two-family house) while the monthly payments ranged between \$62.10 and \$88.38.⁹² The CHC was able to keep the selling prices low⁹³ because they were planning and building on such a large scale. Additionally, “economy of construction is achieved through simplicity of design and through the use of common brick.” Then they sold the buildings quickly so they did not have to carry the expenses over a long period.⁹⁴

Sunnyside Gardens

Large-scale development in Queens began well after that in most other boroughs. It was only after the construction of the Queensboro Bridge (1909), the Long Island Railroad tunnel (1910), and the subsequent extension of the subway (1918) that supplied rapid access to Manhattan, that significant development started in Queens. In an effort to deal with the severe housing shortage after World War I, speculators began constructing numerous rows of nondescript, inexpensive homes wherever they could buy land. Some parts of Queens began to be developed this way. Woodside, further to the east, was already completely built up and Long Island City, just to the west, was becoming an industrial center and a transportation hub. Between 1923 and 1924, New York City officials voted to exempt new housing developments from real estate taxes, providing incentives to insurance companies (such as the Metropolitan Life Insurance Company) and other developers that gave impetus to large projects such as those at Jackson Heights and Sunnyside.⁹⁵

In February 1924, the City Housing Corporation purchased a large swath of undeveloped land in northeastern Queens, adjacent to the Bliss Street Station of the city subway line, providing easy and quick subway access to other parts of New York City. The area was called Sunnyside, after the name of a farm belonging to early settlers (the Bragaw family) in the area.

Because they were building within New York City, the Queens Borough Engineer insisted that the designers make their plans conform to the already established city grid. This was a major compromise of their goals because Wright and Stein had planned to eliminate some streets to create larger blocks in order to save costs.⁹⁶ Since they were not allowed to close the streets, Wright and Stein eliminated the lot divisions and worked with

⁹¹ Bing, 334-5.

⁹² Tough, 172-3.

⁹³ Total cost for all buildings: \$6,564,180.

⁹⁴ Tough, 167-8.

⁹⁵ One of the Metropolitan Life Insurance Company’s developments was located at 48th Street, across Queens Boulevard from Sunnyside Gardens.

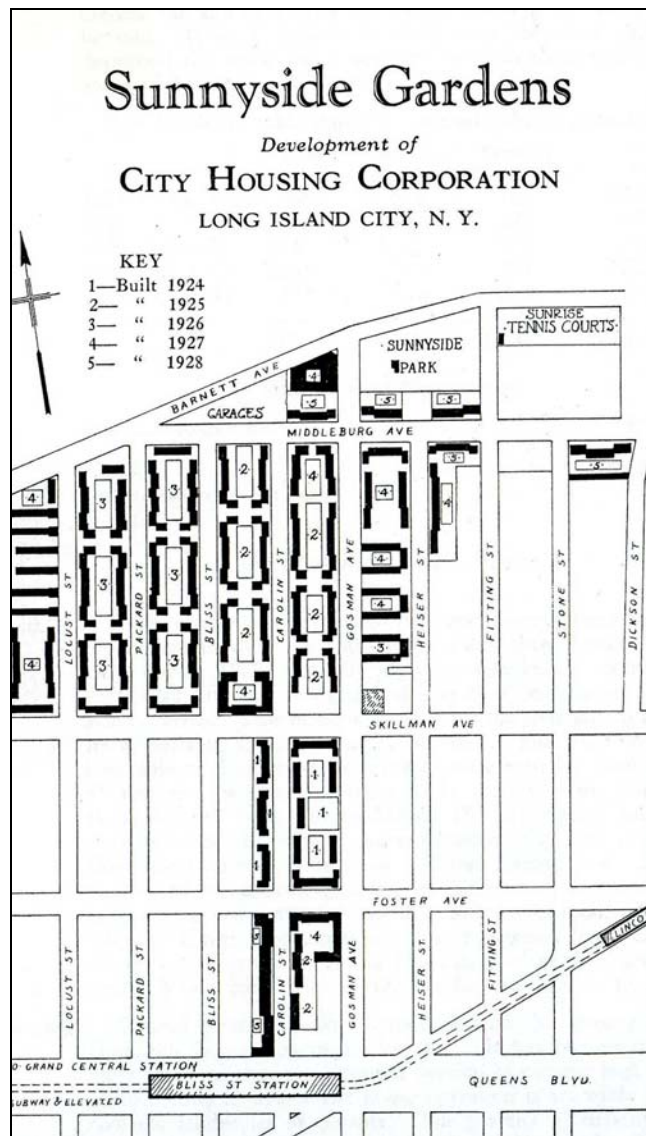
⁹⁶ Wright was following the ideas of British architect Raymond Unwin who claimed that streets were the most expensive part of any development, since they required the construction of utilities and paving, without providing any direct return on this investment.

entire city blocks as their units of planning,⁹⁷ thus adapting the large block ideas Raymond Unwin had used at Hampstead Garden Suburb.

The City Housing Corporation moved quickly to complete each section and sell the buildings as soon as they developed each area. Construction began in April, two months after purchase of the land. Utilities reached only to the edge of the property, requiring the developers to extend them just as they began to develop each block. Installing sewers, water pipes, electricity and paving only as needed was another attempt by the CHC to keep control of building costs.

Their first block was Colonial Court, between 43rd (Foster) and Skillman Avenues, and 47th (Carolin) and 48th Streets (Gosman Ave.). This first unit built at Sunnyside had six, six- and seven-family apartment buildings, grouped together in three sets of two buildings, 40 two-family houses, and eight one-family houses. Begun in early spring of 1924, it was finished by the fall. The buildings were arranged along the perimeter of the block leaving small private gardens and a large open court in the center of the block, to be held in common for playground and garden space. The apartment buildings were organized as cooperatives and the houses were intended to be individually owned. They sold rapidly and the City Housing Corporation moved on to the next block.

The second unit, Hamilton Court, was begun in the spring of 1925 and it accommodated 225 families in three-family and single-family houses. It was ready by the end of the summer and also sold well. At the beginning of 1926, the company was ready to embark on the construction of 300 more homes. By May 1, 1926, the City Housing Corporation had constructed homes for approximately 600 families in one-, two- and three-family houses and cooperative apartment buildings. They continued to build on the rest of the area over the next two years and by fall, 1928 they deemed Sunnyside Gardens complete. It provided residences for



Plan of court development from the "Fourth Annual Report of City Housing Corporation"

⁹⁷ The property, as laid out by the city, included more than 1100 lots.

more than 1,200 families⁹⁸ covering, on average, 28% of the land, and leaving 671,000 square feet of property that they determined they did not need.⁹⁹

Sunnyside was constructed in stages so that the designs, layouts, construction methods, and financing systems could all be adjusted and improved over time. This process also made the development more “affordable and livable.”¹⁰⁰ The developers constantly tried to simplify the design and the construction process of the units at Sunnyside in an effort to reduce costs. They designed the houses and apartments to include as little wasted space as possible and to make the layouts efficient to construct, in terms of plumbing and other utilities. They were all 28’4” wide which was based on stock framing lengths.¹⁰¹ No residence was more than two rooms deep in order to provide the maximum light and cross ventilation to the living spaces. After construction of the initial groups, Wright was able to reconfigure some of the later plans to make them even more cost efficient. This constant evaluation and the resultant changes continued to improve the later efforts of the CHC.

Although automobiles were becoming increasingly popular when Sunnyside was constructed, the architects chose to segregate cars and their garages from the main living areas of the development. This plan was seen by some critics as being based on nineteenth century ideals of suburban domesticity. The automobile was still perceived by many people as an intrusion into family life that needed to be kept separate so there could be a safe haven for the family (especially women and children), a place where they could be protected from the ills of the city.¹⁰² In Sunnyside, Stein and Wright used several different arrangements for the garages, placed at a short distance from the homes, usually in somewhat less desirable areas. These include a row of individual garages facing 43rd Street (Laurel Hill Ave.), several small rows near the corner of 43rd Street and Barnett Avenue (not included in this historic district), a row of individual garages located behind the rowhouses facing 39th Avenue (Middleburg Ave.) between 51st (Stone St) and 52nd (Dickson St.) Streets, and a larger group located in a two story brick and concrete structure between 39th Avenue (Middleberg Ave.) and Barnett Avenue (at Harrison Place, no longer extant).¹⁰³

Design at Sunnyside Gardens

The design of Sunnyside Gardens includes the layout of the entire community, the planning of each individual block, as well as the plan and exterior design of the individual units. This design was a result of the complete collaboration of a number of people who had been deeply involved in the discussions and planning of the RPAA. As the driving force behind the RPAA, Clarence Stein is usually given most of the credit for the ideas and design of this community. Henry Wright was equally involved with the planning, although

⁹⁸ See attached map showing the courts and their dates of construction.

⁹⁹ The CHC was able to sell this property at a large profit because the value of the original land they purchased had increased significantly.

¹⁰⁰ Parsons, 8.

¹⁰¹ The size information was promoted by Stein and Wright in their writings, but some of the promotional brochures showed the buildings to be larger.

¹⁰² Cotton, 15.

¹⁰³ This segregation of pedestrian and automobile traffic, modeled after the work of Olmsted and Vaux in Central Park, was carried even further at the CHC’s next project, Radburn, which was hailed as a “Town for the Motor Age.”

he also specialized in the development of the apartment layouts, while Frederick Ackerman created the individual house designs. Landscape architect Marjorie Cautley supplied the plans for the courtyards and open space. These designers were trying to achieve a “general harmony in the facades of the buildings of each block” while still providing interesting visual variations.¹⁰⁴

Since their goals for this project were both aesthetic and sociological, the designers chose to combine different types of houses and apartments within the courts, including single-, double- and triple-family homes with low scale apartment buildings. By mixing owners of houses and apartments with renters, the designers hoped to socially integrate all members of the community. By combining buildings with several types of layouts, roof outlines and heights, detailing, and sizes they created visual variety and interest. Although many developers were creating large-scale apartment buildings at this time, the designers of Sunnyside believed that more “human scale” buildings would further their goals of community. Generally the houses were arranged in perimeter rows close to the street, with large open areas behind them, located in the interiors of the blocks. There were small private gardens behind each house (about 30 feet deep) but most of the space was devoted to shared open courtyards. The individual houses were grouped in rows, with the groups separated from each other by pathways that allowed access to the common gardens and traversed the blocks from street to street. Different courts had variations of these layouts. Two of the later courts were arranged as mews, perpendicular to the streets with their courtyards enclosed by the houses.

On the whole, the area had an unusually large amount of open space.¹⁰⁵ This access to open, green space was a basic tenet of the design of Sunnyside Gardens for several reasons.¹⁰⁶ These shared spaces could have a variety of uses and would contribute to the sense of community they were trying to create at Sunnyside. By incorporating large amounts of open, green space in their overall designs, the architects felt they were able to provide smaller living spaces. They believed the common spaces would serve as extensions of the living areas for the residents. These open spaces were set aside for quiet, passive activities or play for very young children.¹⁰⁷ For the entire development, the total area of the common gardens is almost six acres. Contributing to the sense of openness is the fact that all the utilities were laid underground. This was quite unusual at the time but it improved the visual unity of the community.

Each court was laid out with a horticulturally unique garden intended to engage the community in an “experience of nature and landscape.”¹⁰⁸ The designer Marjorie Cautley believed that good landscape design could improve lives.¹⁰⁹ She used a mix of native, non-native and ornamental species in a natural setting, and combined a variety of types of areas

¹⁰⁴ Ely, 175.

¹⁰⁵ The land coverage for the apartments was slightly higher- 40%- but the average coverage for the entire development was 28%.

¹⁰⁶ This concern for open, green spaces can be traced back to the mid-nineteenth century Austrian planner Camillo Sitte, described by Francoise Choay in her book, *The Modern City: Planning in the 19th Century* (New York: George Braziller, 1969), 17.

¹⁰⁷ The open space of the first unit was initially used for a playground and tennis court but neighbors found it too noisy and this use was discontinued.

¹⁰⁸ Way, 302.

¹⁰⁹ Way, 313. Marjorie Sewell Cautley was a 1917 graduate of the landscape architecture program at Cornell University and one of the earliest women to have a professional practice in this field.

(such as turf, formal gardens and sections of wilderness) for different purposes. She believed strongly in the importance of the landscape to create a healthier environment and was devoted to creating economically feasible and sustainable landscapes to support and enhance affordable housing projects.¹¹⁰ Cautley argued that “the land should not only afford an appropriate setting for the buildings, but also provide a ready means of escape from the noise, dust, and confusion of the city, and offer an opportunity to relax out of doors or to engage in wholesome exercise...”¹¹¹

Cautley’s landscape designs provided spaces designed for specific activities. Some areas close to the buildings were designated as play spaces for young children so mothers could keep watch on their children. Other areas were designated for community events or for more active recreation. Small private gardens were set off by hedges for more privacy. These articulated spaces were clearly visible from many points, allowing residents a greater ability to survey the court and keep watch on activities.¹¹² The centers of the courts were often open lawns with trees and shrubbery, surrounded by hedges and ground cover while the streets were planted with Sycamores and London plane trees that were intended to mature into a green canopy for the area.

The two-family houses were arranged so that there was an identical apartment on each floor, with two bedrooms, a kitchen and a living room, while the larger, three-family houses were located at the ends of the garden courts. These end houses were slightly wider and had an additional room that could be used as a dining room or a third bedroom. They were often turned 90 degrees from the rest of the row and were minimally attached to it, with windows on all four facades. The ground story apartment was the largest, with smaller ones on the levels above. In both the two- and three- family houses, it was assumed that the owners would occupy the ground story and rent out the apartments above to help pay their mortgages. The apartments were primarily four rooms, with a layout similar to that of the two-family houses. Buildings constructed during the first year of development at Sunnyside were built with brick bearing walls, while later ones had steel structures and face brick facades.

All the buildings were faced with Hudson River brick because it was inexpensive, durable, and required minimal upkeep for the residents. By using the same facing material, the area had a uniform appearance, even though there were natural variations in the color of the brick and a sense of texture which were set off nicely by the large amount of greenery around it. At the same time, the designers could create subtle variations and design effects by changing the patterns or direction in which the brick was laid. The designers also varied the roof shapes (ie. pitched, flat, front gable, side gable, hipped) or added small touches of ornament such as door enframements, fanlights or small porches and porticos to provide visual interest. In the earlier buildings this ornament was often created in wood to contrast with the brick and was executed in a simplified Colonial revival style. The Colonial style was considered “reassuring” to the residents because it was something with which they were familiar and comfortable. Stein and Wright did not want the architecture to appear revolutionary since so many other ideas they were introducing were more unusual.

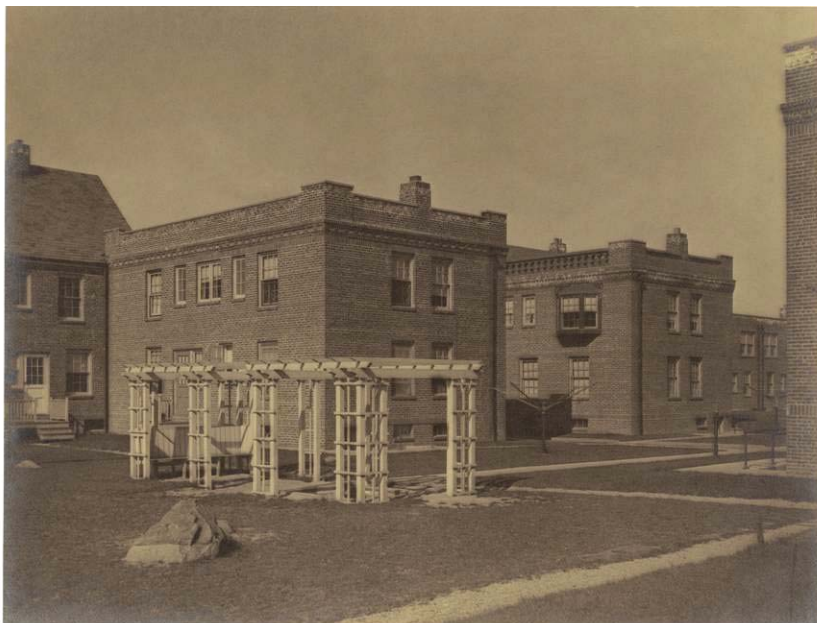
¹¹⁰ Way, 300-12.

¹¹¹ Way, 306.

¹¹² Way, 309-10.

Other elements of the design of the Sunnyside buildings, including their straight lines and severely simplified facades, reflect some of the early modern work of European architects. The angularity and lack of applied ornament in these buildings anticipated the International style buildings that developed soon after. Robert Stern commented on how the “stark minimalism” of the house designs at Sunnyside led to the “functionalist slogans of the Modernist movement.”¹¹³

Another influence on the planning and design of Sunnyside’s buildings came from northern Europe. When traveling in Holland and Germany in the early 1920s, Stein had seen several new housing projects and he found ways to incorporate some of this decorative use of brick onto the facades of Sunnyside (mostly on the apartment buildings and Phipps Houses). Holland and Germany had a long tradition of brick construction, employing it for its decorative and expressive qualities. In Holland, the Housing Act of 1902 and a building code passed in 1905 had encouraged the construction of improved housing for workers.¹¹⁴ Architect Michel de Klerk responded with several large housing complexes, such as Vermeerplein 1911 and Scheepvaathuis (Shipping Building, 1912-16). In 1913-21, De Klerk designed three housing blocks arranged on a triangular plot around a central public garden in Spaarndammerbuurt (1913-21) in northwestern Amsterdam, called Het Scheep or the Ship because of its evocative shape. These projects were faced in brick laid in a very expressive manner in unusual, somewhat organic shapes and were constructed around a large courtyard. The strong, expressive buildings by De Klerk led to the naming of this type of building as the Amsterdam School,¹¹⁵ popular between 1910 and 1930. These projects were well-known through the architectural press and received visits by many architects and planners at the time.



*Historic photo
Hamilton Court,
courtesy of
Clarence Stein Collection
#3600
Division of Rare and
Manuscript Collections,
Cornell University Library*

¹¹³ Robert A. M. Stern, et al, *New York, 1930: Architecture and Urbanism Between the Two World Wars* (New York: Rizzoli, 1987), 490.

¹¹⁴ This law enabled Dutch municipalities to “support, launch and control programs of housing on municipal land.” By 1919, 90 such projects were either built or in process in Holland. H-Net Reviews of Nancy Stieber, *Housing Design and Society in Amsterdam*, 4.

<http://www.h-net.org/reviews/showrev.cgi?path=25086926967831>

¹¹⁵ The term “Amsterdam School” was first used by Jan Gratama c. 1915.

Residents and Community in Sunnyside

Clarence Stein, Henry Wright, Alexander Bing and their colleagues in the RPAA had several goals for Sunnyside Gardens. This project was always seen as a “social and economic, as well as architectural, experiment.”¹¹⁶ They were attempting to make a better place to live, as well as providing decent housing at affordable prices. “Stein and Wright wanted to create a place where a democratic community could flourish, with the courts as the focus of neighborly activities and the park serving as the communitywide social center.”¹¹⁷ These planners were products of the Progressive Era and believed that the physical design of the development could encourage the creation of a social community among the residents. “The common courtyards were to be the foundations for what urban planner and Sunnyside Gardens resident Lewis Mumford later described as ‘a robust political life with effective political action and a sense of renewed public responsibility.’”¹¹⁸ The utopian goals for this development included the use of modern science and technology combined with private enterprise to create good quality housing for the least amount of capital. These factors, they believed, combined with home ownership, a variety of residents, and community involvement would lead to a better society. This attitude was summed up in Henry Churchill’s obituary of Henry Wright.

What Henry Wright did was to evolve a qualitative as well as quantitative analysis of land-planning and house-planning, considered as an unitary and indivisible process. He developed economic analysis to match and to justify, social reform. Thus, by a process of indirection, he gave respectable status to ‘social values.’¹¹⁹

In addition to the creation of the physical layout in which houses and apartments were combined within the same block, Sunnyside’s planners and developers applied organizational efforts to foster a sense of community among the residents. Court and block associations were formed that became centers for social activity. All residents of Sunnyside, whether they were landowners or tenants, could become members of the Sunnyside Association and could participate in neighborhood meetings and activities. There was no social distinction made between owner and tenant residents and this led to a stronger sense of community identification. Holding land in common also helped develop this communal spirit as it forced interaction among the residents and the courts and parks became the focus of “neighborly activities.”

In 1926, the City Housing Corporation donated a three-acre (approximately) park, complete with playground equipment and a community center for the recreational use of Sunnyside’s children and adults.¹²⁰ From the beginning this park, the largest privately held park in New York City, has been used for such activities as community meetings, classes for adults and children, and a local nursery school.¹²¹ This park was deeded to the Community Trust for the continued use and enjoyment of the residents of Sunnyside and the Sunnyside Gardens Civic Association was established in 1926 by the CHC to oversee

¹¹⁶ Stein, 28.

¹¹⁷ Franklin J. Havelick and Michael Kwartler, “Sunnyside Gardens: Whose Land is it Anyway?” *New York Affairs* 7 (1982), 69.

¹¹⁸ Quoted in www.placeinhistory.org/Projects/Sunnyside/WorkableConscious/TurnerReport.

¹¹⁹ Henry Churchill, “Henry Wright: 1878-1936,” *Journal of the America Planners* (1936).

¹²⁰ *Third Annual Report to the Stockholders of the City Housing Corporation*, 1927.

¹²¹ Later, residents of Phipps Houses were also allowed to join the park association.

the park. Still in existence today, the Civic Association is supported by the voluntary donations of residents. It manages the park and the activities that take place there.

Among the original residents of Sunnyside, many were in the lower-middle income range, rather than the lowest income workers the developers had hoped to attract. Although the developers were able to generate some economies by their designs and centralized purchasing, their overhead expenses were too large to create a project that was truly affordable by many low income residents.

In 1926, two-thirds of Sunnyside residents had incomes below the median of \$3,000. A review conducted by the CHC in 1928 showed that Sunnyside residents included mechanics, office-workers, tradesmen, chauffeurs, salesmen, municipal employees, and several writers, artists, teachers, architects, engineers, doctors and other professionals. Of the original purchasers most had incomes between \$1,200 and \$3,500. The development attracted “a cross-section of those of moderate means,”¹²² including people of many ethnicities. Although there was nothing in writing to keep them out, it appears that early residents did not include African-Americans. Half of the first residents moved to Sunnyside from the Lower East Side, including many Irish and German immigrants. They brought with them their existing political leanings; there were members of the Labor, Communist, and Conservative parties.¹²³ Because of the financial strains created by the Depression, there was a large turnover in the population at that time.

From the 1940s through the mid-1960s, young families and artists moved to Sunnyside from other, more crowded parts of the city. Well-known residents of that period included: Rudy Vallee, Judy Holliday, Perry Como, trumpeter Bix Beiderbecke, poet Florence Baker, journalist S.H. Raskin, and painter Raphael Soyer.¹²⁴ By 1960 Sunnyside became more solidly middle-class, and included people of Irish, Jewish and German descent who could not afford to live closer to the city. During this period, many of the general societal problems of the city began encroaching on Sunnyside and the residents organized to stop an industrial development from being constructed next door. They also established youth groups and activities for children and neighbors.

Easements

The courts and other communal spaces at Sunnyside were established through the use of easements or covenants that were a part of each deed. Covenants had been used in New York as early as 1835, when heirs to the Murray property on East 38th Street in Manhattan restricted its development to “brick or stone dwelling houses of at least three stories...” In 1847 they added the requirement that the land could not be used for purposes that might produce noxious odors or dangerous fire hazards, all of which was a means of keeping property values steady and insuring a high quality in the construction of the houses.¹²⁵ Over time, deed restrictions on elements such as trees, lot size, distance from house to street, style of architecture, or heights of fences began to be applied in numerous middle and upper class developments in an attempt to maintain the architect’s original

¹²² Stein, 34.

¹²³ Rappaport and Saltzman, 18.

¹²⁴ Information supplied by the Sunnyside Foundation.

¹²⁵ A fuller discussion of the restrictive covenants attached to the Murray property that later became part of Murray Hill in Manhattan can be found in Landmarks Preservation Commission, *Murray Hill Historic District Designation Report* (LP-2102) (New York: City of New York, 2002), 10.

vision or some type of visual harmony. By 1908, when Jesse Clyde Nichols developed the Country Club District outside Kansas City, Missouri these restrictions had become quite extensive.¹²⁶ Nichols began by setting minimum lot sizes and construction prices and created residents' volunteer boards to maintain and enforce the covenants. These boards extended their powers to cover sub-leases and sales, as well as aesthetic controls (including form, color and rooflines). All of these rules contributed to a sense of harmony and community spirit within the district. These types of restrictions were seen as normal and in fact, planners and developers from around the world came to observe this community.¹²⁷

At Sunnyside, the primary purpose of the easements was to create and control the open space for the benefit of all residents. Although the property owners owned their entire lots, running to the center line of the block, the easements insured that the central, common space would remain open for communal use. The covenants were described in a document called *Declaration of Easements and Restrictions*. It stated that owners could erect no

garage of any kind or nature...no fences, hedges, outbuildings, clothing poles or lines, radio poles or lines, signs or awnings shall be erected... [N]o changes, alterations or additions of any kind shall be made to the porches or exterior of any building on said premises, including exterior painting in any different color than at present, without written consent of said Trustees.

These rules helped insure that the plans and designs of the architects would remain in effect and that the desired visual unity would continue. They were integral to the creation of the design as well as the sense of community the designers and planners were trying to create. The deed restrictions also barred the speculative resale of homes within the first three years. In the first annual report of the CHC, Alexander Bing reported on the protective advantages the easements provided, in terms of "the character and general appearance of the neighborhood."¹²⁸ The easements at Sunnyside were conceived "according to the housing, landscaping, and common spaces designed by the architects and planners."¹²⁹

The covenants were signed by property owners when they purchased their lots and varied only slightly over time.¹³⁰ At the insistence of the banks that were granting the mortgages, most easements were not made permanent but were intended to last for forty years (generally until 1966). There were a few covenants that were to exist in perpetuity, such as those allowing the utilities to go through the property and provisions that the light and air not be blocked from residences (ie. setbacks had to be maintained).¹³¹ At Madison Court, the sidewalks through some of the common gardens were also covered by the perpetual easements.

¹²⁶ In addition to controlling the visual unity of a development, these restrictive covenants were developed to deny certain people (such as Jews, Asians, Blacks or Mexicans) the ability to buy a property.

¹²⁷ Wright, 202.

¹²⁸ *First Annual Report to the Stockholders of the City Housing Corporation*, May 21, 1925.

¹²⁹ Emily Goldman, "Dusting Off the Deed Restrictions for Historic District Designation" (Cornell University, master's thesis, in process), chapter 1.

¹³⁰ It has not been possible to find the declaration of easements for all the blocks. Thanks to Emily Goldman and Herbert Reynolds at Sunnyside we have copies of the easements for Blocks 154 and 155 (dated December 31, 1925), Block 133 (dated September 15, 1926), and Block 182 (dated May 2, 1927).

¹³¹ Havelick and Kwartler, 72.

At Sunnyside, these easements were enforced by a Board of Trustees set up for each court. This board consisted of two people appointed by the City Housing Corporation, two residents of the court, and one member who was affiliated with neither. This board was empowered to maintain the common areas, collect dues from the residents for that purpose, and to oversee the courts and other public areas, making sure the residents followed the easements and covenants.

Charles Ascher, a lawyer who worked with the RPAA created these covenants and reported on them in several articles he published.¹³² He explained a case that was upheld in the United States Supreme Court stating that the covenants were legally binding, although he explained the difficulty of enforcing them with recalcitrant homeowners. Even though they had signed on to these agreements when they purchased their homes, some people did not like the strict controls imposed by the rules and made changes to their homes that were not allowable according to the easements.

Cooperatives

The CHC included cooperative apartments in the first block (Colonial Court) developed at Sunnyside Gardens. This was a fairly new concept at the time, having previously been used in New York only on a few expensive apartments constructed by private developers for large profits.¹³³ In Europe there were precedents for cooperative ownership for lower income residents at several projects, mostly those built with financial help from governments. At Sunnyside, cooperative apartments were developed because of the desire for people to own their own homes. The company thought people would take better care of their properties, enjoy gains from increased value, and also that the sale of property rather than its rental would enable the company to have use of its money sooner to invest in other projects.

At Colonial Court there were six small cooperative apartment buildings (combined in three groups of two), housing 40 families. The cooperative apartments were organized under the auspices of the Sunnyside First Cooperative Housing Association. This Association purchased the property from the City Housing Corporation for \$205,200. Purchasers of apartments became “tenant-owners” through the distribution of stock in the Association, which in turn entitled them to a 99-year lease on an apartment. A first mortgage was issued from a trust company and a second mortgage, held by the City Housing Corporation at 6% interest, secured by stock in the Association, enabled people with lower incomes to purchase these apartments. In this way they could pay off the purchase price over a longer period of time, and needed a smaller down payment, similar to the arrangements made for the houses at Sunnyside. This first block was developed during a period when tax abatements existed to encourage developers to build more housing and the CHC was able to take advantage of this to make the project less expensive. These cooperative apartments were managed on a day to day basis by the City Housing Corporation but there was also a Board of Directors elected by the “tenant-owners” to oversee the maintenance, to set rules regarding upkeep, gardens, etc., to consider

¹³² Charles Ascher, “Reflections on the Art of Administering Deed Restrictions,” *Journal of Land & Public Utility Economics*, 8 (Nov., 1932), 373-7; and Charles Ascher, “The Enforcement of Deed Restrictions,” *City Planning* 8 (Oct., 1932), 193-200.

¹³³ Cooperative ownership for workers’ housing was tried occasionally, such as the workers housing for the German Cabinetmakers Association in Astoria, Queens. Plunz, 113.

applications for new residents, and to mediate disputes between residents. At first these cooperative apartments were very successful and had few vacancies. When residents had to move away, the Association purchased their apartments for resale rather than allowing long term leases on the properties.

The second cooperative venture at Sunnyside was built in 1925 at Carolin Gardens and consisted of one building housing 32 apartments, organized as the Sunnyside Second Cooperative Housing Group. The tax abatements that had lowered the cost of the apartments for the first cooperatives had expired by this time. Also, these apartments were a bit larger and as a result of both of these situations, they were somewhat more expensive than the first group. The first mortgage was attained at 5 ½% and the CHC took the second mortgage for 20 years at 5%. Because of the higher selling price and a smaller advantage in monthly payments of ownership over rental, it was harder to sell these apartments. Less than half of the apartments sold after six months of effort, forcing the CHC to continue to pay for vacant apartments. The Association decided to rent them with an option to buy in order to keep them occupied and to gain some income from the property. A further intense effort to sell the cooperative apartments, begun in August, 1928, resulted in only half of them being sold, although the individual houses in the development sold rapidly.

Upon reflection, Clarence Stein did not think that the cooperative arrangement functioned well, partially because of the varied religious and social backgrounds of the residents.¹³⁴ Another housing specialist, Herbert Emmerich¹³⁵ believed the problems with cooperative housing included the complex nature of the cooperative provisions that were too hard for many people to understand, and the lack of general experience with this type of housing that resulted in most people not looking for this type of arrangement. Since other low cost cooperatives were beginning to be built for a specific group of people or by specific entities such as unions, it was concluded that this type of housing worked better when the inhabitants had some sort of common bond beyond the proximity of living space.

Later apartments built at Sunnyside were simple rental units and they were popular and immediately successful from a business point of view. The developers concluded that there were too many problems involved with providing cooperatives for low income owners for them to continue to build this type of housing. The apartments at Hamilton Court, Monroe Court and Wilson Court, or approximately 21% of the total residences of Sunnyside Gardens are rental units. These buildings are three, four, and occasionally five story walk-up buildings and include fourteen stores.

Phipps Garden Apartments

By 1928, the City Housing Corporation determined that their development of Sunnyside was complete, and turned their attention to their next project at Radburn, New Jersey. There were still some vacant lots in the property originally purchased for Sunnyside however. By selling these undeveloped portions of the land for considerably more than they had originally paid, they made a handsome profit that helped the balance sheet of the CHC.¹³⁶

¹³⁴ Stein, 31.

¹³⁵ The information about the cooperative apartments at Sunnyside comes from Herbert Emmerich, "The Problem of Low-Priced Cooperative Apartments: An Experiment at Sunnyside Gardens," *The Journal of Land & Public Utility Economics* 4 (Aug., 1928), 225-34.

¹³⁶ *Sixth Annual Report to the Stockholders of the City Housing Corporation*, 1930.

The blocks between 50th (Fitting) and 52nd (Dickson) Streets and 39th (Middleberg) and Barnett Avenues, were purchased from the CHC by the Society of Phipps Houses, a model tenement group formed by the steel magnate Henry Phipps “to provide tenements or other housing accommodations for the working classes.” They planned the Phipps Garden Apartments to accommodate white-collar clerical workers, rather than the lower income factory workers for whom they had intended their previous projects in Manhattan. Clarence Stein was employed to design the Phipps buildings and the construction company from the City Housing Corporation was chosen to build them. Phipps thus gained the benefit of Stein’s experience at Sunnyside. The Phipps Garden Apartments were considered “social housing,” that is, built for a limited dividend investment company to return 6% interest. Experience taught Stein that this type of development required a large-scale operation so that the developer could control numerous factors involved in the project, such as the land values of adjacent areas and the type of tenants.¹³⁷

The Phipps Garden apartments were constructed in two separate campaigns, in 1931-2 and in 1935. Unlike the earlier effort at Sunnyside Gardens, the developers had been able to close 51st (Stone) Street to create a continuous building site 460 feet wide by 400 feet deep. The first complex was comprised of six, six-story elevator units and sixteen walk-up units of four stories each, all connected and forming a hollow square around an extensively landscaped courtyard. This arrangement accommodated 344 families and filled the entire blockfront on 39th (Middleberg) Avenue from 50th (Fitting) to 52nd (Dickson) Streets, extending to a depth of 260 feet. The courtyard, with many trees, plants and walkways and a sprinkler system supplied by a private well, was designed by landscape designer Marjorie S. Cautley.¹³⁸ The court was intended “as a place of restful natural beauty, as a park, not a playground.”¹³⁹ Six full grown elm trees were planted in the courtyard in a show of generosity from the Phipps family. The original development covered 43% of the site, more than Sunnyside Gardens but still allowing “a real sense of openness,” according to Stein.¹⁴⁰ When the first group of Phipps apartments was constructed, the vacant property to the north was used as a playground and tennis court. In 1935, however, Phipps decided to construct a second group along the same lines as the first, except that it sits on less land and forms half a square in plan.

This entire Phipps site was farther from the subway station than had originally been considered viable by the CHC and was aimed at residents who were somewhat more affluent than those attracted to the original Sunnyside development. Therefore the architects felt it necessary to make it more attractive and give the units more spacious plans. With a larger budget, Stein had more freedom in both the planning and the exterior design of the complex. He used decorative face brick of varied colors, laid in a variety of patterns, rather than the common Hudson River brick he had used at Sunnyside. The exterior design of the Phipps Garden Apartments is even closer in design to the modern housing complexes built in Europe in the 1910s and 20s, particularly in Germany and the

¹³⁷ Isadore Rosenfield, “Phipps Garden Apartments,” *The Architectural Forum* 56 (Feb., 1932), 111-120 and 183-187.

¹³⁸ A special well was drilled on the property to supply water to the sprinkler system in case of a future drought and cutback of water supply.

¹³⁹ Stein, 88. Arrangements were made for the residents of Phipps to join the Sunnyside Park Association and use the Sunnyside Park. It took some time, but eventually the residents of Phipps began to consider themselves part of the Sunnyside community.

¹⁴⁰ Stein, 88.

Netherlands, than had been seen on Stein's earlier buildings at Sunnyside. Many architects in these European countries were experimenting with brick as an expressive medium, using different shades of the material and laying it in a variety of ways to create surface pattern and interest. Their influence is felt in the façade material as well as the clean, straight lines of the exterior design of the buildings at Phipps. The central buildings of each façade are taller and dominate the design. Their central bays (which house the elevators) are emphasized by vertical projecting walls, while decorative brick panels near the top of the bays that contain stair halls set them apart from the rest of the façade. The entire building is capped by a parapet marked by rows of decorative brickwork and blind arches. Arched walkways penetrate the building at the center of each façade. These archways provide access to the central courtyard, from which one can gain entrance to each individual building. Stein's notebooks from his student days in Europe showed his interest in the idea of narrow passageways opening up to wide communal spaces. He had also used this motif in one of his earliest designs, for the Fieldston School in the Bronx.¹⁴¹

At Phipps, Stein was also able to be more generous with his design and materials than he had been at Sunnyside. The exterior walls and fire walls separating the apartments were constructed of solid brick masonry, with salt-glazed brick around the stairways. The use of wood was minimized for easier maintenance; door frames were metal and the roof was covered with slate so it could be used by the tenants for additional outdoor space. The roofs were also fitted with shelters and pergolas. Still concerned with creating a sense of community for the residents, Stein set aside spaces in the basement for a Social Hall, Community Room and Nursery School. The residents of Phipps Garden Apartments were allowed to join the Sunnyside Park and be part of the larger community, participating in the Park Association and its activities. Additionally, the Phipps Houses purchased a lot across Middleburg Avenue to be used as a playground for young children.

Most of the walkup buildings at Phipps have layouts similar to those of Sunnyside, except that the depths of the rooms were increased. Stein felt that this kept the benefits of ventilation, light and air that he and Wright had worked so hard to achieve at Sunnyside, while still allowing for more spaciousness in the apartments. He determined that a walk-up building was the most efficient use of space and materials but that they should not be higher than four stories. Stein preferred the layouts of the walkups to those of the elevator apartments, but included six of the latter in the original group to appeal to tenants who preferred having an elevator. The New York City building code allowed that buildings up to six stories high could be semi-fireproof, helping to lower the cost of construction, but Stein was still concerned that elevator buildings were more expensive to build than walkups. He tried to keep the costs low by using self-service elevators and spread the costs out among more people by making the buildings larger, with more tenants.¹⁴² To accommodate more apartments per floor, Stein created a layout that resulted in a T plan for the elevator buildings. These T plan buildings projected a short distance into the courtyard, creating visual interest and variety in the building walls that faced the courtyard.

Stein wanted all the apartments to have access to open space and air. Generally, the ground floor apartments open directly onto the courtyard and have small private gardens. In the elevator buildings, most apartments have either open porches or glazed porches that look out over the courtyard. Where they have neither, they have balconies that connect to

¹⁴¹ Cotten, 132-35.

¹⁴² Stein, 87-91.

the fire escapes. The walk-up apartments have balconies on the top story. There are also fireproof stairwells instead of fire escapes on most of the apartments on the court side because it was determined that fire escapes were visually undesirable. When the design made fire escapes absolutely necessary, Stein tried to make them look like balconies by facing them with strong horizontal metal strips painted gray-green to contrast with the brick.

Subsequent History

For the first ten years of its existence Sunnyside Gardens functioned as its designers and developers had hoped. Many people who never thought they could own homes were able to purchase these houses because of the low initial costs and the ability to secure second mortgages that could be repaid over a long period. The numerous community organizations and activities that developed in Sunnyside helped foster a strong sense of community among these early residents. However, during the Depression many people lost their jobs and were unable to continue their rent or mortgage payments.¹⁴³ The common greens and community meeting rooms became scenes of drama as neighbors organized the Consolidated Home Owners Mortgage Committee. The community spirit was put to the test as this group of home-owners demanded a postponement or a decrease in mortgage payments due to the harsh economic conditions. Although the City Housing Corporation continued to manage the development, they did not hold the first mortgages and therefore could not make the requested adjustments. The homeowners group, eventually consisting of a majority of owners and renters, called a rent and mortgage strike and refused to make payments for almost a year. The financial institutions that held the mortgages¹⁴⁴ did not back down and, after numerous nasty accusations and lawsuits, many residents were evicted. The CHC was forced to declare bankruptcy leading to the formation of a new holding company. The United Trustees assumed the management responsibilities of the original company. The original sense of community suffered as a result of these actions although the physical area remained the same.

Since the original easements were written to begin to expire on January 1, 1966 as the banks and insurance companies that provided the original mortgages at Sunnyside had insisted, the United Trustees began to anticipate changes to the neighborhood. In 1956 they tried, unsuccessfully, to get owners to voluntarily extend the easements. With the expiration of the easements that created and maintained the communal open space, the park and the court associations were in bad financial health since they could no longer collect money to maintain the courts. Many residents, especially those who were not familiar with the original purposes and goals of the development, began to make changes to their homes. In some places sections of the common lands were fenced off for private yards, decks or porches were added on to the backs of some homes and curb cuts were created for driveways adjacent to the houses. Residents of Hamilton Court were the only ones who agreed to extend the easements. They wanted to prevent the courts becoming “a jungle of fenced plots, indifferent gardening, and all sorts of sheds.”¹⁴⁵

¹⁴³ Information on the rent strike and related activities comes from Loula Lasker, “Sunnyside Up and Down,” *Survey Graphic* 25 (July, 1936), 419-441.

¹⁴⁴ Over 40% of the first mortgages were held by the Equitable Life Assurance Society, an organization whose primary interest was in getting a solid return on their investment.

¹⁴⁵ Quoted in Havelick and Kwartler, 73.

A split developed between those who wanted to preserve the original design of the community and those who wanted changes. In 1974, the New York City Planning Commission designated the area a “Special Planned Community Preservation District” (one of four in the city) and established rules and required permits for exterior changes to the buildings and landscape.¹⁴⁶ This zoning did not require the restoration of any building or changes that had taken place between 1966 and 1974, and many of these early modifications still exist.

In 1981, the Sunnyside Gardens Conservancy, also known as the Sunnyside Foundation for Community Planning and Preservation (or the Foundation), was created as a community land conservancy with the goal of restoring the original character and preserving the open space and design of Sunnyside Gardens. The Foundation worked with the Trust for Public Land to try to renovate and repair some of the common spaces and buildings. They sponsored facade restoration drives and tree pruning projects. They also created incentives to try to restore the historic easements first established by the CHC. They donated money to each court to help reorganize the court associations and educate current residents about the history and purposes of the development. Taking stock in a 1982 article, it was noted that nine Court Associations had been reestablished to restore and maintain the courts. At this time, “six. . . courts retain their original configuration; four are largely enclosed by fences along individual property lines of the surrounding homes, though their pathways are unobstructed; three are completely enclosed.”¹⁴⁷ The authors went on to observe that the “Community spirit of the early days was grounded on certain legal obligations to maintain the common land, which no longer exists, and a common set of social values.”¹⁴⁸ The Sunnyside Foundation established a Conservation Easement Program in 1985 that granted a year’s federal tax benefits to owners who agreed to reinstate the original easements.



Historic photo Washington Court, courtesy of Clarence Stein Collection #3600, Division of Rare and Manuscript Collections, Cornell University Library

¹⁴⁶ The purpose of such a district is to preserve the configuration of the buildings and the open spaces in the overall plan of the development.

¹⁴⁷ Havelick and Kwartler, 73.

¹⁴⁸ Havelick and Kwartler, 77.

Conclusion

Sunnyside Gardens is a successful, low-density housing development financed by low-interest private capital, built rapidly to minimize carrying charges and at low cost because of carefully considered, centralized and large-scale purchasing, construction systems and management. Sunnyside demonstrated that the innovative large-scale design and creative site planning achieved by the architects could produce a superior residential environment with an exceptional amount of open space available to its residents for the benefits of nature, light and recreation. The original easements and the organizations that supported the physical environment contributed to the fact that the community planning goals for the development of a supportive community were also reached. Sunnyside was the first effort of the Regional Planning Association of America to show the positive effects that regional planning and low-cost capital could have on housing projects and was the basis from which they moved on to the innovations in planning and design that they achieved at Radburn, New Jersey.¹⁴⁹

Stein and Wright created an idealistic (perhaps paternalistic) plan for a physical and sociological community at Sunnyside that was the result of Progressive Era thought. Although the strong community ties it engendered created groups that helped support individuals during the Depression, economic forces were ultimately proven to be stronger and many people lost their homes. After the original legal easements expired in 1966, parts of the common spaces were claimed for individual use. Today, some residents are trying to restore the original physical plan as well as its community-oriented implications while others resist the regulations inherent in the plan.

Sunnyside Gardens was the first attempt to create a Garden City in the United States. Many ideas inherent in the planning and design of Sunnyside can be seen in the greenbelt towns of the 1930s, the New Towns developed in the 1960s and 70s, as well as in the ideas promoted by New Urbanists in such places as Celebration and Seaside in Florida. Sunnyside was a first step in the movement to create new towns in the United States that would be “places that improve the quality of their inhabitants’ lives both physically and psychologically....”¹⁵⁰ These ideas were also the inspiration for new towns in Vallingby, Sweden and Stevenage, England.

Ada Louise Huxtable wrote in 1977 that Sunnyside was an example of simple, physical planning—the kind of humane, paternalistic, thoughtful layout that dealt clearly and primarily with a better way to live. It was a social dream based purely on those physical arrangements, with their bonuses of light, air, open space and greenery. Move people to a better place, was the credo, and you will have a better world.¹⁵¹

¹⁴⁹ Radburn has been called the most influential town planning effort of the first half of the 20th century. Kermit Parsons, “British and American Community Design, Clarence Stein’s Manhattan Transfer, 1924–1974,” in *From Garden City to Green City: The Legacy of Ebenezer Howard*, ed. by Kermit C. Parsons and David Schuyler (Baltimore: The Johns Hopkins Univ. Press, 2002), 158.

¹⁵⁰ Martin Filler, 122.

¹⁵¹ Ada Louise Huxtable, “Clarence Stein—The Champion of the Neighborhood,” *The New York Times* (Jan. 16, 1977), 77.

After many years and in spite of some less than easy periods, Sunnyside has retained its sense of being a unique community within the confines of New York City and continues to be a desirable place in which to live. “Stein’s greatest works remain vital, living places that continue to enhance and enrich the lives of the people who dwell there.”¹⁵²

¹⁵² Martin Filler, 127.

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 Sunnyside Gardens Historic District contains buildings and other improvements which have a special character and special historical and aesthetic interest and value which represent one or more eras in the history of New York City and which cause this area, by reason of these factors to constitute a distinct section of the city.

The Commission further finds that, among its important qualities, the Sunnyside Gardens Historic District is a unique planned residential community in northwestern Queens, constructed from 1924 through 1928, with the addition of the Phipps Apartments in 1931-32 and 1935; that it was intended to be a housing development that provided low density, high quality housing, open space and gardens for low wage earners and encouraged civic participation among its residents; that Sunnyside Gardens was designed by a group of prominent, socially active architects and planners including Clarence Stein, Henry Wright, Frederick Ackerman and Marjorie Cautley; that Clarence Stein was deeply involved with issues of affordable housing in New York, chairing numerous state commissions and professional boards that were assembled to address the problem; that the design and construction of Sunnyside was the first physical manifestation of the ideas of the Regional Planning Association of America (RPAA), a diverse group brought together by Clarence Stein to consider the roots and solutions to the problem of the lack of housing for low income workers in New York; that the RPAA intended that Sunnyside would be a sociological as well as a design experiment in which they would work toward the creation of an improved overall living environment for the residents; that Sunnyside was developed by the City Housing Corporation, a company formed by Alexander Bing to construct an American Garden City after the ideas promoted by Ebenezer Howard in England; that the City Housing Corporation merged the concepts of the Garden City with the ideas of the RPAA at Sunnyside and other subsequent developments (such as Radburn, NJ), intending to evolve their plans based on the knowledge gained on each project to improve the next; that Stein and Wright's efforts at creating solid, well-designed, yet affordable housing resulted in straightforward brick houses and apartment buildings using a variety of plans, heights and roof shapes to give interest to each block; that the exterior house and apartment designs included some Colonial Revival and Art Deco details, as well as simplified massing and decorative use of brick in an early modern manner, inspired by the early twentieth century brick housing developments in northern Europe; that the architects of Sunnyside were forced to work with the existing streets and blocks rather than create larger "superblocks" for their project because the standard New York City street grid was already in place in Queens when they started; that they generally placed the apartments and houses in rows near the perimeter of the blocks with large open courts and gardens in the middle of the block; that Bing and the City Housing Corporation developed a unique financing plan for Sunnyside Gardens that allowed its homes to be accessible to many people who could not otherwise afford to purchase them; that this financial arrangement then became a standard approach to home finance; that the CHC created a series of easements attached to the deeds to maintain the original plan and design of the buildings and set aside central courtyard areas for communal use by the residents of Sunnyside; that these easements

lasted for forty years because of the demands of the original mortgage holders; that the unique plan of Sunnyside including the large, open courts was the result of much study by the designers and was intended to extend the living spaces from individual homes to common areas and encourage interaction between neighbors; that Sunnyside Gardens also includes a 3 ½ acre park donated by CHC to the neighborhood, and includes playgrounds and two small buildings with meeting space for a nursery school and numerous organizations that formed there; that the organizations and sense of social empowerment that developed at Sunnyside helped encourage the rent strikes that shook the community during the Depression when the dire economic situation forced many people out of their homes; that Phipps Garden Apartments were built by the Society for Phipps Houses on land that was originally purchased for Sunnyside but then later sold; that the Phipps apartments were designed by Clarence Stein to enclose a lavishly landscaped central courtyard created by Marjorie Cautley; that a second apartment section was added three years later, on a smaller section of the block that could not accommodate a fully enclosed courtyard; that Stein used many of the design and planning ideas he had developed at Sunnyside along with a more decorative, Art Deco style treatment because these buildings were intended for a slightly wealthier clientele; that in 1974, after the original easements had expired, the New York City Planning Department declared Sunnyside to be a “Special Planned Community Preservation District”; that, although there have been some changes, many of the original planned, communal open spaces are still extant; and that Sunnyside Gardens remains a unique neighborhood in New York City with an unusual layout and strong neighborhood identification among its residents.

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 Sunnyside Gardens Historic District, consisting of the property bounded by a line beginning at the northeast corner of Skillman Avenue and 43rd Street (Laurel Hill Avenue), extending northerly along the eastern curblines of 43rd Street (Laurel Hill Avenue) to a point on a line extending westerly from the northern lot line of 39-05 43rd Street (Laurel Hill Avenue), easterly along said line and the northern lot lines of 39-24 through 39-16 44th Street (Locust Street) and part of the northern lot line of 39-14 44th Street (Locust Street), northerly along the western lot lines of 39-08 through 39-02 44th Street (Locust Street), to the southern curblines of Barnett Avenue, northeasterly along the southern curblines of Barnett Avenue, easterly across 45th Street (Packard Street) and easterly along the southern curblines of 39th Avenue (Middleburg Avenue) to the southeast corner of 39th Avenue (Middleburg Avenue) and 47th Street (Carolin Street), northerly across 39th Avenue (Middleburg Avenue) to the northeast corner of 39th Avenue (Middleburg Avenue) and 47th Street (Carolin Street), northerly along the eastern curblines of 47th Street (Carolin Street), easterly along the northern lot lines of 47-01 through 47-19 39th Avenue (Middleburg Avenue), easterly across 48th Street (Gosman Avenue), northerly along the eastern curblines of 48th Street (Gosman Avenue), northeasterly along the southern curblines of Barnett Avenue, easterly across 50th Street (Fitting Street), easterly along the southern curblines of Barnett Avenue, southerly along the western curblines of 52nd Street (Dickson Street) to the southern curblines of 39th Avenue (Middleburg Avenue), easterly along the southern curblines of 39th

Avenue (Middleburg Avenue), southwesterly along the western curbline of 52nd Street (Dickson Street) to a point on a line extending easterly from the southern lot line of 51-26 39th Avenue (Middleburg Avenue), westerly along said line and the southern lot lines of 51-26 through 51-02 39th Avenue (Middleburg Avenue), to the western curbline of 51st Street (Stone Street), northerly along the western curbline of 51st Street to a point on a line extending easterly from the southern lot line of 50-22 39th Avenue (Middleburg Avenue), westerly along said line and the southern lot lines of 50-22 through 50-02 39th Avenue (Middleburg Avenue) to the western curbline of 50th Street (Fitting Street), northerly along the western curbline of 50th Street (Fitting Street) to a point on a line extending easterly from the southern lot line of 39-02 50th Street (Fitting Street) aka 49-20 39th Avenue (Middleburg Avenue), westerly along said line and the southern lot lines of 49-26 through 49-12 39th Avenue (Middleburg Avenue), southerly along part of the eastern lot line of 39-09 49th Street (Heiser Street) and the eastern lot lines of 39-11 through 39-35 49th Street (Heiser Street), westerly along the southern lot line of 39-35 49th Street (Heiser Street) to the western curbline of 49th Street (Heiser Street), southerly along the western curbline of 49th Street (Heiser Street) to a point on a line extending easterly from the southern lot line of 40-17 48th Street (Gosman Avenue) aka 39-70 49th Street (Heiser Street), westerly along said line and the southern lot lines of 40-17 48th Street (Gosman Avenue) to 40-31 48th Street (Gosman Avenue), to the western curbline of 48th Street (Gosman Avenue), southerly along the western curbline of 48th Street (Gosman Avenue) to a point on a line extending easterly from the southern lot line of 39-88 48th Street (Gosman Avenue), westerly along said line and the southern lot lines of 39-88 48th Street (Gosman Avenue) and 39-87 47th Street (Carolin Street), to the western curbline of 47th Street (Carolin Street), southerly along the western curbline of 47th Street (Carolin Street) to the southwestern corner of Skillman Avenue and 47th Street (Carolin Street), easterly across 47th Street (Carolin Street) and the southern curbline of Skillman Avenue, southerly along the western curbline of 48th Street (Gosman Avenue), to a point on a line extending easterly from the southern lot line of 43-20 48th Street (Gosman Avenue), westerly along said line and the southern lot line of 43-20 48th Street (Gosman Avenue), southerly along part of the eastern lot line of 43-25 47th Street (Carolin Street), and the eastern lot lines of 43-31 through 43-37 47th Street (Carolin Street), westerly along the southern lot line of 43-37 47th Street (Carolin Street), to the western curbline of 47th Street (Carolin Street), southerly along the western curbline of 47th Street (Carolin Street), to a point on a line extending easterly from the southern lot line of 43-45 47th Street (Carolin Street), westerly along said line and the southern lot line of 43-45 47th Street (Carolin Street), northerly along the western lot lines of 43-45 through 43-02 47th Street (Carolin Street), to the northern curbline of Skillman Avenue, westerly along the northern curbline of Skillman Avenue, to the point of beginning, Borough of Queens.

Robert B. Tierney, Chair
Stephen Byrns, Diana Chapin, Joan Gerner,
Roberta Brandes Gratz, Christopher Moore,
Richard Olcott, Margery Perlmutter, Elizabeth Ryan, Commissioners

BUILDING AND COURT DESCRIPTIONS

GENERAL DESCRIPTION

The buildings in the Sunnyside Gardens Historic District, constructed between 1924-28, 1931-2 and 1935, are divided into twelve different courts: Carolin Gardens, Colonial Court, Hamilton Court, Hamilton Court Apartments, Harrison Place, Jefferson Court, Lincoln Court, Madison Court North and South, Monroe Court Apartments, Roosevelt Court, Washington Court and Wilson Court Apartments, and two Phipps Garden Apartment complexes, covering all or part of sixteen city blocks. The historic district also includes Sunnyside Gardens Park, created as part of the original development, a smaller park created in the later phase of development by Phipps Houses Incorporated for the use of the apartment complex residents, and the adjacent stores.

Each court is composed of two or two-story plus attic row houses or small apartment buildings, usually surrounding central greenspace. There are twenty-six different house types (based on original front fenestration pattern) of varying dimension, all with simple rectangular plans, that were designed for one-, two- or three-family occupancy. The low scale apartment buildings range from three to six stories. Both the row houses and apartment buildings were constructed of local, Hudson River brick, laid in common bond. The brick walls were load bearing in the first year of construction, and brick was later used only as facing, although the houses were still advertised as “solid brick construction.”¹⁵³ Advertisements for Sunnyside Gardens identify three different roof types: flat, pitched and more steeply pitched roofs that allow for an attic half-story. A combination of flat and pitched roofs was used on the row house buildings, with much of the original, multi-colored slate and standing seam metal remaining on the gables, while all of the apartment buildings historically featured flat, tar and gravel roofs.

The buildings are simply designed on both the interior and exterior, and rely aesthetically on quality materials, proportion and arrangement rather than applied ornament. Some decorative details include flat and projecting brick coursing and patterning (stylized Art Deco brick patterns), randomly placed clinker bricks, Colonial Revival-style door surrounds, bracketed, projecting window bays, slate shingled roofs, and copper gutters and flashing. The buildings originally featured six-over-six, double-hung, wood windows in most openings; however, many have been replaced with wood, aluminum or vinyl, one-over-one sash. Smaller window openings, including the side windows in the projecting bays, were constructed with two-over-two or four-over-four double-hung wood windows. On some row house types, the smaller openings also featured multi-light, wood casement windows. Historically the basement openings featured three-pane, steel awning windows.

Front and rear porches or porticos are also common features of the row house buildings. Many of the original open porches have been enclosed, some shortly after the buildings' construction. The porches and porticos have one or two stories, supported by wood or metal columns, with flat or pitched roofs covered in tar and gravel, slate or standing seam metal. The original entry doors were multi-light, paneled wood doors, many of which have been replaced. Elliptical, wooden sunburst panels, surrounded by header and keystone brickwork, simple wood door hoods with carved wood brackets, pilasters or columns, and paneled surrounds adorn the entry doors.

Some of the early historic stoops and railings were constructed of wood, and later, brick or concrete with cast iron railings was used. Concrete with coarse aggregate and broken stone (red or blue slate) set in concrete were common paving materials used in Sunnyside Gardens. To maintain the open garden setting, no fences were installed as part of the original construction, except around Sunnyside Gardens Park and at the edges of the property,¹⁵⁴ although privet hedges were planted surrounding some of the central court gardens and individual yards.

All of the buildings feature basement entries on the front, rear or side facades, originally created to facilitate “the carrying of coal, ice and food to the rear [kitchens] of the row houses. Later, passageways through the ground floor of some houses [were included in the design, but proved not to be] successful; they complicated plans, and were difficult to maintain police.”¹⁵⁵ Although, some blank doors

¹⁵³ Stein, 31 and information from promotion brochures of the City Housing Corporation.

¹⁵⁴ Part of the fencing around Sunnyside Gardens Park and that behind the rows of buildings that share blocks with buildings that are not part of the planned community appears to be historic chain link fencing with square, I-beam shaped posts and four-side arrowhead finials. No fencing was historically installed between the buildings or separating yards.

¹⁵⁵ Stein, 27.

or panels remain and others have been filled in, the corresponding interior space has been annexed to the adjacent row house. Where the rows were constructed perpendicular to the street grid allowing for service driveways, the basement entries were constructed at the rear facades.

To minimize the block coverage and provide the maximum amount of open space, the building plans were kept small. Each row house was constructed with a small front and rear yard. “The typical Sunnyside block interior is 120 feet wide between the rear of the buildings. Each house had its private garden space about 30 feet deep. The central areas, some 60 feet wide, though legally the property of the various owners, were used in common by all those in the surrounding houses under a forty-year easement agreement.”¹⁵⁶ Like the front yards, no fences were historically installed in the rear yards at Sunnyside Gardens; however hedges were used to separate private rear yards from the shared interior garden courts. After the easements expired, some of the central court garden space has been annexed to the individual yards and fenced in.

The first buildings constructed at Colonial Court surrounded an interior garden court with structured play areas, including “decorative gardens, infants’ play space with pergola, young children’s recreation space, and tennis courts.”¹⁵⁷ As the development evolved and the plans for Sunnyside Park were created later courts were landscaped differently, to prevent noise disturbance of the more structured recreation areas. These later courts featured more landscaped gardens for “restful gatherings” or “quiet play” with small play areas for very young children, and “were laid out as small horticulturally distinct garden courts.”¹⁵⁸ Designed with a combination of “native and non-native flora as well as productive (i.e. fruit tree and grape vines) and ornamental plants,”¹⁵⁹ the grassy lawns and gardens were designed to engage residents. While the large central garden at the Phipps Garden apartments allowed Cautley more freedom for meandering paths and curve-shaped lawns, the rectangular central court gardens of the row house buildings were laid out more symmetrically, with plantings lining the paths and marking edges and corners. The historic plantings were trees, hedging, shrubs, vines and flowers, including sycamore, elm, London plane, ailanthus, linden, magnolia, dogwood, hawthorn, flowering fruit, poplar, gingko and willow trees. Some large, probably historic, gingko, London plane and maple trees remain in the rear yards and interior garden courts, and most of the streets are lined with London plane trees. Privet hedges, many of which still remain today, were used to “divide” the garden spaces, and separate private front and rear yards. Cautley’s drawings also call for the planting of vines, which cover many of the buildings in the c.1940 Tax Department photographs. Other historic features of the interior garden courts are Arts & Crafts-style trellises and wooden or cast stone benches.

All of the courts feature through-block and interior garden “paths” or slightly wider “lanes,” paved with concrete or broken red or blue slate set in concrete. The arrangement of buildings in Jefferson Court and Madison Court North, which are set perpendicular to the established street grid, allow for wider paved service driveways that access the rear of the buildings. While some historic brick piers with cast-iron gates and glass light fixtures remain, many non-historic gates and bollards have been installed at the through-block paths and lanes. Some interior garden paths are blocked or removed where individual owners have fenced in their rear yards, including portions of the central garden space.

Sunnyside Park, “dedicated for the benefit of property owners in the Sunnyside development,”¹⁶⁰ was constructed on approximately three acres of land in 1925-26. The park historically featured a baseball field, tennis, basketball, volleyball, handball, croquet, and horseshoe courts, and a small and large children’s play court, as well as landscaped garden areas. Half of the park is currently paved and features three tennis courts, a basketball court, a playground, small wading pool, baseball field and picnic area with tables, benches and barbeques. The gated entry to this private park is reached by a concrete path, flanked by grassy garden areas, from the north side of 39th Avenue. The park also has a two-story brick community center and one-story wood shed that serves as the park office.

¹⁵⁶ Stein, 24.

¹⁵⁷ Stein, 25.

¹⁵⁸ Way, 300.

¹⁵⁹ Way, 307.

¹⁶⁰ From City Housing Corporation promotion brochures, “Low Priced Garden Homes Next Door to Manhattan,” 19.

ROW HOUSE TYPES

The row houses are divided into 26 different types, ranging from two to five bays, based on the original fenestration pattern of the first and second floors. Each building type represents an individual fenestration pattern and its mirror image (Type A and A'), including window and door openings of original open or enclosed porches or porticos. Enclosed porches are described in the row house types, but are considered as only one bay regardless of the number of openings. Variations or alterations are described in the individual building descriptions, listed by street address. The flat-roof buildings feature decorative brickwork at the parapet level, while the steeply pitched roofs allow for an additional attic story; therefore, varying rooflines, decorative details, and additional attic windows are also described in the individual building descriptions. The large window openings, which feature projecting window bays, flat tripartite windows or paired double-hung windows, are treated as a single opening and single window type, with individual variations noted in the building description pages. Although all of the houses were designed with basement entries, their locations are related to row configuration rather than row house type, therefore, basement entries are described with the general row description.

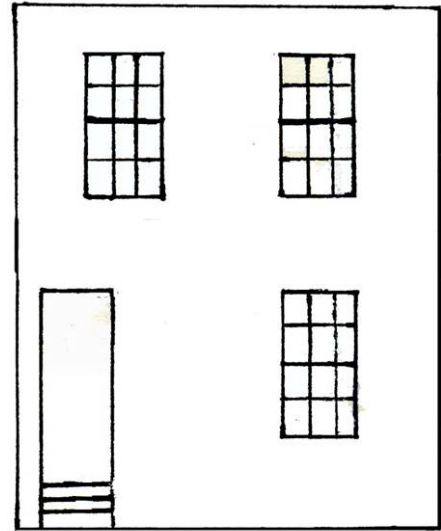
Because the row houses are largely explained in the section detailing the different row house types (front facades only) and in the general descriptions of each visible row façade, the individual description for each house is presented in an abbreviated chart format. Each front or side façade visible from the public thoroughfare has a description of its windows, door(s), stoop, areaway and changes or alterations, with notes on visible rear facades included in the changes and alterations section.¹⁶¹ Enclosed porches, windows and doors are described as “historic” if they appear to be made of wood and in the same configuration as the original or historic porch infill, sash or doors. “Snap-in muntins” is a term used to describe an interior applied window grid that can be removed. The term is also used to describe windows with an interior muntin grid set between two panes of glass, not removable but lacking an exterior applied grid. In paving materials, red or bluestone refers to red or blue slate.

Some common abbreviations and their meanings that are used in the report are:

1/1, 2/2, 4/4 or 6/6	One-over-one, two-over-two, four-over-four or six-over-six, double-hung windows
2x 1/1; 4x 1/1	Two, one-over-one double-hung windows; four, one-over-one double-hung windows
1 st	First
2 nd	Second
3 rd	Third
ac	Air conditioning
addt.	Addition(al)
alum.	Aluminum
btwn	between
ct	Court
fl	Floor
guard	Window guard
hist.	Historic
int.	Interior
non-hist.	Non-historic
proj.	Projecting
sliders	Sliding windows
snap-ins	Snap-in muntins – see above
storm(s)	Storm window(s) or door(s)
thru	Through
yd	Yard

¹⁶¹ Because the rear facades of some buildings in Jefferson Court face 49th Street, more detailed descriptions of these facades are given.

Type A, A' – Two-bay row house. The first floor features the building entry on left and one, six-over-six, double-hung wood window. The second floor features two evenly spaced, six-over-six, double-hung wood windows. A', the mirror image of A, has the entry on the right of the first floor. Most buildings of this type have original open or historically altered, enclosed porches, paired with those of the mirror image, neighboring building. The open porches feature wood decks and stairs, and wood openwork or columns under a variety of standing seam metal or slate shingled roof types, including gable-front, shed or flat. The fronts of the enclosed porches feature multi-light, wood and glass doors with or without multi-light transom windows above, and multi-light casement or double-hung windows above paneled wood siding. The side facades of the porches also have multi-light casement or double-hung windows above paneled wood siding. Clapboards and wood cornices fill the half-gables and gables formed by the shed or gable-front roofs. Historic second floor terraces, with wood post or metal railings, accessed by wood and glass doors in enlarged window openings, often appear atop flat roof porches. Brick porch infill and other, non-historic alterations are described in the individual building descriptions.



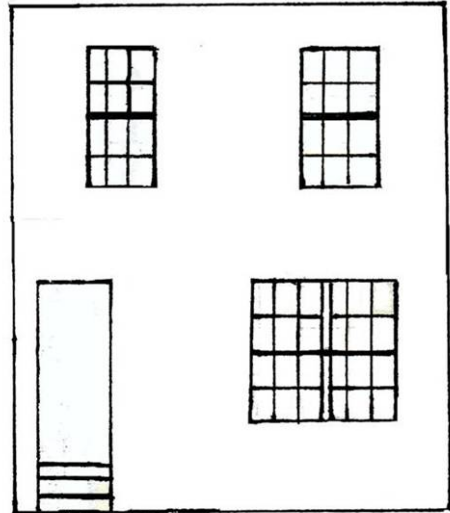
39-45 46th Street



39-77 45th Street

Examples of row house Type A with open and historic, enclosed porch

Type B, B' – Two-bay row house. The first floor features the building entry on left and paired, six-over-six, double-hung wood windows, or a flat tripartite window with a six-over-six, double-hung wood window flanked by two-over-two double-hung wood windows, or a projecting wood bay (same configuration as the flat tripartite) with metal roof and decorative brackets. The second floor features two evenly spaced, six-over-six, double-hung wood windows. A paneled wood surround or pilasters and a simple door hood supported by wood brackets or columns, or an elliptical wood panel above the door, adorns the entry. B', the mirror image of B, has the entry on the right of the first floor.



47-05 39th Avenue



39-52 44th Street c.1940

Type C – Three-bay row house. The first floor features two, six-over-six, double-hung wood windows flanking a center entry. The second floor features two, six-over-six, double-hung wood windows that align with the first floor windows. One example of row house type C, 48-10 39th Avenue, has the same fenestration pattern with wider, eight-over-eight sash in both openings at both floors. A paneled wood surround or pilasters and a simple door hood supported by wood brackets or columns, or portico is found at the entry. Some of the porticos were historically enclosed with multi-light, double-hung wood or casement windows above paneled wood siding (see c.1940 photo below). Because type C is symmetrical, there is no mirror image or C’.



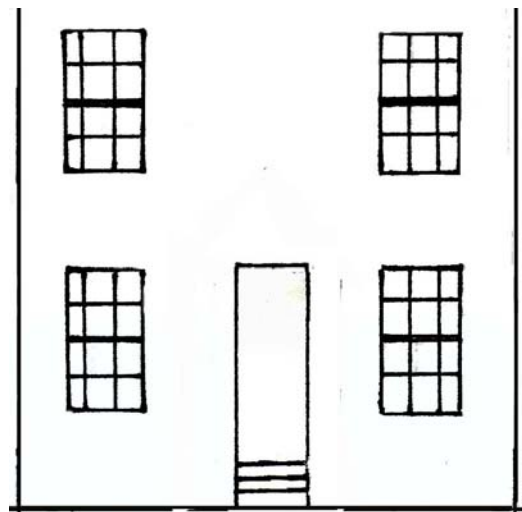
39-61 44th Street



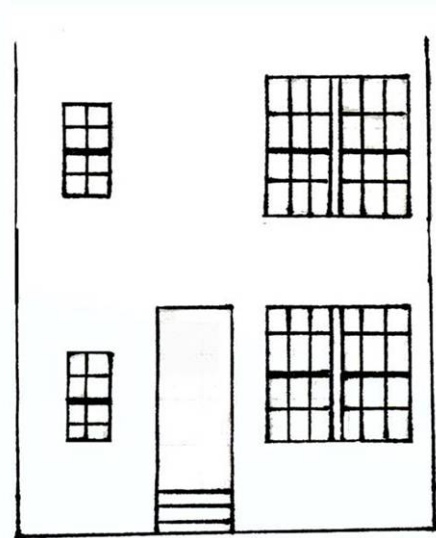
39-19 46th Street – non-historic porch infill



39-19 46th Street c.1940



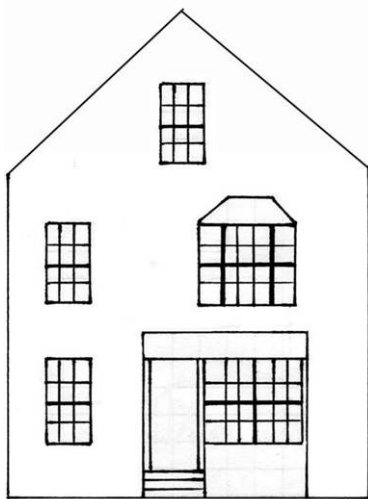
Type D, D' – Three-bay row house. The first floor features one, four-over-four or six-over-six, double-hung wood window, a center entry, and paired, six-over-six, double-hung wood windows, or a flat tripartite window with a six-over-six, double-hung wood window flanked by two-over-two, double-hung wood windows, or a projecting wood bay (same configuration as the flat tripartite) with metal roof and decorative brackets. The second floor features a single, four-over-four or six-over-six, double-hung wood window and paired, six-over-six, double-hung wood windows, or a flat tripartite or projecting window bay that align with the first-floor windows. A paneled wood surround or pilasters and a simple door hood supported by wood brackets or columns is found at the entry. D', the mirror image of D, has the windows on opposite sides of the door at both floors.



39-58 47th Street – non-historic porch infill



39-58 47th Street c. 1940



Type E – Three-bay row house. The first floor features a single six-over-six, double-hung wood window, and a central building entry adjacent to paired, six-over-six, double-hung-wood windows, or a flat tripartite window with a six-over-six, double-hung flanked by two-over-two, double-hung wood windows, or a projecting wood bay (same configuration as the flat tripartite) under a metal roofed, wood hood supported by decorative wood brackets. The second floor features one, six-over-six, double-hung wood window and a projecting window bay that align with the first floor windows. Because this two-and-a-half-story row house type always features a gable-front, slate-shingled pitched roof, there is a single six-over-six, double-hung wood window at the attic level. E', the mirror image of E, has the paired windows on the opposite side of the entry at both floors.



39-28 45th Street

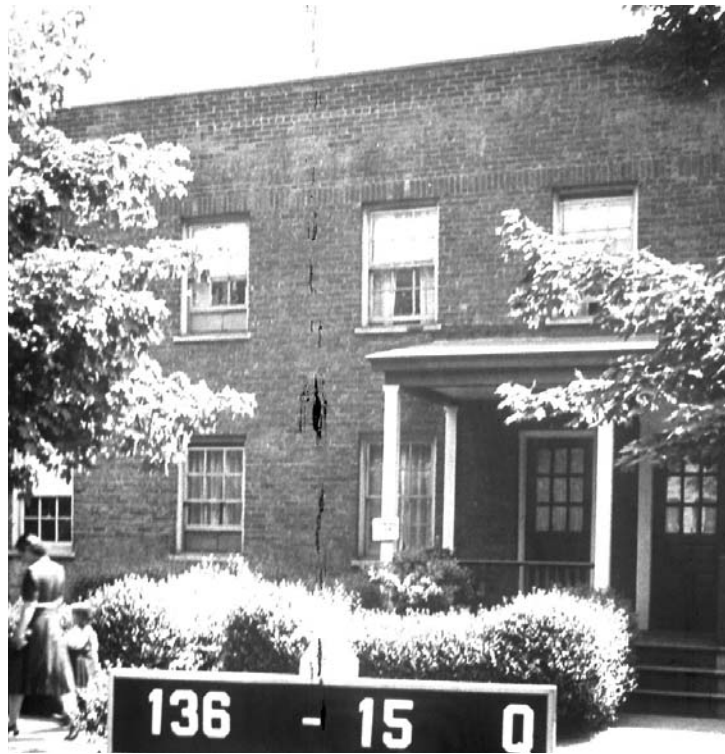
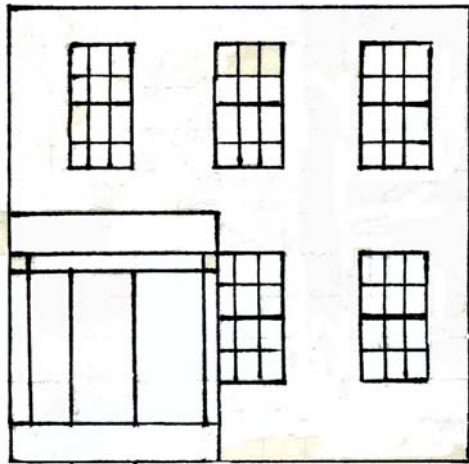


39-28 45th Street c.1940

Type F, F' – Three-bay row house, similar to type A and A', with an additional bay. The first floor features the building entry on left and two single, six-over-six, double-hung wood windows. The second floor features three, evenly spaced, six-over-six, double-hung wood windows. F', the mirror image of F, has the entry on the right of the first floor. Most buildings of this type have original open or historically altered, enclosed porches, paired with those of the mirror image, neighboring building. The open porches feature wood decks and stairs, and wood openwork or columns under a variety of standing seam metal or slate shingled roof types, including gable-front, shed or flat. The fronts of the enclosed porches feature multi-light, wood and glass doors with or without multi-light transom windows above, and multi-light casement or double-hung windows above paneled wood siding. The side facades of the porches also have multi-light casement or double-hung windows above paneled wood siding. Clapboards and wood cornices fill the half-gables and gables formed by the shed or gable-front roofs. Historic second-floor terraces, with wood post or metal railings, accessed by wood and glass doors in enlarged window openings, often appear atop flat roof porches. Brick porch infill and other, non-historic alterations are described in the individual building descriptions.



41-13 47th Street



41-41 47th Street c. 1940

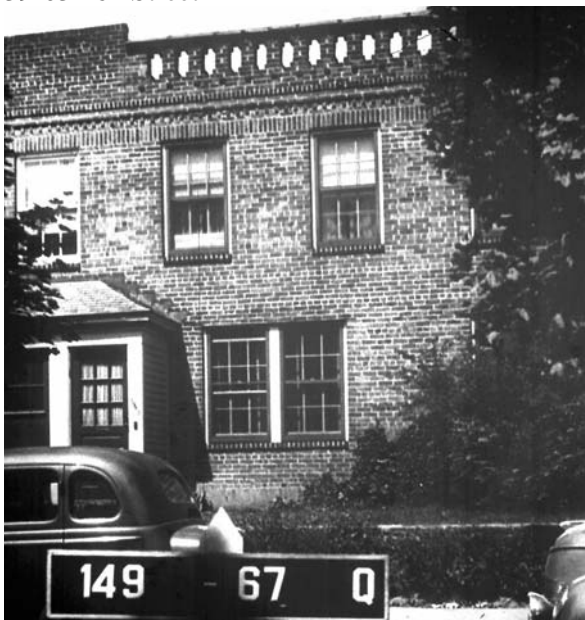
Type G, G' – Three-bay row house. The first floor features the building entry on left and paired, six-over-six, double-hung wood windows, or a flat tripartite window with a six-over-six, double-hung wood window flanked by two-over-two, double-hung, wood windows, or a projecting window bay (with the same configuration as the flat tripartite) with a metal roof and decorative wood brackets in the central bay, and a single six-over-six, double-hung wood window in the right bay. The second floor features three evenly spaced, six-over-six, double-hung wood windows. A paneled wood surround and a simple door hood supported by wood brackets or columns, elliptical wood panel, or projecting decorative brickwork adorns the entry. In some row house pairings, the entry of type G shares an enclosed wood portico with the adjacent building, as seen in the c.1940 photo below. G', the mirror image of G, has the entry on the right of the first floor.



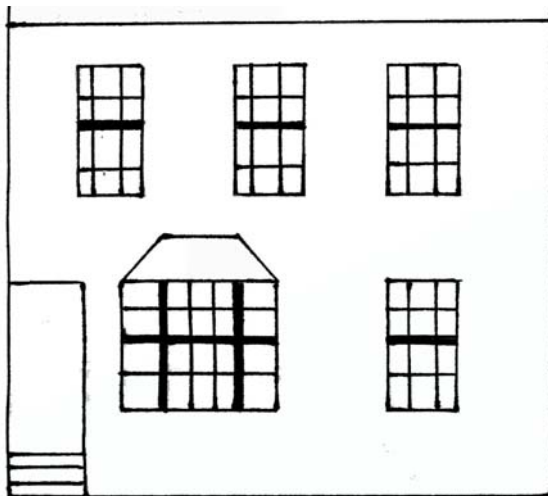
39-03 46th Street



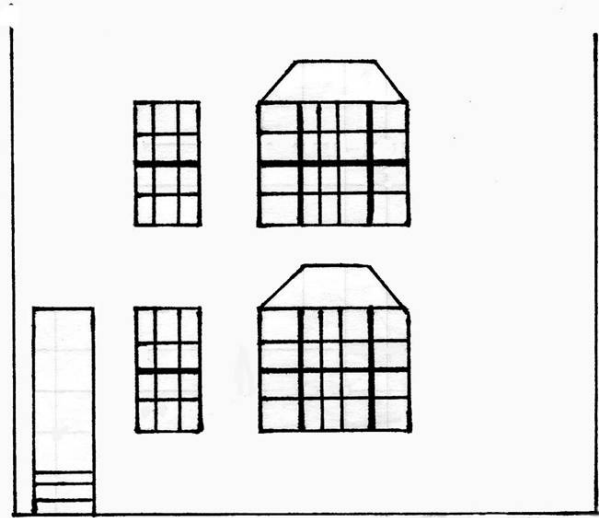
44-11 Skillman Avenue



39-60 47th Street c. 1940



Type H, H' – Three-bay row house. The first floor features an enclosed porch with the building entry on left, a single six-over-six, double-hung wood window and paired, six-over-six, double-hung wood windows, or a flat tripartite window with a six-over-six, double-hung wood window flanked by two-over-two, double-hung wood windows, or a projecting window bay (the same configuration as the flat tripartite) with a metal roof and decorative wood brackets. The second floor features one, six-over-six, double-hung wood window and paired, six-over-six, double-hung wood windows, or a flat tripartite window or projecting window bay that align with the first-floor windows. The clapboard-clad enclosed porch with wood cornice, shares a slate-shingled hipped roof with the entry of the adjacent row house. H', the mirror image of H, has the entry on the right of the first floor.

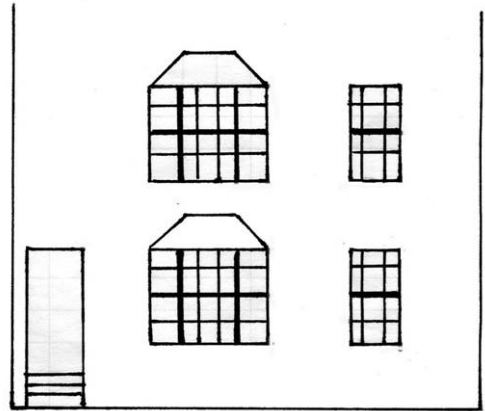


39-72 47th Street



39-72 47th Street c.1940

Type I, I' – Three-bay row house. The first floor features the building entry on left, paired, six-over-six, double-hung wood windows, or a flat tripartite window with a six-over-six, double-hung wood window flanked by two-over-two, double-hung wood windows, or a projecting window bay (same configuration as the flat tripartite) with metal roof and decorative brackets, and a single six-over-six, double-hung wood window. The second floor features paired, six-over-six, double-hung wood windows, or a flat tripartite window or projecting window bay and one, six-over-six, double-hung wood window, both aligned with the first floor windows. A paneled wood surround and a simple door hood supported by wood brackets or columns, elliptical wood panel, or projecting decorative brickwork adorns the entries. I', the mirror image of I, has the entry on the right of the first floor.

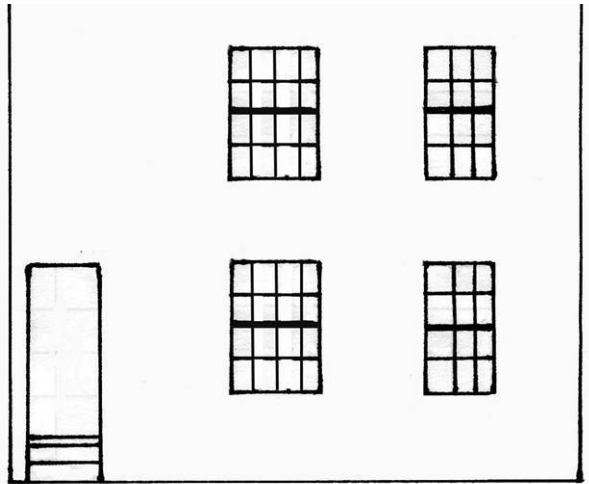


39-40 45th Street

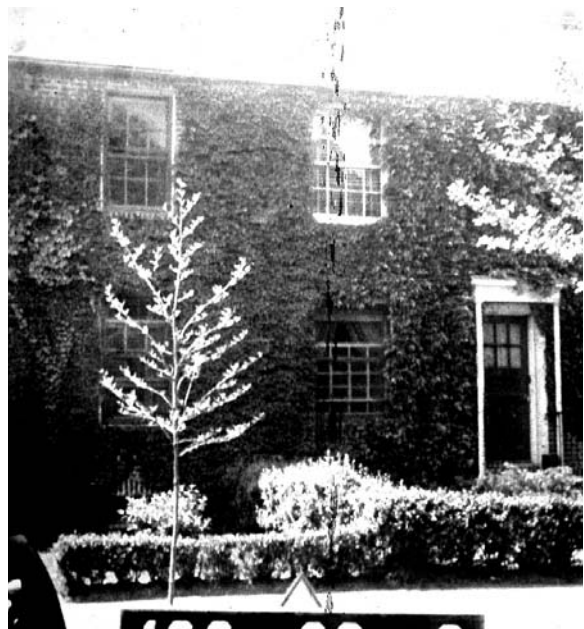


39-60 45th Street c. 1940

Type J, J' – Three-bay row house. The first floor features the building entry on left, a wide eight-over-eight, double-hung wood window, and a standard width six-over-six, double-hung wood window. The second floor features an eight-over-eight and a six-over-six, double-hung wood window, one wide and the other standard width, that align with the first floor windows. A paneled wood surround and a simple door hood supported by brackets or columns, adorns the entries. J', the mirror image of J, has the entry on the right of the first floor.



48-06 39th Avenue

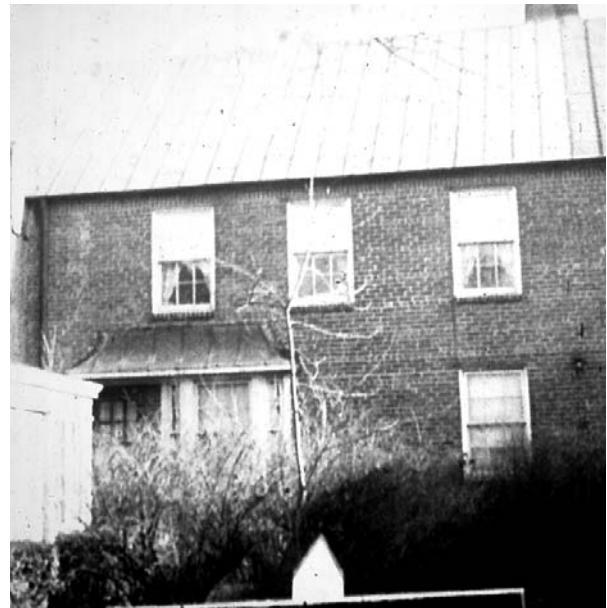
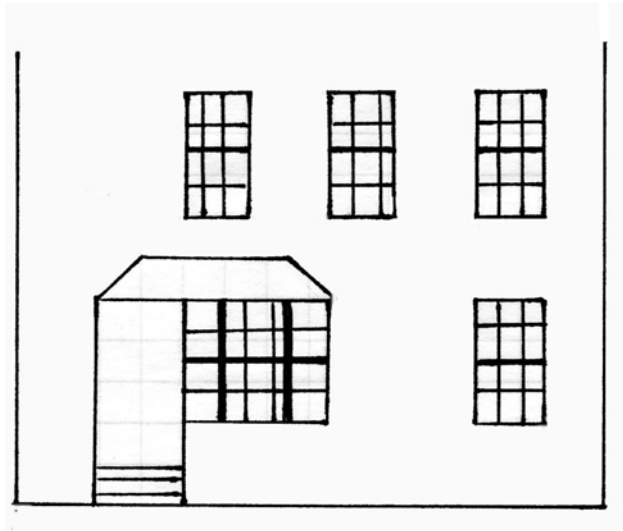


48-10 39th Avenue c.1940

Type K, K' – Three-bay row house. The first floor features the building entry on left adjacent to paired, six-over-six, double-hung wood windows, or a flat tripartite window with a six-over-six, double-hung wood window flanked by two-over-two, double-hung wood windows, or a projecting window bay (with the same configuration as the flat tripartite) with decorative brackets, under a hipped, standing seam metal roof, and a single six-over-six, double-hung wood window. The second floor features three, six-over-six, double-hung wood windows. K', the mirror image of K, has the entry on the right of the first floor.

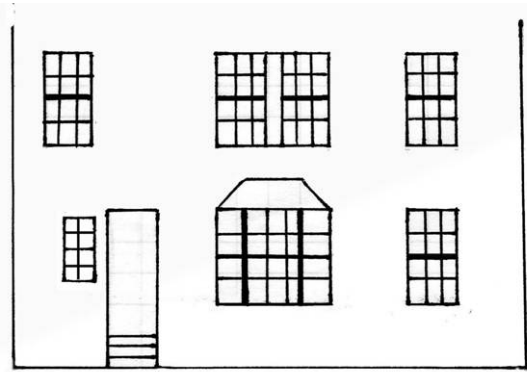


40-15 48th Street



40-15 48th Street c. 1940

Type L, L' – Three-bay row house. The first floor features the building entry on the left, paired, six-over-six, double-hung wood windows, or a flat tripartite window with a six-over-six, double-hung window flanked by two-over-two wood windows, or a projecting window bay (same configuration as the flat tripartite) with metal roof and decorative brackets, and a single six-over-six, double-hung wood window. The second floor features an offset, six-over-six, double-hung wood window, paired, six-over-six, double-hung wood windows, or a flat tripartite window or projecting window bay, and another six-over-six, double-hung wood window, the later two aligning with the first-floor windows. A paneled wood surround and a simple door hood with brackets adorn the entry. L', the mirror image of L, has the entry on the right of the first floor.



39-45 48th Street



39-47 48th Street c.1940

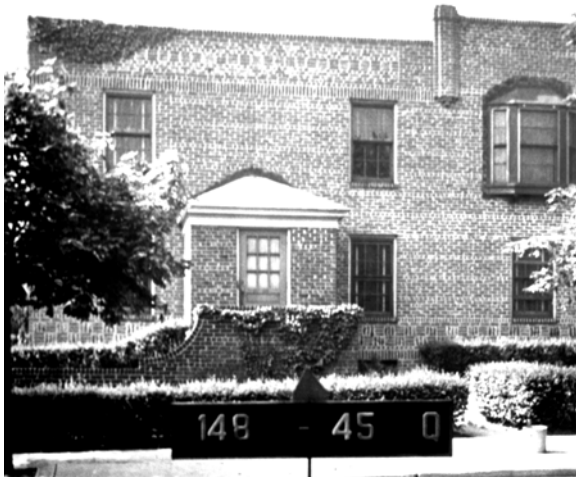
Type M, M' – Four-bay row house. The first floor features one six-over-six, double-hung wood window, an enclosed brick porch with the building entry in the second bay, and two, single six-over-six, double-hung wood windows in the third and fourth bays. The second floor features two, six-over-six, double-hung wood windows that align with the windows in the first and third bays of the first floor, and a projecting window bay with a six-over-six, double-hung window flanked by two-over-two wood windows with metal roof and decorative brackets in the last bay. There is no window at the second floor that corresponds to the entry bay at the first floor. A brick stoop with side entrance and curved brick cheek walls leads to the historic enclosed porch at the entry, which features a wood cornice and hipped slate-shingled roof with copper flashing. This row house type, always designed with a flat roof, features decorative geometric brick patterning at the parapet with brick corbels, flanking faceted brick colonettes and a stepped parapet above the second floor bay window. M', the mirror image of M, has the entry the third bay of the first floor and the projecting window in the first bay of the second floor.



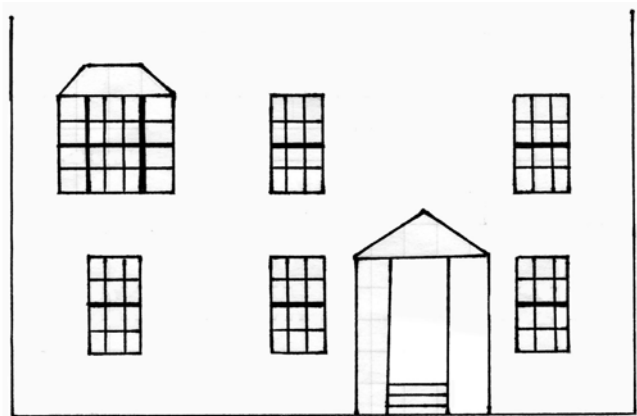
47-08 39th Avenue



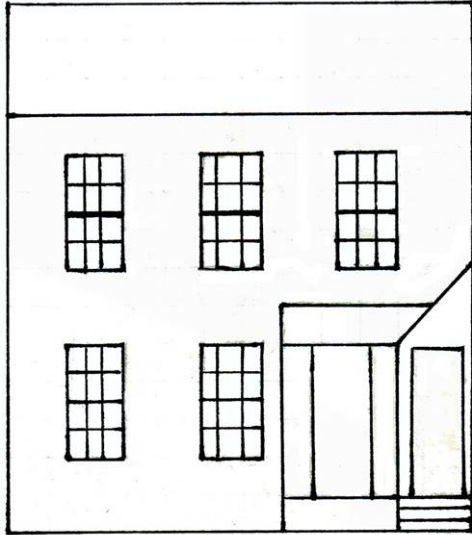
47-16 39th Avenue



47-08 39th Avenue (c. 1940)



Type N, N' – Four-bay row house, similar to Type F and F', with an additional entry door. The first floor features two, six-over-six, double-hung wood windows in the first and second bays, and two building entries (to access upper and lower apartments) in the third and fourth bays, covered by a standing seam metal shed roof with a central cross gable that is shared with the mirror image, adjacent row house. The second floor features three, evenly spaced, six-over-six, double-hung wood windows. N', the mirror image of N, has the entries on the left of the first floor. Most buildings of this type have original open and enclosed porches, always paired with those of the mirror image, neighboring building. The entry porch under the gabled portion of the roof is enclosed with wood clapboards and cornices and recessed doors. The open porch, under the shed portion of the roof, features a wood or masonry deck and stairs, and wood or metal columns. The c.1940 Tax Department photos do not show any historic enclosures at the open, shed roof portions of the porches. Further non-historic alterations are described in the individual building descriptions.

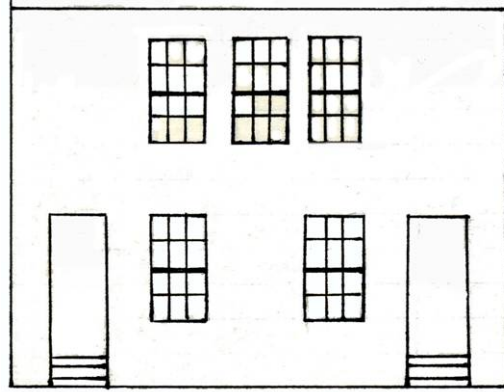


41-16 47th Street

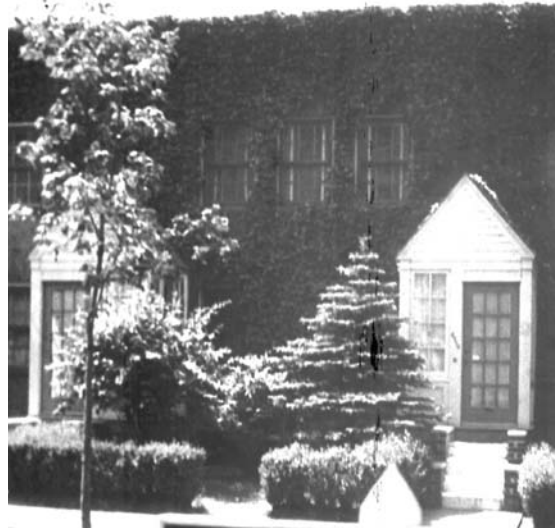


41-12 47th Street c.1940

Type O – Four-bay row house. The first floor features an entry door at each side of the façade (first and fourth bays) with two, individual, six-over-six, double-hung wood windows in the second and third bays. The second floor features three, six-over-six, double-hung wood windows, the first and third of which correspond to the windows on the first floor. The entries feature paneled wood surrounds and simple door hoods supported by brackets or historically enclosed, wood and glass porticos. Because type O is symmetrical, there is no mirror image or O’.



47-10 Skillman Ave – non-historic porch infill



47-10 Skillman Avenue c. 1940

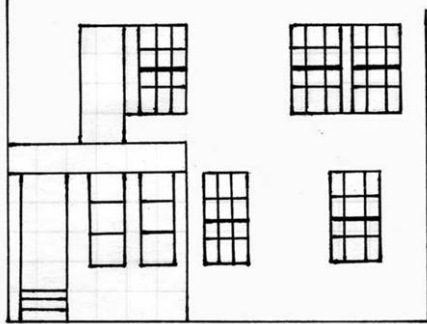


47-09 43rd Avenue



47-09 43rd Avenue c. 1940

Type P, P' – Three-bay row house, similar to Type F and F', with different second-floor fenestration. The first floor features the building entry on left and two, six-over-six, double-hung wood windows. The second floor features two, evenly spaced, paired six-over-six, double-hung wood windows. P', the mirror image of P, has the entry on the right of the first floor. Most buildings of this type have original open or historically altered, enclosed porches, paired with those of the mirror image, neighboring building. The open porches feature wood or masonry decks and stairs, and wood openwork or columns under a variety of standing seam metal or slate shingled roof types, including gable-front, shed or flat. The fronts of the enclosed porches feature multi-light, wood and glass doors with or without multi-light transom windows



above, and paired, multi-light casement or double-hung windows above paneled wood siding. The side facades of the porches also have multi-light casement or double-hung windows above paneled wood siding. Clapboards and wood cornices fill the half-gables or gables formed by the shed or gable-front roofs. Historic second-floor terraces, with wood post or metal railings, accessed by wood and glass doors in enlarged window openings, often appear atop flat roof porches. Brick porch infill and other, non-historic alterations are described in the individual building descriptions.



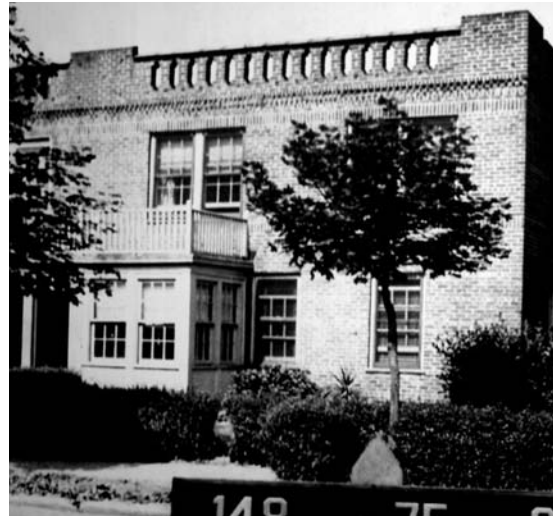
39-11 47th Street



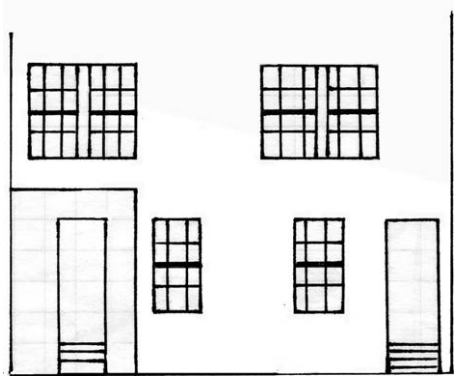
39-11 47th Street c. 1940



39-76 48th Street



39-76 48th Street c. 1940



Type Q, Q' – Four-bay row house, similar to Type P and P', with an additional entry. The first floor features a porch with one building entry on left, two single, six-over-six, double-hung wood windows in the two central bays, and an entry to the second floor apartment on the right. The second floor features two, evenly spaced, paired six-over-six, double-hung wood windows. A paneled wood surround and a simple door hood supported by brackets adorns the second entry. P', the mirror image of P, has the entries reversed, with the porch appearing on the right of the first floor. Most buildings of this type have original open or historically altered, enclosed

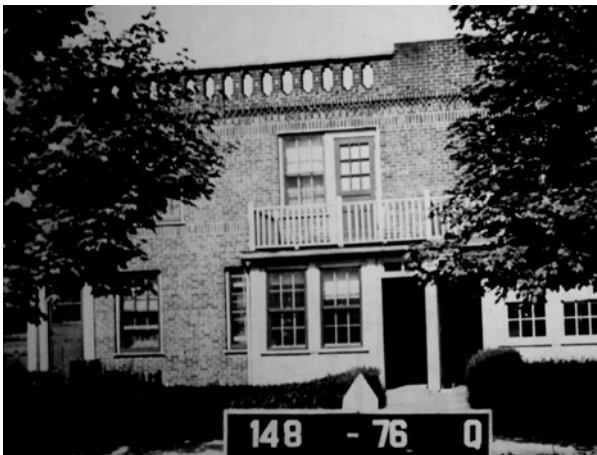
porches, paired with those of the mirror image, neighboring building. The open porches feature wood or masonry decks and stairs, and wood openwork or columns under a variety of standing seam metal or slate shingled roof types, including gable-front, shed or flat. The fronts of the enclosed porches feature multi-light, wood and glass doors with or without multi-light transom windows above, and multi-light casement or double-hung windows above paneled wood siding. The side facades of the porches also have multi-light casement or double-hung windows above paneled wood siding. Clapboards and wood cornices fill the half-gables and gables formed by the shed or gable-front roofs. Historic second-floor terraces, with wood post or metal railings, accessed by wood and glass doors in enlarged window openings, often appear atop flat roof porches. Brick porch infill and other, non-historic alterations are described in the individual building descriptions.



39-80 48th Street



39-79 47th St (altered/additional enclosed porch)

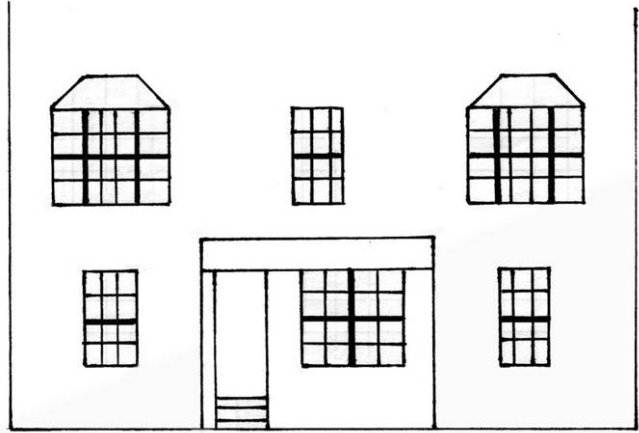


39-80 48th Street (c. 1940)



39-79 47th Street (c. 1940)

Type R, R' – Three-bay row house. The first floor features six-over-six, double-hung wood windows flanking an enclosed, central entry porch. The second floor has two projecting window bays, each with a six-over-six, double-hung, wood window flanked by two-over-two, double-hung wood windows and decorative brackets, under a hipped metal roof, flanking a single six-over-six, double-hung wood window in the center bay. The historic, brick enclosed porch has the building entry in the left bay and two, four-over-four, double-hung wood windows on its front façade, with wood pilasters or projecting brickwork/pilasters at either end and flanking the entry. There is an entry to the upper apartment on one side façade of the porch and a four-over-four, double-hung wood window at the first floor and a basement entry on the other side facade. Brick infill or painted clapboards and wood cornices fill the gable or half-gable created by the standing seam metal gable-front or shed porch roof. This row house type, always designed with a flat roof, often features projecting and flat geometric brick patterning at the parapet. R', the mirror image of R, has the window and door openings of the entry porch reversed.



39-60 46th Street

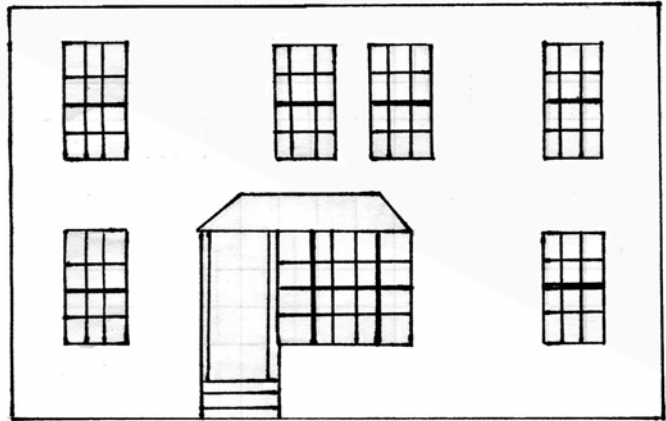


39-59 45th Street c.1940

Type S, S' – Four-bay row house, similar to Type K and K' with an additional bay. The first floor features a single six-over-six, double-hung wood window, the building entry in the second bay adjacent to paired, six-over-six, double-hung wood windows, or a flat tripartite window with a six-over-six, double-hung wood window flanked by two-over-two, double-hung wood windows, or a projecting window bay with the same configuration as the flat tripartite, and decorative brackets, under a hipped, standing seam metal roof, and a single six-over-six, double-hung wood window. The second floor features four, six-over-six, double-hung wood windows, the outermost of which line up with the windows on the first floor. S', the mirror image of S, has the entry in the third bay of the first floor.



39-61 48th Street

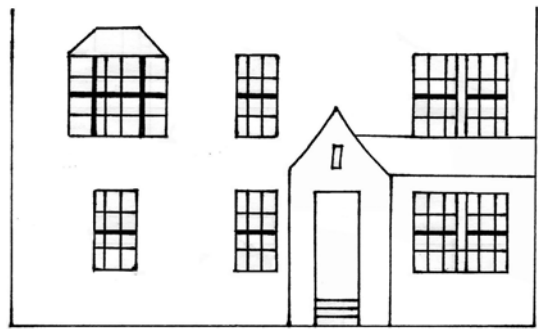


40-31 48th Street



40-31 48th Street c. 1940

Type T, T' – Four-bay row house. The first floor features two single, six-over-six, double-hung wood windows in the first and second bays, an enclosed porch with the building entry in the third bay, and a slate-shingled, shed roof projection with paired six-over-six, double-hung wood windows. The second floor has a projecting window bay with a six-over-six, double-hung, wood window flanked by two-over-two, double-hung wood windows and decorative brackets under a hipped metal roof, a single six-over-six, double-hung wood window, and paired six-over-six, double-hung wood windows. The slate-shingled, gable front roof of the historic, enclosed brick porch has slightly flared eaves. A segmentally arched soldier course above the entry and geometric patterned and recessed brickwork adorn the porch. This row house type, always designed with a flat roof, features decorative geometric brick patterning at the parapet with brick corbels, flanking faceted brick colonettes and a stepped parapet above the second-floor bay window. T', the mirror image of T, has the projection and the building entry in the first and second bays, respectively, and the upper-floor windows reversed.



44-15 Skillman Avenue



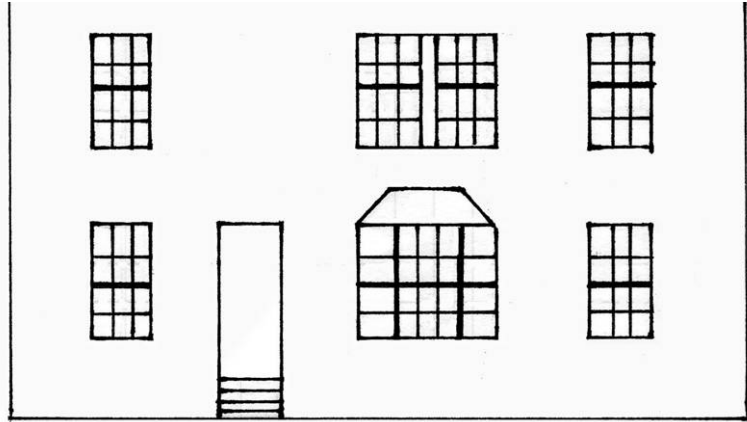
39-67 48th Street



39-67 48th Street c. 1940

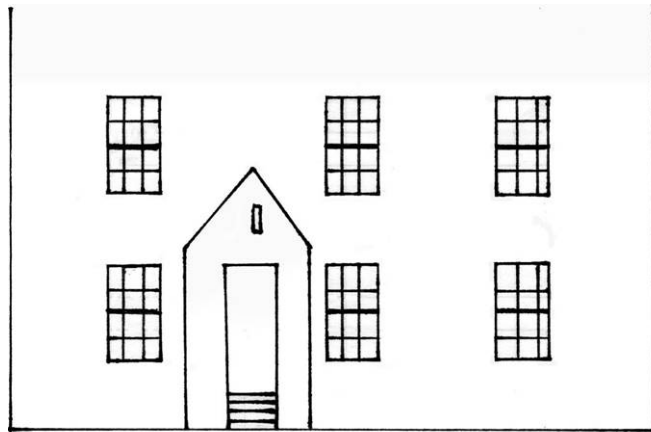
Type U, U' – Four-bay row house.

The first floor features a single six-over-six, double-hung wood window in the first bay, the building entry in the second bay, paired, six-over-six, double-hung wood windows, or a flat tripartite window with a six-over-six, double-hung, wood window flanked by two-over-two, double-hung wood windows, or a projecting window bay (same configuration as the flat tripartite) with metal roof and decorative brackets, and a single six-over-six, double-hung wood window. The second floor features a single six-over-six, double-hung wood window in the first bay, paired, six-over-six, double-hung wood windows, or a flat tripartite window, or a projecting window bay, and a single six-over-six, double-hung wood window, which line up with the first, third and last windows on the first floor. A paneled wood surround or pilasters and a simple door hood supported by wood brackets or columns adorn the entry. U', the mirror image of U, has the large window openings in the second bay and the entry in the third bay.



39-22 49th Street c.1940

Type V, V' – Four-bay row house. The first floor features a single, six-over-six, double-hung wood window in the first bay, an enclosed porch with the building entry, and two single, six-over-six, double-hung wood windows in the third and fourth bays. The second floor has three, six-over-six, double-hung wood windows that align with the windows on the first floor. The slate-shingled, gable front roof of the historic, enclosed brick porch has slightly flared eaves. A segmentally arched soldier course above the entry, and geometric patterned and recessed brickwork adorn the porch. V', the mirror image of V, has the building entry in the third bay.



39-03 48th Street c.1940

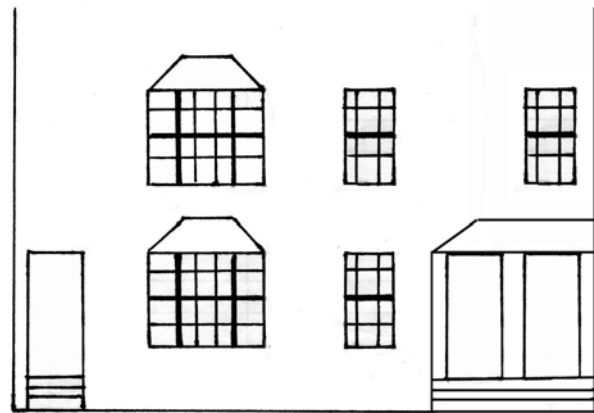


39-03 48th Street

Type W, W' – Four-bay row house, similar to Type I and I' with an additional bay. The first floor features the building entry on the left, paired, six-over-six, double-hung wood windows, or a flat tripartite window with a six-over-six, double-hung wood window flanked by two-over-two, double-hung wood windows, or a projecting window bay (same configuration as the flat tripartite) with metal roof and decorative brackets, a single six-over-six, double-hung wood window, and an enclosed entry porch on the right. The second floor features paired, six-over-six, double-hung wood windows, a flat tripartite window or projecting window bay, and two single, six-over-six, double-hung wood windows, the two leftmost of which align with the first-floor windows. A paneled wood surround and a simple door hood supported by wood brackets or columns adorn the left entry. The slate-shingled, gable roofed, clapboard-clad enclosed porch with wood cornice features two doors, and is shared with the single entry of the adjacent row house. One door provides an additional building entry and one door leads to a through building passage, originally designed for service deliveries to the rear façade. Many of these through-building passages have been absorbed into the row house interiors and the delivery doors have been removed and filled in. W', the mirror image of W, has the single and paired doors and windows reversed.



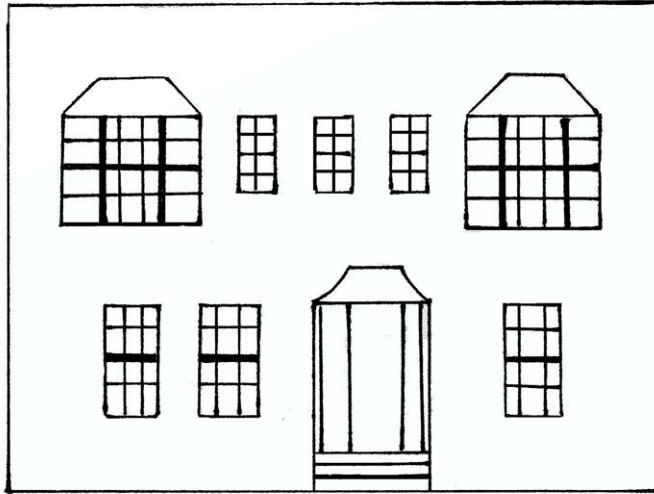
39-76 – 39-74 47th Street



39-78 and 39-76 47th Street c.1940



39-74 47th Street c.1940



Type X, X' – Five bay row house. The first floor features two single, six-over-six, double-hung wood windows in the first and second bays, an enclosed porch with the building entry in the third bay, and a six-over-six, double-hung wood window. The second floor has two projecting bay windows in the outermost bays, each with a six-over-six, double-hung, wood window flanked by four-over-four, double-hung wood windows, decorative wood brackets, and a hipped metal roof, and three, single four-over-four, double-hung wood or multi-light wood casement windows in the central bays. The historic, brick enclosed porch has paired, wood

pilasters at either end of each façade, under a hipped, standing seam metal roof with flared eaves. X', the mirror image of X, has the entry in the second leftmost bay. This row house type, always designed with a flat roof, often features a projecting brick cornice with denticulated moldings and flat, projecting and open geometric brickwork at the parapet.



39-24 47th Street

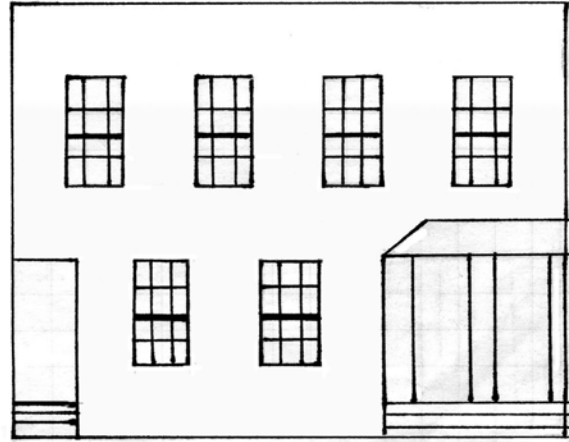


39-24 47th Street c.1940

Type Y, Y' – Four-bay row house. The first floor features the building entry on the left, two single, six-over-six, double-hung wood windows, and an enclosed porch on the right. The second floor features four single, six-over-six, double-hung wood windows, offset from the first-floor windows. A paneled wood surround and a simple door hood supported by wood brackets or columns adorn the left entry. The slate-shingled, gable roofed, clapboard-clad enclosed porch with a wood cornice features two doors, and is shared with the single entry of the adjacent row house. One door provides an additional building entry and one door leads to a through-building passage, originally designed for service deliveries to the rear façade. Many of these through-building passages have been absorbed into the row house interiors and the service doors have been removed and filled in. Y', the mirror image of Y, has the single and paired entries reversed.



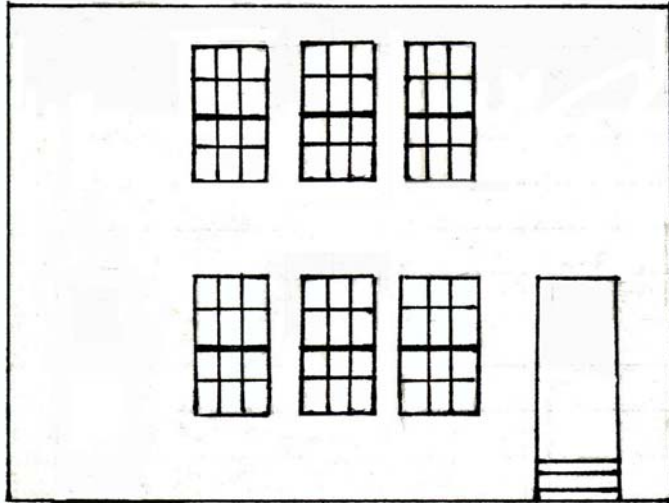
39-65 46th Street



39-64 47th Street



39-64 47th Street c.1940



Type Z – Four-bay row house. The first floor features three, individual, six-over-six, double-hung wood windows in the three leftmost bays, and, historically had an entry door in the fourth bay. The second floor features three, six-over-six, double-hung wood windows, which align with the windows on the first floor. There is no decorative detailing at the entry, but projecting brick pilasters mark the ends of the facade. Because there is only one Type Z building, there is no mirror image or Z'.



39-03 47th Street

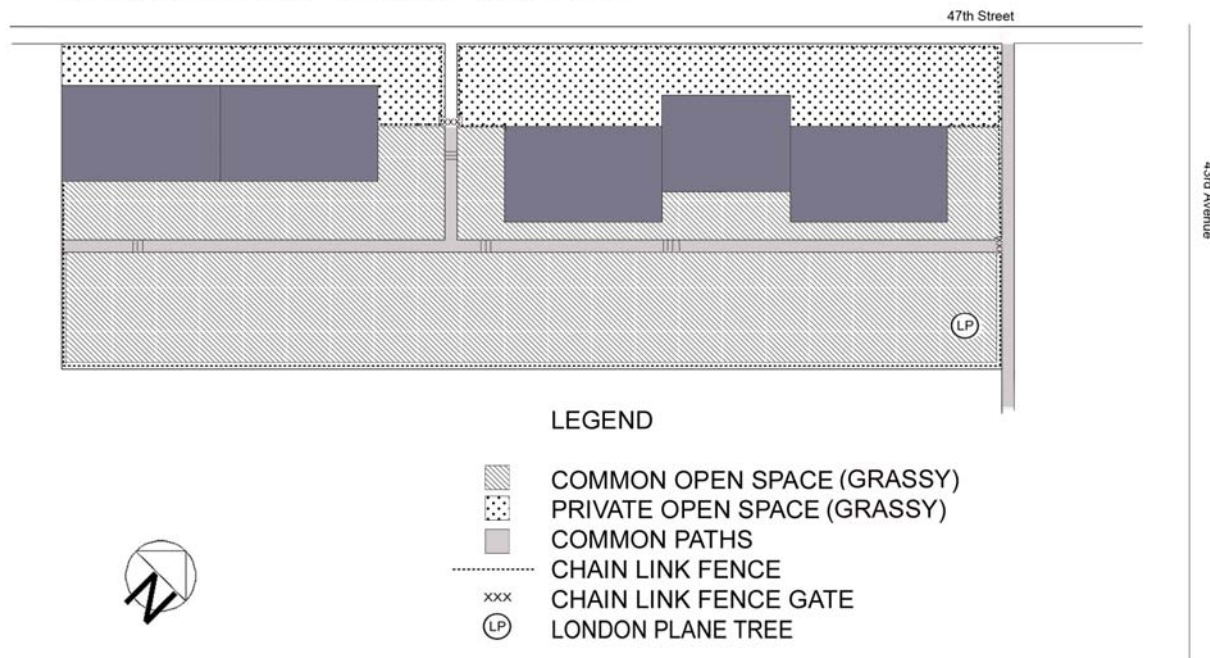
COURT DESCRIPTIONS

Carolin Gardens

The five attached or semi-attached apartment buildings of Carolin Gardens were constructed in 1925 as cooperative apartments. The buildings, along with those of Monroe Court, occupy the northern (Monroe) and western (Carolin Gardens) portion of the block bounded by 43rd Avenue (north), 48th Street (east), Queens Boulevard (south), and 47th Street (west).

All five Carolin Gardens apartment buildings face 47th Street. Nos. 43-13, 43-17 and 43-25 are attached, with 43-17 projecting slightly in the center. Nos. 43-31 and 43-37 are also attached, sharing a continuous roofline. All of the buildings are three stories with a basement (with the exception of 43-17, which is four stories with a basement) and are similar in massing and ornament. The street-facing facades are mostly symmetrical, each with a central tower that rises above a flat roofline. The central towers are topped with either a side-facing gabled roof or a pyramidal hipped roof. Original windows were six-over-six wood double-hung windows; all have been replaced with aluminum sashes. Some original steel casement basement windows remain. Original doors were multi-light wood doors with fifteen rectangular panes (three across and five up and down); these have been replaced with wood doors featuring three small stepped panes. All of the buildings in this complex have common bond brick facades that are minimally adorned; sparse ornament includes projecting bay windows and metal-clad awnings with carved wood brackets over some entrances. The apartment buildings originally featured decorative pierced (43-17, 43-31 and 43-37) and non-pierced (43-13 and 43-25) brick parapets; the parapets have been reconstructed of brick that has a slightly redder hue than the original brick and features a decorative diamond-shaped pattern.

CAROLIN GARDENS - CURRENT CONDITIONS



Because the buildings do not occupy the full block, there is no central court garden at this court. Instead the buildings have individual grassy front yards and a large, common rear yard, all of which are currently surrounded by chain link fences.¹⁶² The concrete path that connects the rear facades of all five buildings is reached from the street via paths between the two groups of apartment buildings and the through-block

¹⁶² Historically, there was probably a fence behind 43-25, 43-31 and 43-37 47th Street, between the yard of the apartment buildings and the area not developed by the CHC. The rear of the buildings that face the court of the Monroe apartments was likely kept more open or surrounded by hedges or other plantings but not fencing.

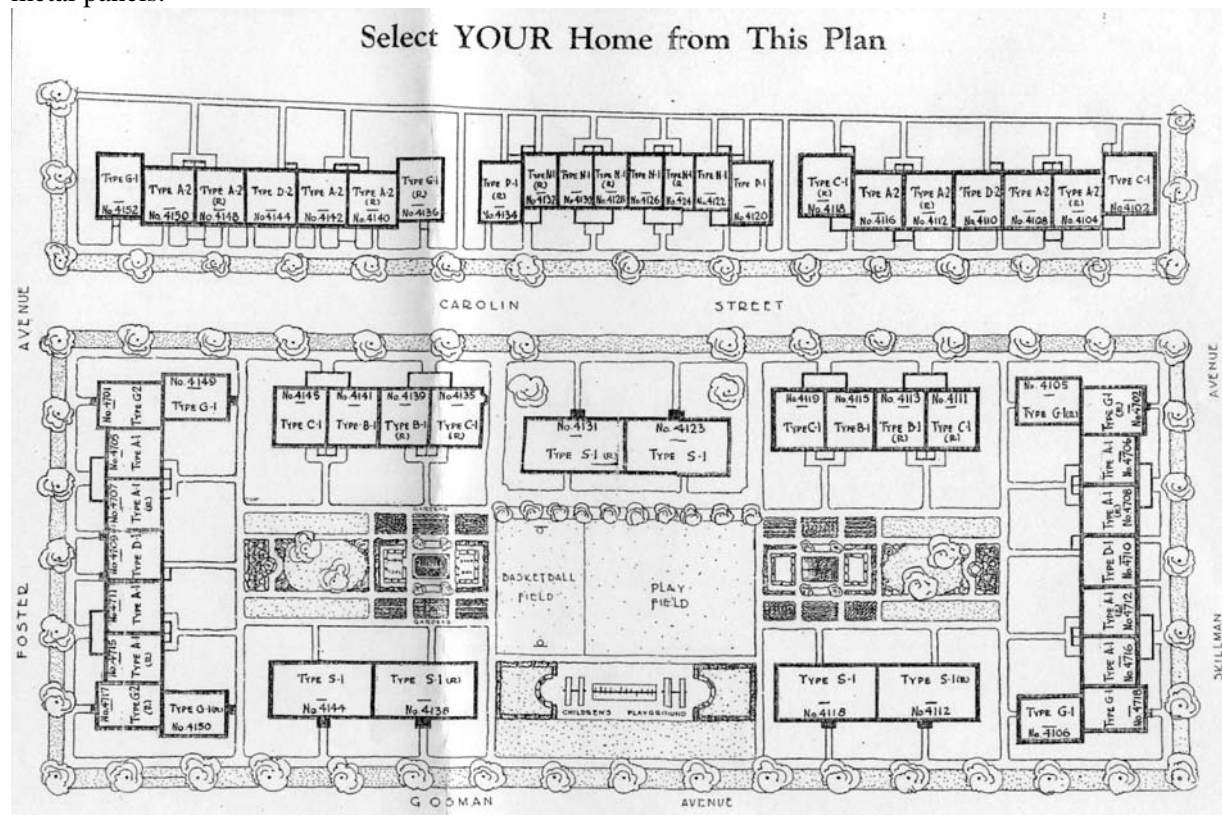
path that runs north of 43-13 47th Street, past the rear yard, through the interior court of the Monroe Court apartments and between 43-08 and 43-12 48th Street (Monroe Court). There are chain-link gates that block entry to rear yard at the southernmost path. The grassy rear garden and path remain as shown in the site plan above, however there are no historic trees.

The following addresses are located in Carolin Gardens:
43-13 to 43-37 47th Street – see page 326.

Colonial Court

Colonial Court, “the first unit built in 1924, was designed as a separate community.”¹⁶³ Composed of 48 row houses, which are divided into seven rows, and six paired apartment buildings, the court covers one full city block, bounded by Skillman Avenue (north), 48th Street (east), 43rd Avenue (south) and 47th Street (west), and a portion of the adjacent block, the east side of 47th Street between Skillman and 43rd Avenues. Six different row house designs were originally constructed as one- and two-family homes, while the units of the apartment buildings were sold as cooperative apartments.

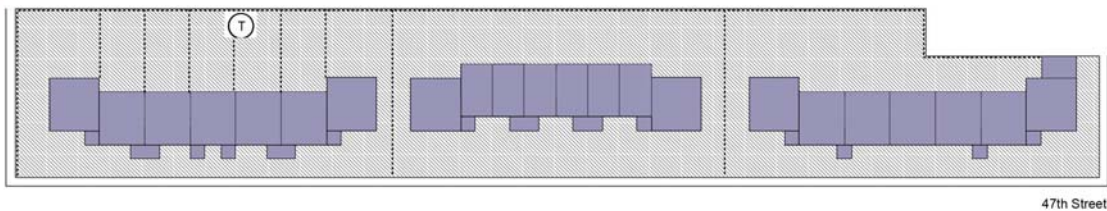
The six, three-story apartment buildings have generally the same shape and massing with different floor heights and subtle detail differences. Each of the paired buildings features five bays with a central recessed tower that extends slightly above the parapet wall. Fenestration consists of alternating single and paired double-hung windows, and the buildings feature central entrances marked by round-headed door surrounds. The original windows were six-over-six wood double-hung sashes in wood frames; all windows have been replaced with one-over-one aluminum sashes. The original doors were multi-light wood doors with fifteen rectangular panes (three across and five up and down) and were topped with standing-seam metal roof hoods with carved wood brackets. The doors have been replaced with steel and glass doors, and the original awnings have been removed and replaced with round-headed metal panels.



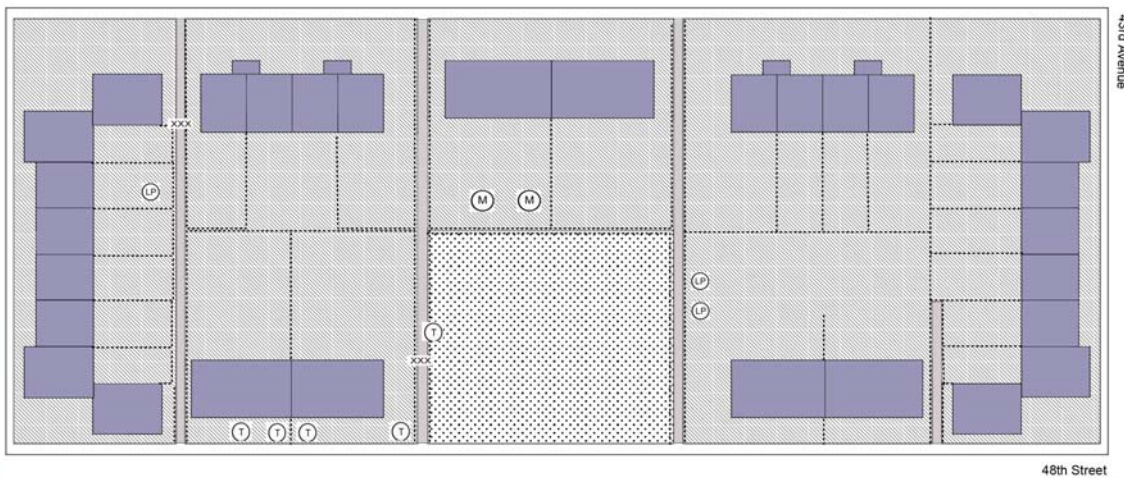
Historic plan of Colonial Court from CHC promotional brochure.

¹⁶³ Stein, 24.

The apartment buildings and the row houses (except those on the west side of 47th Street) have small private gardens, and are arranged around the perimeter of the block, allowing for a shared, central court garden, which originally contained landscaped gardens, children’s play spaces, and tennis courts. The historic court plan (above) taken from a promotional CHC brochure shows the historic arrangement of private and shared open space. It is important to note that this is not an “as built” plan, as it does not show the tennis courts that were a part of the original court. The garden court is now mainly open greenspace, which is subdivided and fenced in. Most individual row houses and each pair of apartment buildings have chain-link fences surrounding their respective yards. The current court plan (below)¹⁶⁴ shows remaining large, historic trees and how much of the common space has been annexed and fenced in as individual yards. The largest portion of the interior garden court, which faces 47th Street between the apartment buildings at 41-18 and 41-38, is also surrounded by a chain-link fence and features the metal frame of a swing set and several wood benches. Because they occupy only a portion of the block, buildings on the west side of 47th Street have private front and rear gardens, but do not face an interior garden court at the rear.



COLONIAL COURT - EXISTING CONDITIONS



LEGEND

- PRIVATE OPEN SPACE
- COMMON OPEN SPACE
- COMMON PATHS
- CHAIN LINK (OR OTHER) FENCE
- CHAIN LINK GATE
- LONDON PLANE TREE
- MAPLE TREE
- UNIDENTIFIED SPECIES TREE



¹⁶⁴ The court plans were submitted by the Sunnyside Gardens Preservation Alliance. Private and common open space, fences and trees were field verified and updated on the plans. The rear yard additions shown on the court plans were not verified.

There are three concrete paved through-block paths that transverse the full-block portion of Colonial Court. The northernmost fourth path, behind the row houses facing Skillman Avenue, is obstructed by private fences in the rear yards of those buildings and a temporary garage structure at 41-11 47th Street. Two paths run along the central garden court facing 48th Street continuing on each of the north and south sides of 41-23 and 41-31 47th Street, and another runs behind the row houses facing 43rd Avenue. A portion of the second, southernmost path is blocked by a tree and some paving is missing. Fences and gates are noted on the current court plan.

The following addresses are located in Colonial Court:

47-02 to 47-18 Skillman Avenue – see page 118.

47-01 to 41-17 43rd Avenue – see page 171.

41-05 47th Street – see page 118.

41-02 to 41-18 47th Street – see page 298.

41-11 to 41-19 47th Street – see page 307.

41-20 to 41-34 47th Street – see page 300.

41-23 and 41-31 47th Street – see page 310.

41-35 to 41-45 47th Street – see page 311.

41-36 to 41-52 47th Street – see page 303.

41-49 47th Street – see page 171.

41-02 and 41-06 48th Street – see page 118.

41-12 and 41-18 48th Street – see page 371.

41-38 and 41-44 48th Street – see page 373.

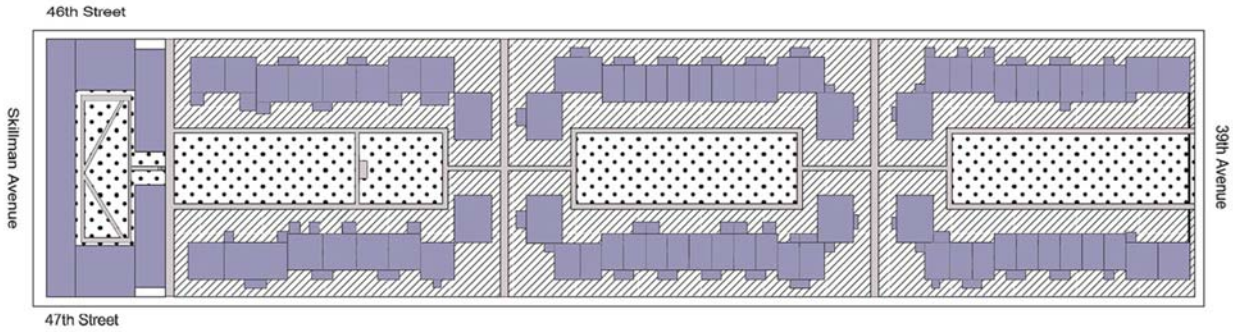
41-50 48th Street – see page 171.

Hamilton Court

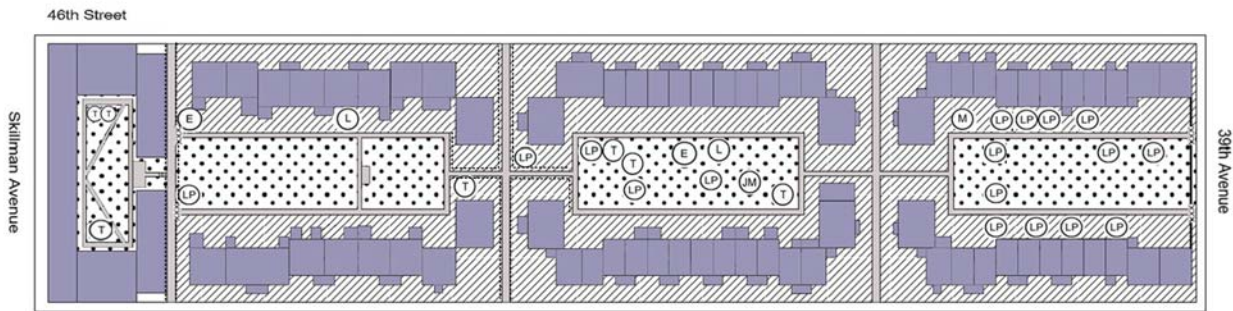
The 70 row houses and five apartment buildings of Hamilton Court cover the block bounded by 39th Avenue (north), 47th Street (east), Skillman Avenue (south), and 46th Street (west), of which Hamilton Court Apartments occupies the southernmost portion.

The row houses of Hamilton Court, like those of Lincoln, Roosevelt and Washington Courts, are mainly constructed around the perimeter of the block like traditional row houses, but with varying row lengths, setbacks, roof types and heights that add diversity to the streetwall. Through-block paths, creating breaks after every row of eight to 14 houses, and the rotation of some building facades to face these paths adds variety to the traditional row house arrangement. Three interior garden courts were created by the arrangement of three paired rows of buildings, with the apartment complex surrounding a fourth central court garden (see court plan below). Because there is no row facing 39th Avenue, the northernmost garden court is separated from the public sidewalk by a five-foot-high brick wall with metal gates that provide access to the west and east interior garden paths. Due to extended easements,¹⁶⁵ all three row house garden courts remain intact, surrounded by loose stone or loose brick curbing or historic privet hedges. The large, historic trees that remain in Hamilton Court are shown on the plan. Three through-block paths provide access to the central courts between each row and the apartments, and an interior path surrounds the intact gardens. The southernmost path is a wider, through-block service driveway. Each individual row house has its own private front and rear yard, in addition to the shared garden courts.

¹⁶⁵ According to Jack Freeman, president of the Hamilton Court Association, when the easements protecting the interior court gardens expired in the 1960s, the residents of Hamilton Court voted to extend the easements in perpetuity (interviewed May 2007).



HAMILTON COURT - ORIGINAL CONDITIONS



HAMILTON COURT - CURRENT CONDITIONS



LEGEND

- PRIVATE OPEN SPACE
- ▨ COMMON OPEN SPACE
- COMMON PATHS
- CHAIN LINK (OR OTHER) FENCE
- xxx CHAIN LINK GATE
- ⓁP LONDON PLANE TREE
- Ⓜ MAPLE TREE
- ⓂJM JAPANESE MAPLE TREE
- Ⓛ LINDEN TREE
- ⓔ EVERGREEN TREE
- Ⓣ UNIDENTIFIED SPECIES TREE

The following addresses are located in Hamilton Court:

- 39-01 to 39-23 46th Street – see page 256.
- 39-25 to 39-51 46th Street – see page 261.
- 39-55 to 39-75 46th Street – see page 265.
- 39-02 to 39-24 47th Street – see page 269.
- 39-26 to 39-52 47th Street – see page 274.
- 39-56 to 39-78 47th Street – see page 279.

Hamilton Court Apartments

The Hamilton Court Apartments are located at the southernmost portion of the block. Comprised of apartment houses and stores, the buildings are attached and form a U-shaped footprint that is nearly enclosed at the northern end, creating a private interior garden court. The complex has facades facing 46th Street, 47th Street and Skillman Avenue. Those buildings facing Skillman Avenue have storefronts at the first floor and a central entrance corridor that leads through the building and into the interior garden court. The Skillman Avenue facades are relatively ornate compared with those of the other buildings in the court, with a decorative Moorish brick parapet and randomly placed clinker bricks. Those buildings with facades facing 46th and 47th Streets are more minimally adorned, with the primary facades facing the central court.

Nearly all of the buildings are four stories high, with the exception of the two buildings at the northern end of the complex, which are three stories high. Fenestration at the facades facing Skillman Avenue consists of eight-over-eight and four-over-four double-hung wood windows; many of the original wood windows have been replaced with one-over-one aluminum sash. Fenestration at the 46th and 47th Street facades is similar, with eight-over-eight, six-over-six and four-over-four double-hung wood sash, many of which have been replaced with one-over-one aluminum sash.

The interior garden court of the Hamilton Court Apartments is accessed via a through-building corridor at Skillman Avenue as well as through the northern end of the complex where the buildings do not connect from the through-block service driveway. The interior garden court features a flat lawn that is bisected by concrete paths that cut across the courtyard at diagonal angles. Additional concrete paths lead to each of the building entrances, along the perimeter of the courtyard.

The following addresses are located in Hamilton Court Apartments:

46-01 to 46-31 Skillman Avenue – see page 113.

39-79 to 39-89 46th Street – see page 113.

39-80 to 39-94 47th Street – see page 113.

Harrison Place

The 83 row houses of Harrison Place are divided into nine rows that cover portions of five different tax blocks, traditionally arranged around the perimeter of the blocks on or around 39th Avenue.¹⁶⁶ Like the other courts, there are varied row lengths, setbacks, roof types and heights, but this court is unique in that all primary facades face the street. Although each building has an individual rear and front yard, because the individual rows do not cover an entire block, there is only one central court garden, the northern portion of the block surrounded by three rows that face 48th Street, 49th Street and 39th Avenue. As shown in the original and current court plans below, much of this garden court has been annexed to individual yards and surrounded with fencing. Through-block or interior garden paths run behind seven of the nine rows, and there is a row of 25, one-story brick garage buildings behind the row that faces 39th Avenue, between 51st and 52nd Streets.

The following addresses are located in Harrison Place:

47-01 to 47-19 39th Avenue – see page 125.

48-01 to 48-15 39th Avenue – see page 130.

48-02 to 48-18 39th Avenue – see page 139.

49-01 to 49-17 39th Avenue – see page 136.

49-02 to 49-20 39th Avenue – see page 142.

51-02 to 51-26 39th Avenue – see page 166.

39-03 48th Street – see page 139.

39-11 to 39-25 48th Street – see page 342.

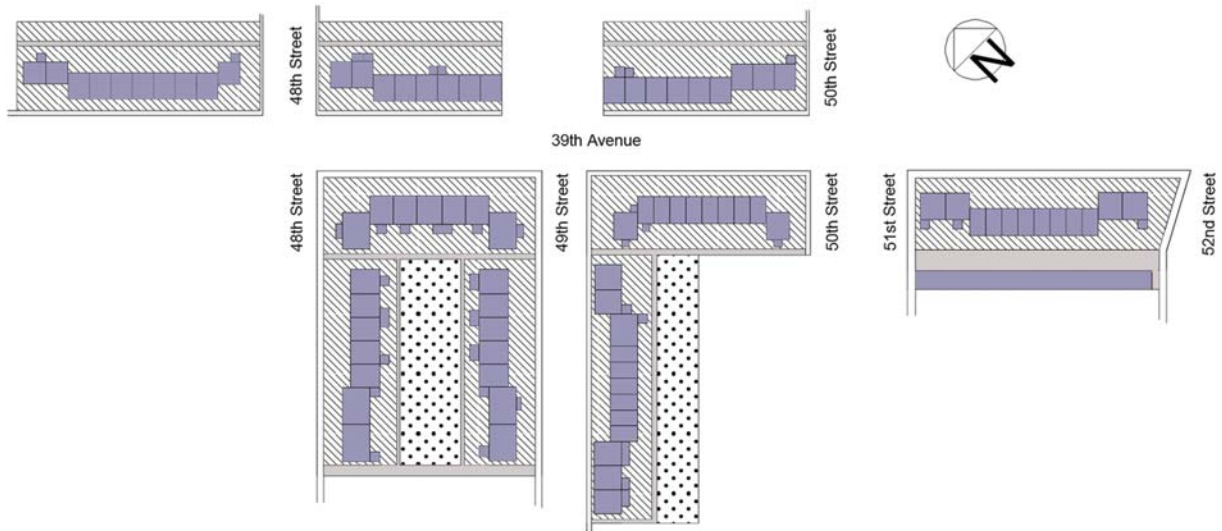
39-04 49th Street – see page 139.

39-10 to 39-24 49th Street – see page 375.

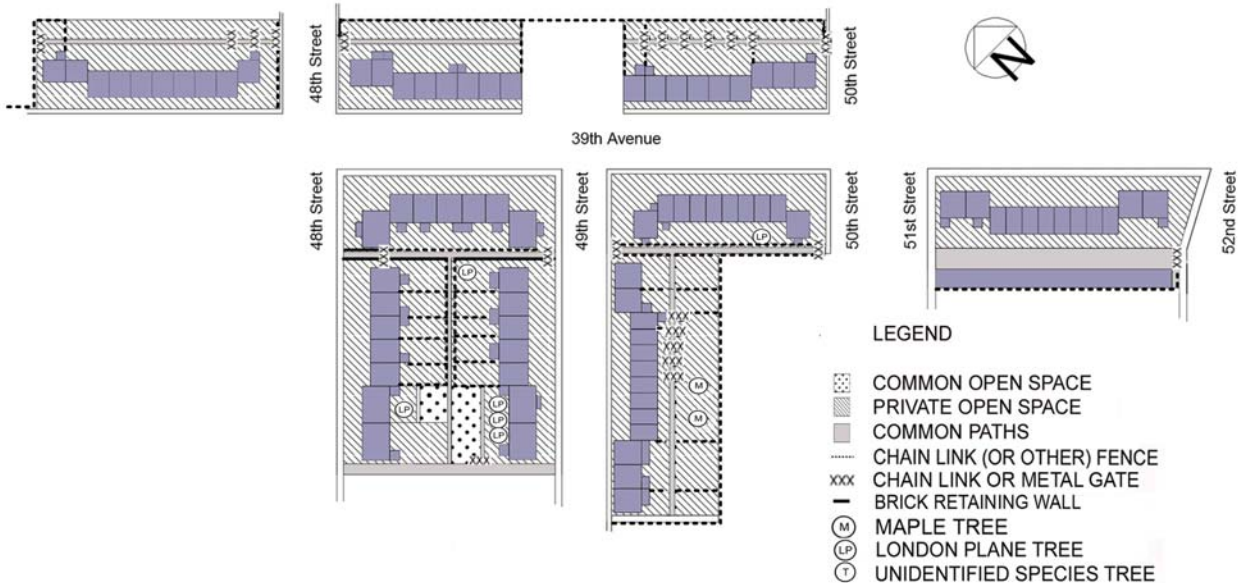
39-09 to 39-35 49th Street – see page 379.

¹⁶⁶ The northern portion of tax block 133 (now part of Harrison Place) was originally constructed as part of Jefferson Court. According to Sunnyside historian Herbert Reynolds, the traditionally arranged row houses split from the mews court row houses due to increased costs for the latter arrangement, to maintain paving, sewer and electrical lines. (interviewed May 2007)

HARRISON PLACE - ORIGINAL CONDITIONS



HARRISON PLACE - CURRENT CONDITIONS

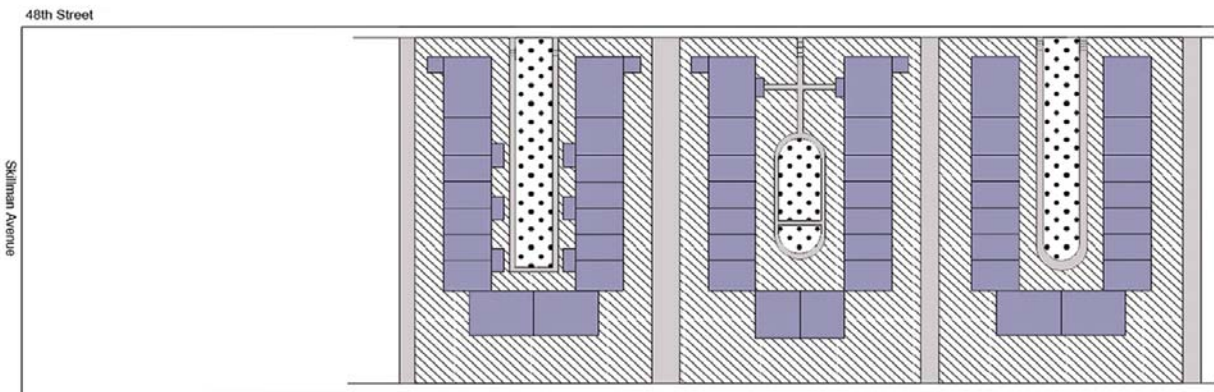


Jefferson Court

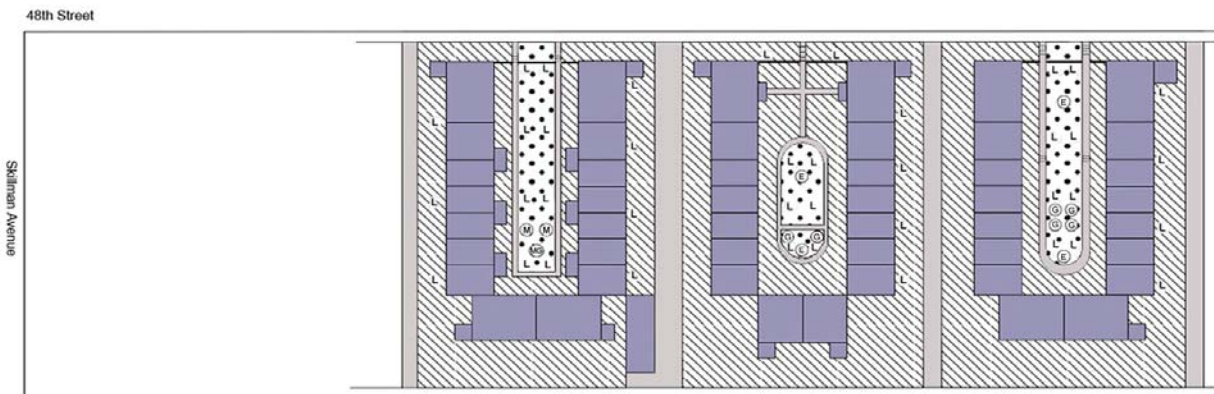
The 48 row houses of Jefferson Court occupy the central portion of the block bounded by 39th Avenue (north), 49th Street (east), Skillman Avenue (south), and 48th Street (west). Part of Harrison Place¹⁶⁷ occupies the northern portion of the block and the southernmost section is excluded from the Sunnyside Gardens Historic District. Similar to Madison Court North, the houses in Jefferson Court are set perpendicular to the street. However, while the paired rows of Madison North were open at both ends, the buildings in Jefferson Court are arranged in three horizontal, U-shaped rows surrounding the central court gardens. All of the front facades of the buildings face the garden courts and have 48th Street

¹⁶⁷ See previous note.

addresses. The rear facades of the two end buildings in each group face 49th Street and therefore have 49th Street “aka” addresses. There is a four-bay garage building at 39-60 49th Street that occupies a separate tax lot north of the side yard of 40-15 48th Street.



49th Street
JEFFERSON COURT - ORIGINAL CONDITIONS



49th Street
JEFFERSON COURT - CURRENT CONDITIONS

LEGEND

-  COMMON OPEN SPACE
-  PRIVATE OPEN SPACE
-  COMMON PATHS/DRIVEWAYS
-  GINKGO TREE
-  EVERGREEN TREE
-  MAPLE TREE
-  MAGNOLIA TREE
-  BRICK RETAINING WALL
-  LIGHT POST

The three, intact central court gardens, or mews courts, are elevated from street level behind a brick retaining wall and are reached by brick steps with cast-stone or stone treads and metal railings. The northernmost and southernmost mews have paired interior garden paths that form a U-shape or intersect with a perpendicular path, respectively. A single path leads up brick steps from 48th Street in the center mews, meets a perpendicular path that runs north to 39-67 48th Street and south to 39-99 48th Street, then continues west and forks into a oval shaped path that accesses the remaining houses in the row. The court plan diagrams above show some remaining historic plantings. Many of the individual rear yards now have fences or have been paved.

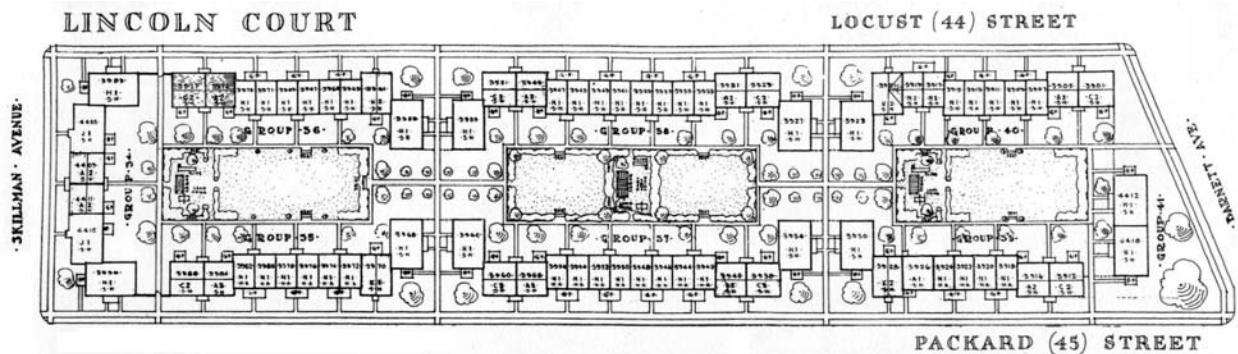
There are through-block service driveways, before and after and between each of the three groups of buildings, providing access to the rear facades. These driveways run through the width of the block from 48th to 49th Streets.

The following addresses are located in Jefferson Court:

- 39-31 to 39-43 48th Street – see page 344.
- 39-45 and 39-47 48th Street – see page 347.
- 39-49 to 39-61 48th Street – see page 350.
- 39-67 to 39-79 48th Street – see page 353.
- 39-81 and 39-83 48th Street – see page 356.
- 39-87 to 39-99 48th Street – see page 358.
- 40-01 to 40-13 48th Street – see page 362.
- 40-15 and 40-17 48th Street – see page 365.
- 40-19 to 40-31 48th Street – see page 368.
- 39-44 and 39-48 49th Street – see page 347.
- 39-54 and 39-56 49th Street – see page 356.
- 39-60 49th Street – see page 378.
- 39-66 and 39-70 49th Street – see page 365.

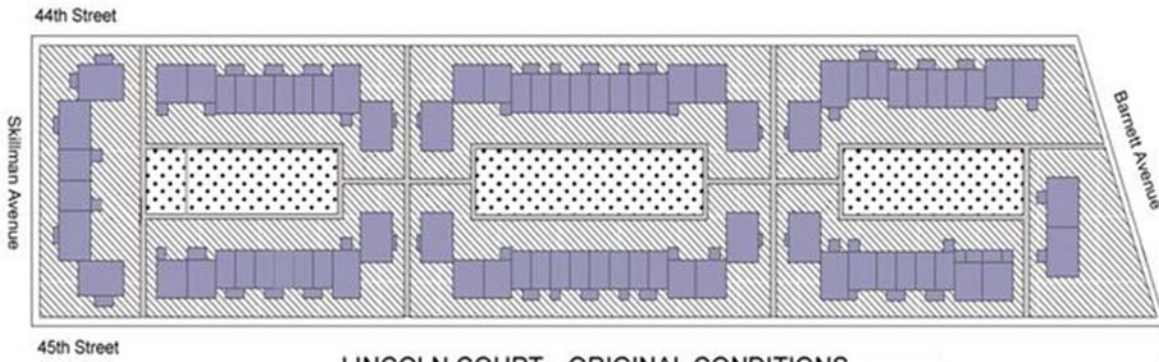
Lincoln Court

The 78 row houses of Lincoln Court cover the block bounded by 39th Avenue (north), 45th Street (east), Skillman Avenue (south), and 44th Street (west).

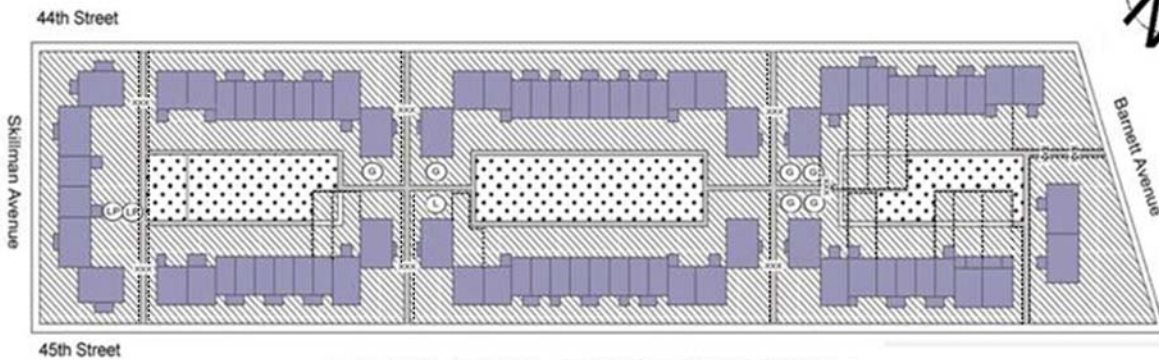


Historic court plan of Lincoln Court from CHC promotional brochures.

The row houses of Lincoln Court, like those of Hamilton, Roosevelt and Washington Courts, are mainly constructed around the perimeter of the block like traditional row houses, but with varying row lengths, setbacks, roof types and heights that add diversity to the streetwall. Through-block paths, creating breaks after every row of eight to 14 houses, and the rotation of some building facades to face these paths add variety to the traditional row house arrangement. Three interior garden courts were created by the arrangement of three paired rows of buildings. Three through-block paths provide access to the central courts between each row and behind the row houses that face Skillman Avenue, and an interior path surrounds the intact gardens. At the northern end of the block, the two row houses with Barnett Avenue addresses face the northernmost, fourth path that runs from 45th Street, along the northern side of the northernmost garden and ends at the western interior garden path, which then extends to Barnett Avenue. Each individual row house has its own private front and rear yard, in addition to the shared garden courts.



LINCOLN COURT - ORIGINAL CONDITIONS



LINCOLN COURT - CURRENT CONDITIONS

LEGEND

- PRIVATE OPEN SPACE
- ▨ COMMON OPEN SPACE
- COMMON PATHS
- - - CHAIN LINK (OR OTHER) FENCE
- XX CHAIN LINK GATE
- PIPE RAIL
- ⊙ GINKGO TREE
- ⊙ L LINDEN TREE
- ⊙ LP LONDON PLANE TREE

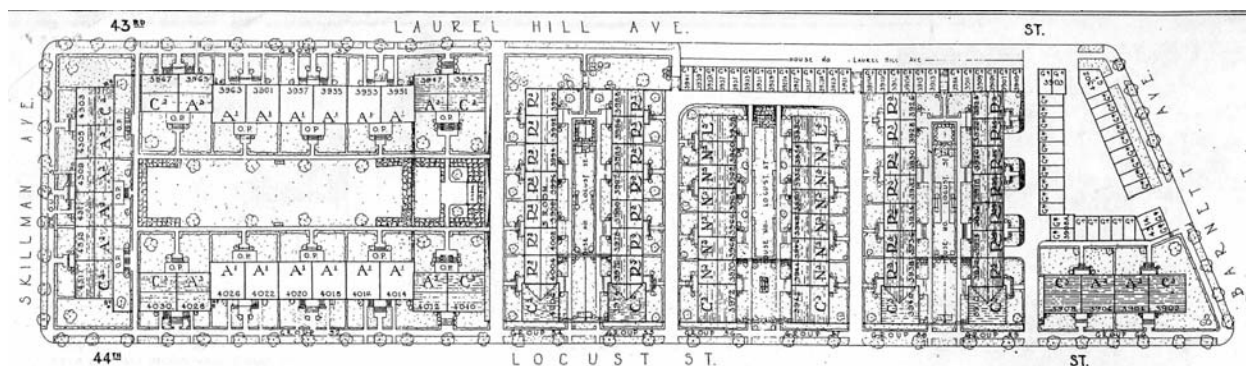


The following addresses are located in Lincoln Court:

- 44-12 and 44-14 Barnett Avenue – see page 94.
- 44-01 to 44-19 Skillman Avenue – see page 107.
- 39-01 to 39-23 44th Street – see page 209.
- 39-27 to 39-55 44th Street – see page 212.
- 39-59 to 39-77 44th Street – see page 216.
- 39-83 and 39-87 44th Street – see page 107.
- 39-12 to 39-30 45th Street – see page 220.
- 39-34 to 39-64 45th Street – see page 224.
- 39-68 to 39-86 45th Street – see page 228.

Madison Court North and Madison Court South¹⁶⁸

These two courts comprise the westernmost block of the Sunnyside Gardens development. The buildings in Madison Court North, along with those in Jefferson Court, are a departure from the traditional arrangement found in the rest of the development. Built at the edge of the property in 1927, with the “purpose to front as few houses as possible toward the outside builders’ monotonous rows” and to create a “pleasant sense of enclosure,”¹⁶⁹ the buildings in Madison Court North are set perpendicular to the street, in six, paired rows of eight buildings fronting a central court garden, with the exception of the northernmost row that faces 44th Street. The paired rows are referred to as north, center and south mews, based on their geographic location. The natural grade of the land slopes downward from 44th to 43rd Street. The fronts of the buildings in each mews are entered via a path from 44th Street up several brick steps to an elevated central garden set behind a brick retaining wall. At-grade, service driveways before and after each mews provide access to the basement level of the buildings’ rear facades.



Historic block plan of Madison Court from CHC promotional brochures

The three rows of buildings in Madison Court South are arranged around the perimeter of the southern end of the block, surrounding an intact, interior garden court. In addition to the central court gardens, the buildings in both courts have private front and rear yards, which terminate at the sidewalk, the through-block paths, the interior garden paths or service driveways. The interior garden court at Madison Court South and most individual row house rear yards are surrounded by chain-link fences. At Madison Court North, although fences separate many of the individual rear yards, and many of those fronting the service driveways have been paved, the central court gardens remain intact without fencing, as shown in the court plans below. Some historic privet hedges, historically planted to separate garden spaces in lieu of fencing, remain at both courts, including surrounding all three central court gardens at Madison Court North.

At Madison Court North, the paired paths at the north and south mews meet in a U-shape and join with single sets of stairs leading to 43rd Street. The paired paths, which provide access to the center mews, terminate at the U-shaped driveway that runs behind those two rows. Two single sets of stairs continue the through-block access at the north and south points where the driveway curves. Through-block access is also found at the northern and southernmost service driveways. Another path runs behind 39-02 to 39-08 44th Street from Barnett Avenue to the driveway behind the north mews. Historic brick piers topped with cast-iron and glass light fixtures and brick cheek walls with wood lattice work remain at the through-block paths and driveways. At Madison Court South, interior garden paths surround the central court garden and a through-block path is located behind the row houses facing Skillman Avenue.

¹⁶⁸ Madison Court was developed as a single court and later divided into Madison Court North and Madison Court South when the initial easements expired in the 1960s. According to Sunnyside historian Herbert Reynolds, like Jefferson Court, the traditionally arranged row houses split from the mews courts due to increased costs for the latter arrangement, to maintain paving, sewer and electrical lines (interviewed May 2007).

¹⁶⁹ Stein 27.



Twenty-six one-story brick garages that face 43rd Street and were constructed with this court are included in the historic district. Those on the triangular portion of the block at the corner of Barnett Avenue and 43rd Street are excluded.

The following addresses are located in Madison Court North and South:

- 43-03 to 43-17 Skillman Avenue – see page 104.
- 39-05 to 39-11A 43rd Street – see page 176.
- 39-13 to 39-19 43rd Street – see page 177.
- 39-21 to 39-43 43rd Street – see page 179.
- 39-45 to 39-67 43rd Street – see page 181.
- 39-02 to 39-08 44th Street – see page 184.
- 39-10 to 39-24 44th Street – see page 186.
- 39-26 to 39-40 44th Street – see page 190.
- 39-42 to 39-56 44th Street – see page 193.
- 39-58 to 39-72 44th Street – see page 196.
- 39-74 to 39-88 44th Street – see page 200.
- 39-90 to 40-06 44th Street – see page 203.
- 40-10 to 40-30 44th Street – see page 206.

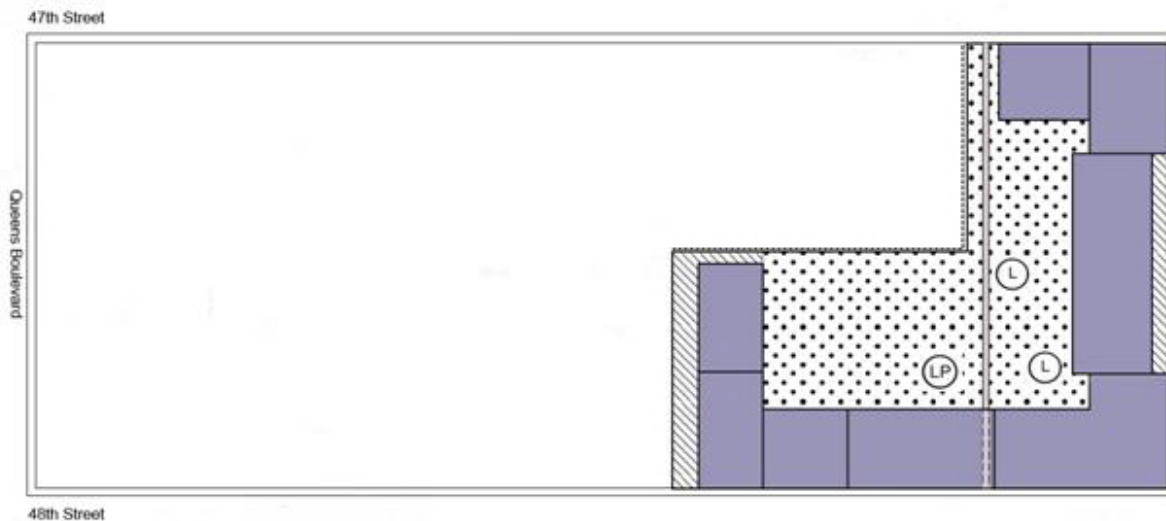
Monroe Court Apartments

Monroe Court is composed of seven attached or semi-attached apartment buildings. The buildings, along with those of Carolin Gardens, occupy the northern (Monroe) and western (Carolin Gardens) portions of the block bounded by 43rd Avenue (north), 48th Street (east), Queens Boulevard (south), and 47th Street (west).


The buildings of the Monroe Court Apartments complex are situated in an inverse C-shape around an interior garden court, with the primary facades facing inward and the street-facing facades less ornamented. The buildings are located at the northern part of the block, with a court entrance at 47th Street (through 43-05 47th Street) and two others at 48th Street (through 43-08 and 43-16 48th Street). Although four of the buildings have facades facing 43rd Avenue, there are no entrances to the interior garden court along the avenue. One of the buildings is located entirely within the block (to the rear of 43-16 48th Street), and is not visible from the street. Common alterations include the replacement of historic windows and doors. Original windows were likely six-over-six and four-over-four wood double-hung sash; all have been replaced with aluminum one-over-one windows. All original doors have been replaced with non-historic steel and glass doors.

Although the buildings do not occupy the full block, the C-shaped plan of the complex creates a central court garden, which abuts the historically open, large rear garden of the Carolin Gardens apartments, to the south and west of Monroe Court. A through-block path runs north of 43-13 47th Street (Carolin Gardens), past its rear yard, through the interior court of the Monroe Court apartments and between 43-08 and 43-12 48th Street. The grassy, southern portion of the garden court has several concrete paths and a ramp leading to the entrance of 43-16 48th Street, while the northern portion of the court is paved with concrete and bluestone pavers. While no historic plantings appear to remain at the Carolin Gardens apartments, historic trees in Monroe Court are shown on the plan below.

MONROE COURT - CURRENT CONDITIONS



LEGEND

-  PRIVATE OPEN SPACE
-  COMMON OPEN SPACE
-  COMMON PATH
-  LONDON PLANE TREE
-  LINDEN TREE
-  CHAIN LINK FENCE

The following addresses are located in Monroe Court:

47-02 to 47-18 43rd Avenue – see page 319.

43-01 and 43-05 47th Street – see page 319.

43-04 to 43-20 48th Street – see page 319.

Phipps Garden Apartments I

The Phipps Garden Apartments I is a large complex of apartments that, together with Phipps Garden Apartments II to the north, encompass an entire double-width block. Located at the southern end of the block, Phipps I is the largest apartment complex within the Sunnyside Gardens Historic District, largely dwarfing the other complexes in the vicinity while remaining consistent in style, materials and form. The plan of the complex forms a large rectangular footprint on the block, with expansive streetwalls and an entirely enclosed interior garden court. There is more visual variety on the courtyard-facing façades, which have inward-projecting wings and ornate entrances. Within the interior garden court, the individual apartment buildings (of which there are 22) are marked by a letter of the alphabet, A through W, which is indicated above a door to each building. All window sashes and frames, doors and frames, fire escapes, balconies, iron balustrades, handrails, and courtyard benches have been painted dark green.

Typical alterations at both interior and exterior façades include replacement windows, doors and some repointing with a contrasting mortar. Although the windows and doors are not historic, they have been appropriately replaced with aluminum windows that likely have similar or identical pane configurations to the original wood windows.

The Phipps I complex has a large and rather grand interior garden court. Designed by Marjorie L. Cautley, the interior landscape integrated private and public gardens, with the intention that every resident would have access to outdoor space. Such value was placed on landscaping that buildings cover less than half of the Phipps site. The original layout for Phipps remains mostly intact today, with grassy expanses and a variety of trees, shrubs and other vegetation that were chosen carefully by Cautley. Among the historic plantings were trees, hedging, shrubs, vines and flowers, including sycamore, elm, London plane, ailanthus, linden, magnolia, dogwood, hawthorn, flowering fruit, poplar, ginkgo and willow trees and privet hedges. The lawns are intersected by meandering broken bluestone paths, which cross the interior garden court at elliptical lines and lead to each of the complex's many interior entrances. There are occasional steps in the path where the ground is sloped; these steps have brick risers. Several wood benches are located along the paths, and some of the grassy areas are surrounded by non-historic chain-link fences. Several tall wood lamps are located throughout the courtyard.

The following addresses are located in Phipps Garden Apartments I:

50-01 to 51-09 39th Avenue – see page 145.

38-19 50th Street – see page 145.

38-20 52nd Street – see page 145.

Phipps Garden Apartments II

The Phipps Garden Apartments II is a large complex of apartments that, together with Phipps Garden Apartments I, encompass an entire double-width block at the northeastern corner of the Sunnyside Gardens Historic District. Located at the northern end of the block, Phipps II was constructed four years after its southerly neighbor. The plan of Phipps II is symmetrical on a north-south axis, with relatively uniform streetwalls (facing Barnett Avenue, 50th and 52nd Streets) and a complex southern façade with projecting perpendicular wings. The area between Phipps II and the north façade of Phipps I is mostly enclosed (with a service driveway that runs from 50th to 52nd Streets) and provides space for an interior garden court. Within this interior garden court, the buildings are marked by double-letters of the alphabet, AA through NN, which are indicated above a door to each building. All window sashes and frames, doors and frames, fire escapes, balconies, iron balustrades, handrails, and courtyard benches have been painted dark green.

Typical alterations at both interior and exterior façades include replacement windows and doors, and some repointing with a contrasting mortar. Although the windows are not historic, they have been

appropriately replaced with aluminum windows that likely have similar or identical pane configurations to the original wood windows.

Although similar in vegetation, the interior garden court of Phipps II is generally smaller than its counterpart at Phipps I, and is not entirely enclosed due to the driveway entrances at 50th and 52nd Streets. An asphalt-paved driveway runs along the rear façade of Phipps I, creating a break between the two buildings. The interior garden court of Phipps II commences immediately north of this driveway. Also designed by Marjorie L. Cautley, the Phipps II garden integrates similar vegetation to Phipps I; however, no private gardens were laid out in this courtyard as it was too narrow. The original layout of the Phipps II garden remains intact today, with large grassy expanses alternating with flowerbeds and bluestone walking paths. More formal “Dutch” and “English” gardens were located at the two ends of the courtyard with a simpler picturesque garden in the middle space. Scattered throughout are wood benches and tall wood lamps.

The following addresses are located in Phipps Garden Apartments II:
50-02 to 51-20 Barnett Avenue – see page 96.

Roosevelt Court

The 74 row houses of Roosevelt Court, divided into eight rows, cover most of the block bounded by 39th Avenue (north), 48th Street (east), Skillman Avenue (south), and 47th Street (west). The Commodore Apartments, which face Skillman Avenue and occupy the southernmost portion of the block, are not part of Roosevelt Court and are excluded from the Sunnyside Gardens Historic District.

The row houses of Roosevelt Court, like those of Hamilton, Lincoln and Washington Courts, are mainly constructed around the perimeter of the block like traditional row houses, but with varying row lengths, setbacks, roof types and heights that add diversity to the streetwall. Through-block paths, creating breaks after every row of six to 13 houses, and the rotation of some building facades to face these paths add variety to the traditional row house arrangement.

Four interior garden courts were created by the arrangement of four paired rows of buildings. Three through-block paths provide access to the central courts between each row and there is a through-block service driveway between the southernmost rows and the Commodore apartments. An interior path surrounds the intact, northernmost garden but much of the other central court garden space has been annexed into private yards, surrounded by individual fences and has had the interior paths removed. The shared greenspace of the two southernmost court gardens has been completely eliminated and only two small portions of the second northernmost garden remain intact, as shown in the court plan.

The following addresses are located in Roosevelt Court:
47-08 and 47-16 39th Avenue – see page 128.

39-03 to 39-19 47th Street – see page 283.

39-21 to 39-45 47th Street – see page 286.

39-51 to 39-69 47th Street – see page 291.

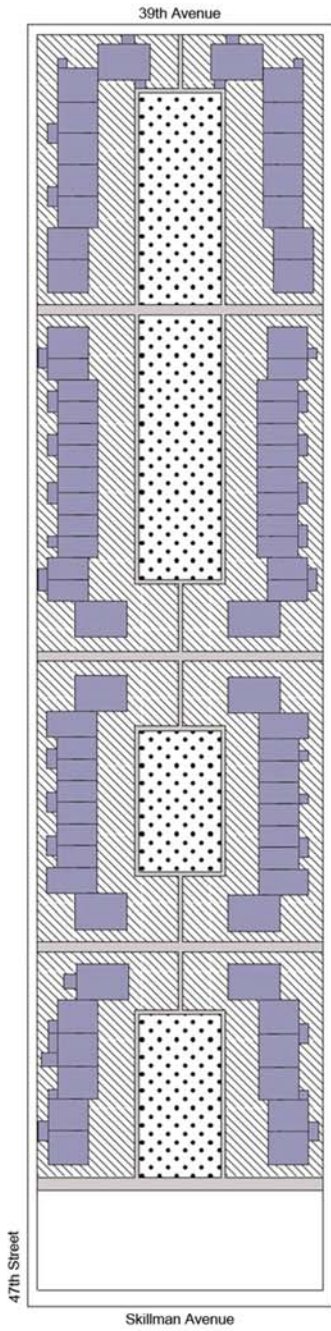
39-73 to 39-87 47th Street – see page 295.

39-04 to 39-20 48th Street – see page 329.

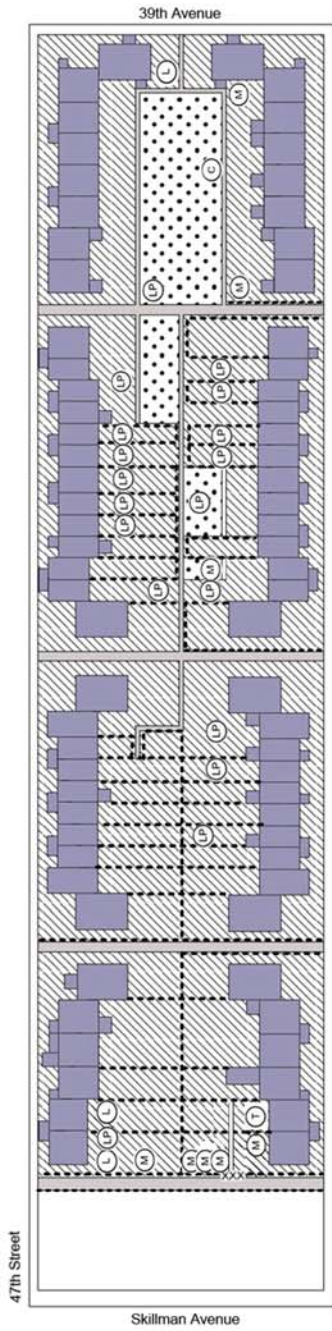
39-22 to 39-46 48th Street – see page 332.

39-52 to 39-70 48th Street – see page 336.

39-74 to 39-88 48th Street – see page 339.












ROOSEVELT COURT - ORIGINAL CONDITIONS



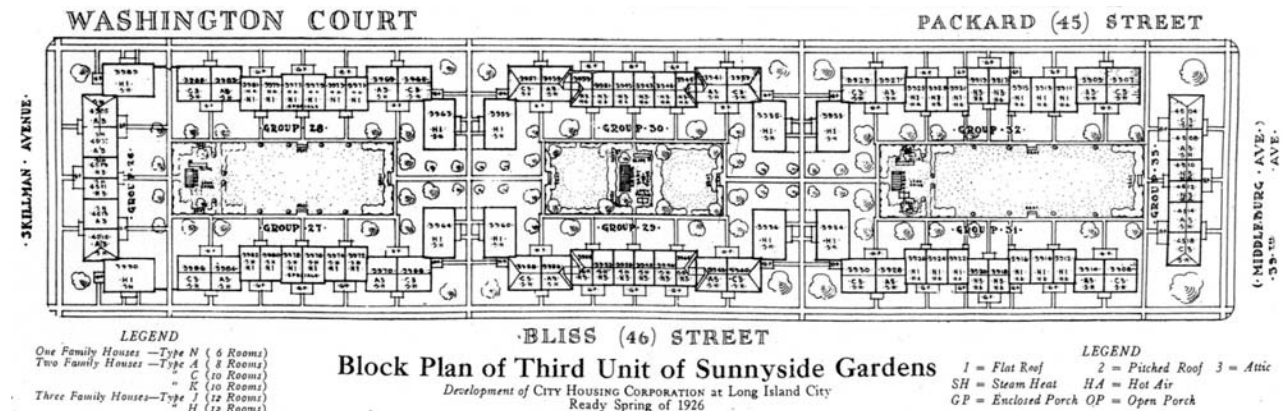
ROOSEVELT COURT - CURRENT CONDITIONS

LEGEND

-  COMMON OPEN SPACE
-  PRIVATE OPEN SPACE
-  COMMON PATHS
-  CHAIN LINK (OR OTHER) FENCE
-  CHAIN LINK GATE
-  LINDEN TREE
-  LONDON PLANE TREE
-  MAPLE TREE
-  CHERRY TREE
-  UNIDENTIFIED SPECIES TREE

Washington Court

The 86 row houses of Washington Court, divided into eight rows, cover the block bounded by 39th Avenue (north), 46th Street (east), Skillman Avenue (south), and 45th Street (west).



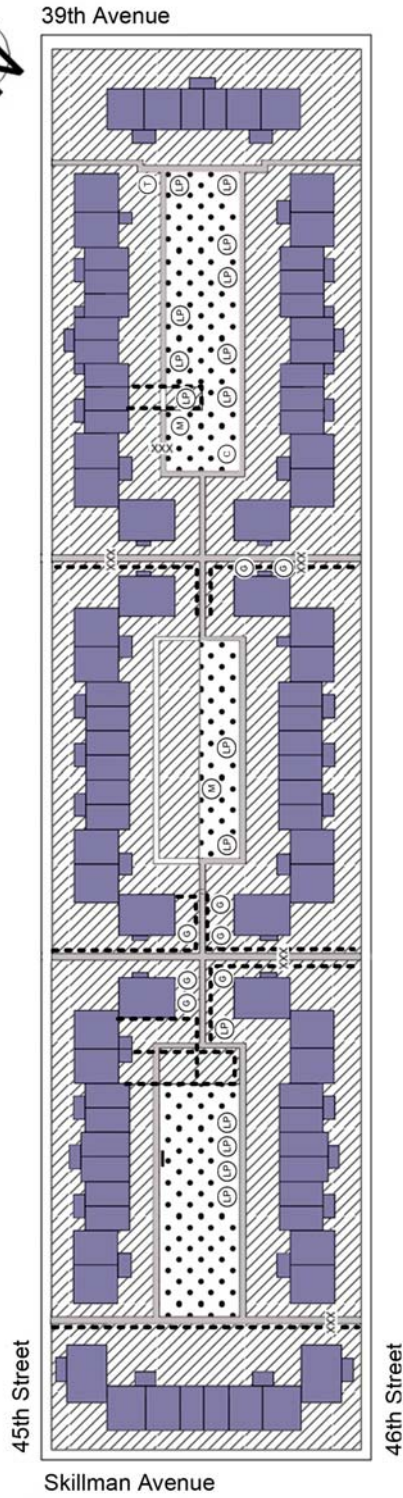
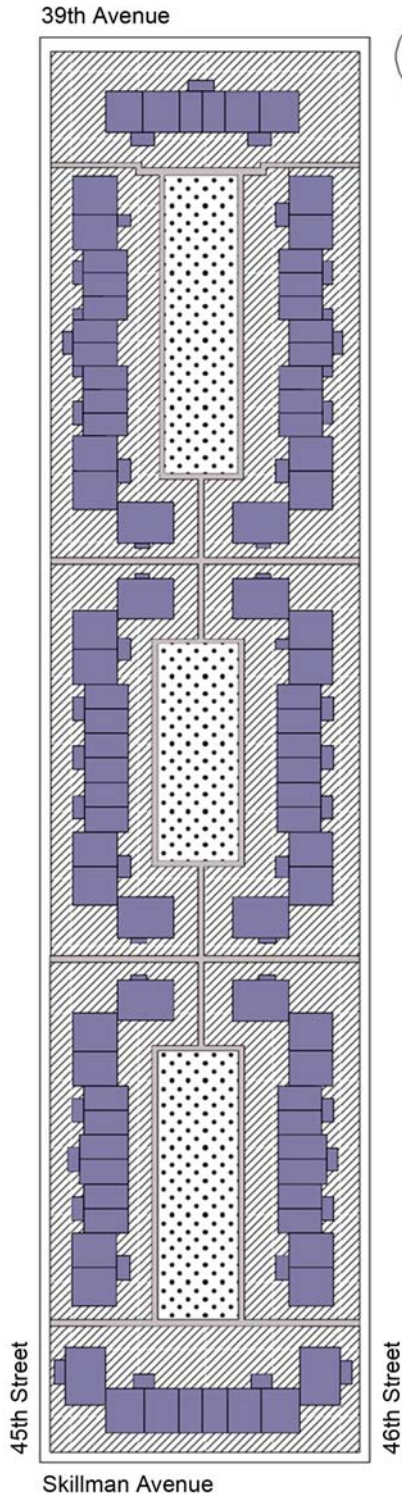
Historic block plan from CHC promotional brochures.

The houses of Washington Court, like those of Hamilton, Lincoln and Roosevelt Courts, are mainly constructed around the perimeter of the block like traditional row houses, but with varying row lengths, setbacks, roof types and heights that add diversity to the streetwall. Through-block paths, creating breaks after every row of six to 13 houses, and the rotation of some building facades to face these paths adds variety to the traditional row house arrangement.

Three interior garden courts were created by the arrangement of three paired rows of buildings. Four through-block paths provide access the central courts between each row and behind the rows that face the Avenues, and an interior path surrounds the intact gardens. At the northernmost central court garden, one individual row house owner has annexed his portion of common greenspace and blocked the interior garden path with a fence. The remainder of that interior garden is intact. At the center court garden, all owners whose houses face 45th Street have fenced their entire tax lot, thereby eliminating the western portion of the center, interior garden and interior path. At the southernmost garden, the owners of 39-69 45th Street and 39-70 46th have fenced their yards, removing the northernmost section of the shared, interior garden court. Each individual row house has its own private front and rear yard, in addition to the shared central gardens.

The following addresses are located in Washington Court:

- 45-01 to 45-19 Skillman Avenue – see page 110.
- 45-04 to 45-18 39th Avenue – see page 102.
- 39-07 to 39-33 45th Street – see page 231.
- 39-35 to 39-59 45th Street – see page 235.
- 39-63 to 39-85 45th Street – see page 240.
- 39-89 45th Street – see page 110.
- 39-08 to 39-32 46th Street – see page 244.
- 39-36 to 39-60 46th Street – see page 248.
- 39-64 to 39-86 46th Street – see page 253.
- 39-90 and 39-94 46th Street – see page 110.

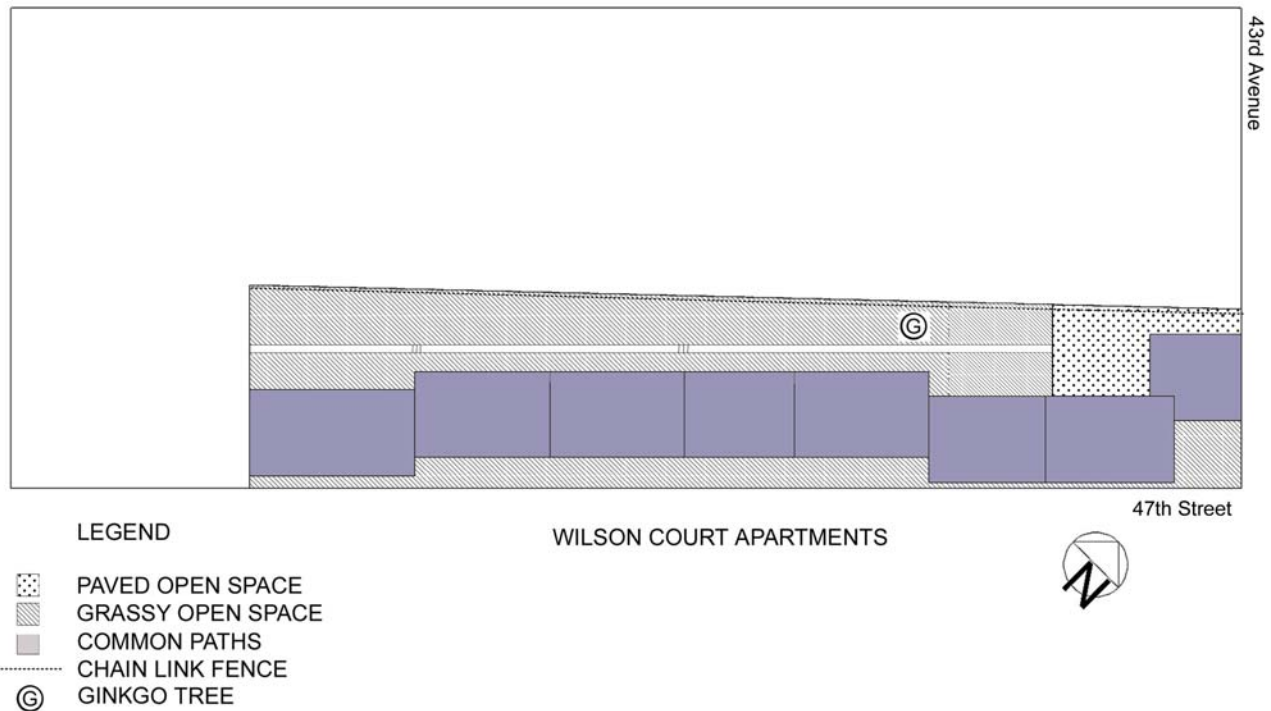


- LEGEND
- COMMON OPEN SPACE
 - PRIVATE OPEN SPACE
 - COMMON PATHS
 - CHAIN LINK (OR OTHER) FENCE
 - CHAIN LINK OR METAL GATE
 - HISTORIC CAST STONE BENCH
 - GINKGO TREE
 - LONDON PLANE TREE
 - MAPLE TREE
 - CHERRY TREE
 - UNIDENTIFIED SPECIES TREE

Wilson Court

Wilson Court consists of a series of eight apartment buildings, with seven facing 47th Street and one facing 43rd Avenue. While all are slightly varied, the buildings share common massing and decorative features. Each apartment building is generally five bays wide (except 43-16 and 43-38, which are six and seven bays wide, respectively) with a central tower that rises slightly above a flat roofline (except 43-22, which has an entirely flat roofline). All of the seven buildings that face 47th Street are attached, and 43-16 through 43-32 47th Street are slightly inset from the street, adding variety to the street wall. The buildings have facades of common bond brick with Art Deco brick decoration, such as slightly projecting diamond and zigzag shapes, corbels and dentils at the tops of main façades and roof parapets. Original windows were six-over-six wood double-hung sash; these windows still exist in the central towers of all of the Wilson Court buildings. The rest of the windows have been replaced with aluminum one-over-one sash windows. All original wood and glass doors have been replaced with steel and glass doors.

Because the buildings do not occupy the full block, there is no interior court garden at this complex. The buildings have small front lawns and a large, grassy rear yard that runs the length of the court behind the buildings. A concrete path runs from the northernmost end of the complex, immediately west of 46-16 43rd Avenue, and down—parallel to the buildings' rear façades—to the end of the court, and one large, historic Ginkgo tree remains in the yard (see below). A chain-link fence at the back of the rear yard separates Wilson Court from the non-CHC-developed apartment buildings that face 46th Street.



The following addresses are located in Wilson Court:

46-16 43rd Avenue – see page 314.

43-02 – 43-38 47th Street – see page 314.

BUILDING ENTRIES

Barnett Avenue between 44th Street and 45th Street – south side

44-12 and 44-14 Barnett Avenue

Borough of Queens Tax Map Block/Lot: 155/56, 60

Court Name: Lincoln
Date: 1926
Type: Row house



44-12 and 44-14 Barnett Avenue

General Description:

Front façades (south): Row of two, two-story, flat roof row houses, one type and its mirror image, R', R, which face the interior garden court. Decorative details include projecting bay windows, brick soldier coursing above the foundation and at second-floor window lintels, projecting header-course sills, geometric brickwork at the parapet, and wood pilasters at the entry portico. No. 44-14 features the original, six-over-six windows, projecting bays and standing seam metal porch roof. Basement entrances are located at the sides of the porches.

Rear façades (north): The six-bay rear facades of 44-12 and 44-14 Barnett Avenue face Barnett Avenue. The first floor features two, six-over-six, double-hung windows, one, smaller four-over-four, double-hung window and two, six-over-six, double-hung windows. The second floor has one, six-over-six, double-hung window, four, smaller four-over-four, double-hung windows and another, six-over-six, double-hung window. Three window openings have multi-light awning windows at basement. Decorative projecting brickwork with an arch about the window is found at the second and fifth bays of 44-14 and 44-12 Barnett Avenue, respectively. The large, grassy rear yards are surrounded by chain-link fences.

West façade (side of 44-12 Barnett Avenue): The three-bay side façade of 44-12 Barnett Avenue faces 44th Street. The center bay has a door at each story flanked by six-over-six or non-historic, one-over-one, double-hung windows. The historic, two-story, cast-iron porch remains at the center bay. The large, grassy side yard is surrounded by chain-link fence.

East façade (side of 44-14 Barnett Avenue): The three-bay side façade of 44-14 Barnett Avenue faces 45th Street. The center bay has a door at each story flanked by one-over-one (historically six-over-six) double-hung windows. The historic, two-story, cast-iron porch remains at the center bay. The large, grassy side yard is surrounded by chain-link fence set on a low, concrete curb.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
44-12 west side	Barnett Ave faces 44th Street	155	56		1/1 vinyl	historic doors w/ aluminum storm doors	brick & concrete w/ metal railing	chain-link fence w/ gate	historic cast-iron porch; light fixture at 1st floor porch roof; awning attached to decorative brickwork above porch at 2nd floor
44-12	Barnett Ave faces interior garden court	155	56	R'	1/1 vinyl	historic doors	brick w/ non-historic metal railing	chain-link fence; paved	enlarged window opening at basement w/ grille; awning and flood light above door; paired 1/1 windows replace western bay at 2nd floor; brackets missing under eastern bay; antenna & satellite at roof
44-12 rear	Barnett Ave	155	56		1/1 vinyl			chain-link fence w/ gate at driveway	areas of repointing; wires at façade; concrete driveway; antenna at roof
44-14 rear	Barnett Ave	155	60		1/1 vinyl w/ 6/6 snap-in muntins	non-historic paired sliding doors		chain-link fence w/ gate & concrete curb	façade has been repointed; sliding windows at basement; 1st bay has paired sliding doors in enlarged opening; wires at façade; concrete driveway; small paved patio near doors
44-14	Barnett Ave faces interior garden court	155	60	R	1/1 vinyl w/ 6/6 snap-in muntins	historic doors	tinted concrete	chain-link fence w/ concrete curb; paved	façade has been repointed; basement entry at west façade of porch; green metal awnings at all doors; projecting greenhouse window at porch; satellite dish at roof

44-14 east side	Barnett Ave faces 45th Street	155	60		1/1 vinyl w/ 6/6 snap-in muntins	historic doors w/ aluminum store doors	concrete w/ metal railing	chain-link fence w/ concrete curb; some stone pavers	open wood panels at porch; wires at façade
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Barnett Avenue between 48th Street and 50th Street – south side

48-02 and 49-02 Barnett Avenue

Borough of Queens Tax Map Block/Lot: 123/12, 58

Sunnyside Gardens Park – see description under 39th Avenue between 48th and 50th Streets

Barnett Avenue between 50th Street and 52nd Street – south side

50-02 to 51-20 Barnett Avenue

Borough of Queens, Tax Map Block/Lot: 117/1

Court Name: Phipps Garden Apartments II

Date: 1935

Type: Apartment houses

General Description:

The Phipps Garden Apartments II is a large complex of apartments that, together with Phipps Garden Apartments I, encompass an entire double-width block. Located at the northern end of the block, Phipps II was constructed four years after its southerly neighbor. Together, the buildings compose the largest apartment complex within the Sunnyside Gardens Historic District, dwarfing the other complexes in the vicinity while remaining consistent in style, materials and form. The plan of Phipps II is symmetrical on a north-south axis, with a relatively uniform streetwall (facing Barnett Avenue, 50th and 52nd Streets) and a complex southern façade with projecting, perpendicular wings. The area between Phipps II and the north façade of Phipps I is mostly enclosed (with service entrances at 50th and 52nd Streets) and provides space for an interior garden court. As such, the south-facing façades of Phipps II will be referred to as “interior courtyard-facing façades” and described accordingly. Within this interior garden court, the buildings are marked by double-letters of the alphabet, AA through NN, which are indicated above a door to each building. All window sashes and frames, doors and frames, fire escapes, balconies, iron balustrades, handrails, and courtyard benches have been painted dark green.

Typical alterations at both interior and exterior façades include replacement windows, doors and some repointing. Although the windows and doors are not historic, they have been appropriately replaced with aluminum windows that, according to the circa 1940 Department of Taxes photograph, have similar or identical pane configuration to the original wood windows.

Although similar in vegetation, the interior garden court of Phipps II is generally smaller than its counterpart at Phipps I, and is not entirely enclosed due to the driveway entrances at 50th and 52nd Streets. There is an asphalt-paved driveway that runs along the rear façade of Phipps I, creating a break between the two buildings. The interior garden court of Phipps II commences immediately north of this driveway, and is heavily vegetated with large trees and shrubs. A large lawn covers the central portion of the courtyard, and several broken bluestone paths lead throughout the area and to each of the buildings' entrances. Scattered throughout are wood benches and tall wood lamps.

Although the Phipps II complex is composed of some 13 apartment buildings, all of the buildings are attached and visually contiguous. Therefore, rather than being described individually, the streetwall façades will be described as one (for example, north façade, east façade, and so on). Interior courtyard-facing façades will be described separately, following the exterior façade captions.

Individual Descriptions – Exterior Façades:



West façade: Four stories high with basement; ten bays wide; perfectly symmetrical and rectangular façade; no entrances at this façade; fenestration consists of paired and single six-over-six aluminum double-hung windows in aluminum frames; basement windows are historic three-pane steel casement sash; header-bond sills at all windows; decorative brick consists of header-bond string courses below first-floor windows and corbels at the top of the parapet; historic light fixture at the southern corner of the building, at first-floor level. Alterations: Replacement windows and frames (except basement windows).



North façade: Four stories high with basement, with regularly spaced flat-roofed towers that rise slightly above the roofline. The windows in these towers are offset from the rest of the fenestration at this façade. This façade, which spans the entire width of the block facing Barnett Avenue, is 54 bays wide and almost completely symmetrical. The façade is broken up into three main portions by two recessed niches that are four bays wide, adding variety to the expansive streetwall. These niches are recessed about the width of one bay, with a single window on the side wall of each niche. The edges of the niches as they recess from the street are canted about the width of one bay (with a single window at each of these canted bays) softening the edges of this facade. The outermost bays of this façade are also recessed (the westernmost three bays and the easternmost four bays); these recessed walls are also the north-facing elevations of the perpendicular buildings facing both 50th and 52nd Street. There are no entrances at this façade.

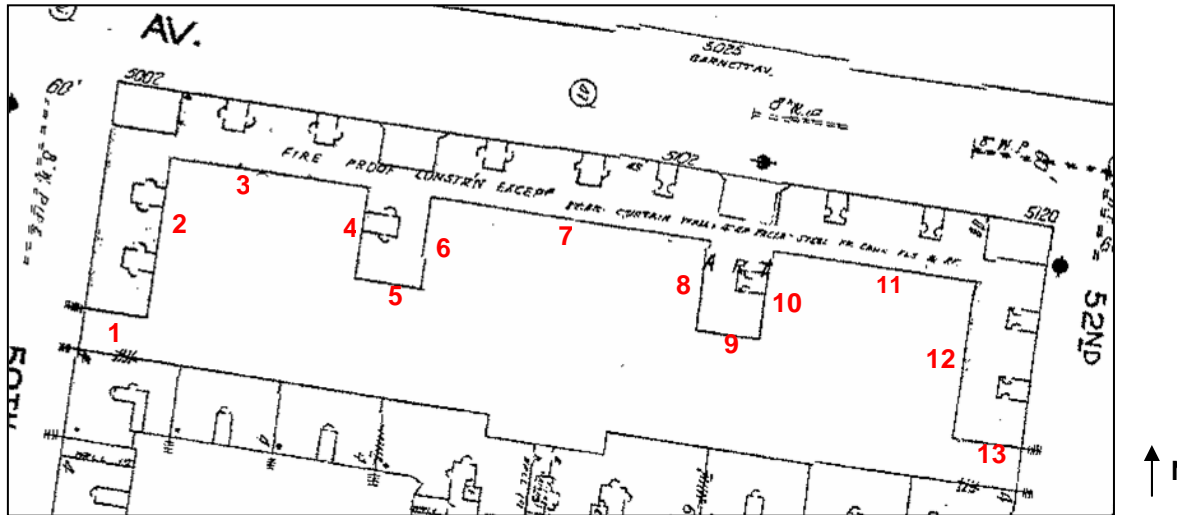
Fenestration consists of single and paired four-over-four, six-over-six and eight-over-eight aluminum double-hung windows in aluminum frames; basement windows are historic three-pane steel casement sash; header-bond sills at all windows; decorative brick consists of header-bond

string courses below first-floor windows, a wide band of canted brick that runs vertically up each of the towers, and corbels at the top of the parapet. Alterations: Replacement windows and frames; non-historic lights and conduits mounted to the façade, particularly within the niches; extensive repointing with a contrasting mortar in patches throughout this façade.



East façade: Four stories high with basement; ten bays wide; perfectly symmetrical and rectangular façade; no entrances at this façade; fenestration consists of paired and single four-over-four and six-over-six aluminum double-hung windows in aluminum frames; basement windows are historic three-pane steel casement sash; header-bond sills at all windows; decorative brick consists of header-bond string courses below first-floor windows and corbels at the top of the parapet; historic light fixture at the southern corner of the building, at first-floor level. Alterations: Replacement windows and frames (except basement windows); extensive repointing with a contrasting mortar.

Individual Descriptions – Interior Courtyard-facing Façades:



The interior façades of Phipps Gardens Apartments II generally face south, towards the interior garden court and the north-facing façade of Phipps I. These façades have generally the same characteristics as the street-facing façades, although with more ornament and visual variety. The plan of the complex is symmetrical on a north-south axis. Each building (AA through NN) is indicated by a historic light fixture that has the corresponding letters on it, mounted above that building’s entrance. Because the individual buildings that compose the Phipps II complex are

attached and have very little in the way of visual interruptions, they will not be described individually. Rather, each interior façade of the complex has been assigned a number (see above diagram) and will be described in that order.



1. Four stories high; three bays wide; no entrances at this façade; fenestration consists of six-over-six and eight-over-eight aluminum double-hung windows in aluminum frames; header-bond sills at all windows; decorative brick features include header-bond string courses beneath first-story windows and corbels at the parapet; metal coping at the top of the parapet; possibly historic iron gate attached to the western part of the façade (gate blocks entrance to driveway that runs between Phipps I and II); two historic light fixtures, one at either corner of the building at first story. Alterations: Replacement windows and frames; “No Parking” sign mounted to the façade, near the western corner at first story; some brick repair with repointing, particularly above third- and fourth-story windows.



2. Four stories high with basement; ten bays wide; two towers with flat stepped roofs that rise slightly above the roofline; fenestration in towers is offset from rest of fenestration; two primary entrances at this façade, one in each tower bay; primary entrances consist of metal-and-glass doors in metal frames; these entrances have slightly projecting brick surrounds and are topped by a historic light fixture that indicates the buildings’ letters (AA or BB); basement-level entrance located at the southernmost bay; this entrance consists of a metal door in a metal frame, and is fronted by a concrete ramp and a historic iron balustrade; fenestration consists of paired and single four-over-four, six-over-six and eight-over-eight aluminum double-hung windows in aluminum frames; basement windows are three-pane steel casement sash; header-bond sills at all windows; decorative brick features include header-bond string courses beneath first-story windows, a band of canted brick that runs vertically up the tower bays, soldier-bond string courses at the tops of the towers and corbels at the parapet; coping at the top of the parapet; historic light fixture at the southern corner of the building, at the first story. Alterations: Replacement windows and frames (except basement windows); replacement doors and frames; some brick repair with repointing, particularly above first-story windows.

3. Four stories high with basement; eight bays wide and completely symmetrical; two primary entrances at this façade; primary entrances consist of metal-and-glass doors in metal frames; these entrances have slightly-projecting brick surrounds and are topped by a historic light fixture that indicates the buildings' letters (CC or DD); entrances are fronted by concrete steps with brick risers; fenestration consists of paired and single four-over-four, six-over-six and eight-over-eight aluminum double-hung windows in aluminum frames; basement windows are historic three-pane steel casement sash; header-bond sills at all windows; decorative brick features include header-bond string courses beneath first-story windows and corbels at the parapet; coping at the top of the parapet. Alterations: Replacement windows and frames (except basement windows); replacement doors and frames; light fixture mounted to roof at about the center of the façade.



4. Four stories high with basement; six bays wide; tower with a flat stepped roof that rises slightly above the roofline; fenestration in tower is offset from rest of fenestration; one primary entrance at this façade, located in the tower bay; primary entrance consists of a metal-and-glass door in a metal frame; this entrance has a slightly projecting brick surround and is topped by a historic light fixture that indicates the building's letters (EE); fenestration consists of paired and single four-over-four, six-over-six and eight-over-eight aluminum double-hung windows in aluminum frames; basement windows are three-pane steel casement sash; header-bond sills at all windows; decorative brick features include header-bond string courses beneath first-story windows, a band of canted brick that runs vertically up the tower bay, soldier-bond string courses at the top of the tower and corbels at the parapet; coping at the top of the parapet; historic light fixture at the southern corner of the building, at the first story. Alterations: Replacement windows and frames (except basement windows); replacement door and frame; some brick repair with repointing, particularly above fourth-story

windows at the northern end of the façade.

5. Four stories high with basement; four bays wide; no entrances at this façade; fenestration consists of six-over-six aluminum double-hung windows in aluminum frames; basement windows are historic three-pane steel casement sash; header-bond sills at all windows; decorative brick features include header-bond string courses beneath first-story windows and corbels at the parapet; coping at the top of the parapet; two historic light fixtures, one at either corner of the building at the first story. Alterations: Replacement windows and frames (except basement windows); small sign mounted to the façade, near the eastern corner at first story; some brick repair with repointing, particularly above fourth-story windows.



6. Four stories high with basement; five bays wide; basement entrance located at the second bay from the south; this entrance consists of a single metal door with a metal frame and is fronted by a concrete ramp with a historic iron balustrade and handrail; fenestration consists of four-over-four and six-over-six aluminum double-hung windows in aluminum frames; basement windows are historic three-pane steel casement sash; header-bond sills at all windows; decorative brick features include header-bond string courses beneath first-story windows and corbels at the parapet; coping at the top of the parapet; historic light fixture located at the southern corner of the building, at the first story. Alterations: Replacement windows and frames (except basement windows); replacement door and frame; some brick repair with repointing, particularly above fourth-story windows.



7. Four stories high with basement; twelve bays wide; three primary entrances at this façade; primary entrances consist of metal-and-glass doors in metal frames; these entrances have slightly projecting brick surrounds and are topped by a historic light fixture that indicates the buildings' letters (FF, GG or HH); entrances are fronted by concrete steps with brick risers; fenestration consists of paired and single four-over-four, six-over-six and eight-over-eight aluminum double-hung windows in aluminum frames; basement windows are historic three-pane steel casement sash; header-bond sills at all windows; decorative brick features include header-bond string courses beneath first-story windows and corbels at the parapet; coping at the top of the parapet; three interior brick chimneys, located at generally the same position as the primary entrances. Alterations: Replacement windows and frames (except basement windows); replacement doors and

frames; light fixture mounted to roof at about the center of the façade.

8. Four stories high with basement; five bays wide; basement entrance located at this façade, which consists of a single metal door with a metal frame and is fronted by a concrete ramp with a historic iron balustrade and handrail; fenestration consists of four-over-four and six-over-six aluminum double-hung windows in aluminum frames; basement windows are historic three-pane steel casement sash; header-bond sills at all windows; decorative brick features include header-bond string courses beneath first-story windows and corbels at the parapet; coping at the top of the parapet; historic light fixture located at the southern corner of the building, at the first story. Alterations: Replacement windows and frames (except basement windows); replacement door and frame.





9. Four stories high with basement; four bays wide; no entrances at this façade; fenestration consists of six-over-six aluminum double-hung windows in aluminum frames; basement windows are historic three-pane steel casement sash; header-bond sills at all windows; decorative brick features include header-bond string courses beneath first-story windows and corbels at the parapet; coping at the top of the parapet; two historic light fixtures, one at either corner of the building at the first story. Alterations: Replacement windows and frames (except basement windows); small sign mounted to the façade, near the western corner at the first story; some brick repair with repointing, particularly above fourth-story windows.



10. Four stories high with basement; six bays wide; tower with a flat stepped roof that rises slightly above the roofline; fenestration in tower is offset from rest of fenestration; one primary entrance at this façade, located in the tower bay; primary entrance consists of a metal-and-glass door in a metal frame; this entrance has a slightly projecting brick surround and is topped by a historic light fixture that indicates the building's letters (JJ); fenestration consists of paired and single four-over-four, six-over-six and eight-over-eight aluminum double-hung windows in aluminum frames; basement windows are three-pane steel casement sash; header-bond sills at all windows; decorative brick features include header-bond string courses beneath first-story windows, a band of canted brick that runs vertically up the tower bay, soldier-bond string courses at the top of the tower and corbels at the parapet; coping at the top of the parapet; historic light fixture at the southern corner of the building, at the first story. Alterations: Replacement windows and frames (except basement windows); replacement door and frame.



11. Four stories high with basement; eight bays wide and completely symmetrical; two primary entrances at this façade; primary entrances consist of metal-and-glass doors in metal frames; these entrances have slightly projecting brick surrounds and are topped by a historic light fixture that indicates the buildings' letters (KK or LL); entrances are fronted by concrete steps with brick risers, and the eastern entrance has an iron handrail; fenestration consists of paired and single four-over-four, six-over-six and eight-over-eight aluminum double-hung windows in aluminum frames; basement windows are historic three-pane steel casement sash; header-bond sills at all windows; decorative brick features include header-bond string courses beneath first-story windows and corbels at the

parapet; coping at the top of the parapet. Alterations: Replacement windows and frames (except basement windows); replacement doors and frames; light-fixture mounted to roof at about the center of the façade; brick badly repaired and repointed, particularly above fourth-floor windows.



12. Four stories high with basement; ten bays wide; two towers with flat stepped roofs that rise slightly above the roofline; fenestration in towers is offset from rest of fenestration; two primary entrances at this façade, one in each tower bay; primary entrances consist of metal-and-glass doors in metal frames; these entrances have slightly projecting brick surrounds and are topped by a historic light fixture that indicates the buildings' letters (MM or NN); basement-level entrance located at the southernmost bay; this entrance consists of a metal door in a metal frame, and is fronted by a concrete ramp and a historic iron balustrade; fenestration consists of paired and single four-over-four, six-over-six and eight-over-eight aluminum double-hung windows in aluminum frames; basement windows are three-pane steel casement sash; header-bond sills at all windows; decorative brick features include header-bond string courses beneath first-story windows, a band of canted brick that runs vertically up the tower bays, soldier-bond string courses at the top of the towers and corbels at the parapet; coping at the top of the parapet; historic light fixture at the southern corner of the building, at the first story. Alterations: Replacement windows and frames (except basement windows); replacement doors and frames; some repointing with a contrasting mortar, particularly at the fourth story.

13. Four stories high; four bays wide; no entrances at this façade; fenestration consists of six-over-six aluminum double-hung windows in aluminum frames; header-bond sills at all windows; decorative brick features include header-bond string courses beneath first-story windows and corbels at the parapet; coping at the top of the parapet; possibly historic iron gate attached to the eastern part of the façade (gate blocks entrance to driveway that runs between Phipps I and II); two historic light fixtures, one at either corner of the building at first story. Alterations: Replacement windows and frames; some repointing with a contrasting mortar, particularly at the fourth story.



Skillman Avenue - between 43rd Street and 44th Street – north side

43-03, 43-05, 43-09, 43-11, 43-15, 43-17 Skillman Avenue

Borough of Queens Tax Map Block/Lot: 182/7, 6, 5, 4, 3, 1

Court Name: Madison South
Date: 1927
Type: Row house



43-03 Skillman Ave 43-05 Skillman Ave 43-09 Skillman Ave 43-11 Skillman Ave 43-15 Skillman Ave 43-17 Skillman Ave

General Description:

Front facades (south): Row of six, two-story-plus-attic, slate shingled, side gable roof row houses, one type and its mirror image - G', G, G', G, G', G. Basement entries are located under the concrete stoops at 43-09 and 43-11 Skillman Avenue, and brick chimneys with clay pot flues cap the roof peaks at the row ends and after every two buildings. Decorative details include brick soldier coursing above the foundation, projecting header-course window sills, randomly placed clinker bricks, projecting window bays and white painted, elliptical fan panels above paired entry doors, surrounded by arched header-course lintels with paired soldier-brick keystones. The typical front yards feature two grass areas, surrounded by low concrete curbs, flanking a path of red/bluestone set in concrete.

Rear facades (north): The rear facades are minimally visible from 43rd and 44th Streets. The three-bay facades feature doors in the last or first bays (alternating), at the first and second floors, which provide access to the two-story, paired open porches. Many of the porches have been enclosed with different fenestration patterns for each building. Six-over-six, double-hung wood windows occupy the openings at both floors with smaller, four-over-four, double-hung wood windows adjacent to the doors. The basement is concrete. Short rear yards are terminated by the concrete through-block path that accesses the interior garden court.

West (side) façade: The three-bay side façade of 43-03 Skillman Avenue that faces 43rd Street features one-over-one, double-hung windows (historically six-over six and two-over-two) at the first and second floors. The center window is smaller on both floors and a white-painted wood

vent is located in the peak of the gable roof. A chimney extends from the roof just north of the gable peak. The large, grassy side yard is surrounded by chain-link fence set on a low, concrete curb.

East (side) façade: The three-bay side façade of 43-17 Skillman Avenue faces 44th Street and features one-over-one, double-hung windows that replace the historic six-over-six windows at the first and second floors. The smaller center windows retain the historic two-over-two configuration on both floors, although the size of the lower opening has been reduced. There are paired, multi-pane metal casement windows in the gable. The side yard, which features a brick and concrete patio, is surrounded by a metal fence and brick cheek walls.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
43-03 side	Skillman Ave faces 43rd Street	182	7		1/1 aluminum			driveway; chain-link fence & concrete curb w/ gate at driveway	non-historic flood light and antenna; non-historic window grilles at first floor; grass and paved driveway; various pavers in yard
43-03	Skillman Avenue	182	7	G'	1/1 aluminum	non-historic door w/ metal storm door	concrete	chain-link fence w/ metal gate on concrete curb	window grilles at 1st floor; light fixture and mailbox near door; green metal awning above entry; REAR – façade has been pointed; brick infill at 1 st floor porch; metal rail at 2 nd floor; window grilles at 1 st floor; chain-link fence & low concrete curb
43-05	Skillman Avenue	182	6	G	1/1 aluminum	non-historic door with aluminum storm door	concrete w/ historic metal railing	brick cheek wall & piers w/ iron fence & gate, areaway paved w/ red/ bluestone set in concrete; light well w/ hatch at basement window	1st floor fenestration altered - Chicago style window replaces projecting bay & 6/6 window is eliminated; utility meters at basement; light near door; thru-wall ac btwn door & tripartite window; green metal awning above entry; wires at facade; satellite dish & antenna at roof; REAR – façade has been pointed; brick infill & steps at 1 st floor porch; metal rail at 2 nd floor; window grilles at basement & 1 st floor; chain-link fence & low concrete curb
43-09	Skillman Ave	182	5	G'	1/1 vinyl	non-historic door with metal and glass storm door	concrete w/ historic metal railing	brick cheek wall and piers w/ chain-link fence & gate; low concrete curb flanks historic path	railing at basement entry; 1st floor fenestration altered - tripartite window replaces projecting bay & 1/1 is eliminated; thru-wall ac unit under tripartite; green metal awning above entry; planter boxes at 2nd floor windows; wires at façade; REAR – brick infill at 1 st floor porch; metal rail at 2 nd floor; porch foundation is parged; chain-link fence & cast-stone curb; pavers in yd

43-11	Skillman Ave	182	4	G	1/1 aluminum	non-historic door with aluminum storm door	concrete w/ historic metal railing	brick cheek wall & piers w/ chain-link fence and gate; low curb and pavers in areaway	railing & gate at basement entry; 1st floor fenestration altered - 1/1 flanking picture window in non-historic projecting bay (replaces flat tripartite) & single 6/6 window changed to door w/ metal awning flanked by new openings w/ small 1/1 windows; intercom near door; green metal awning above entry; projecting thru-wall ac unit below bay & 2nd floor window; wires at facade; antenna at roof; REAR – brick infill at 1 st floor porch; metal rail at 2 nd floor; main & porch foundations are parged; altered door opening & thru-wall ac at 2 nd floor; chain-link fence & cast-stone curb; pavers in yard
43-15	Skillman Ave	182	3	G'	1/1 aluminum; snap-in muntins at 1st floor	non-historic door with aluminum storm door	concrete w/ metal railing	cast concrete and stone pavers, curb	bay is alum-clad, painted black; projecting thru-wall ac unit btwn 1st floor windows; mailbox near; green metal awning above door; ice guards at roof; wires at façade; antenna at roof; REAR – basement entry under porch; vinyl siding at 1 st floor porch; metal rail at 2 nd floor; pointing near 2 nd fl door; low concrete curb at yard
43-17	Skillman Ave	182	1	G	6/6 wood w/ storms at 1st floor; 1/1 vinyl at 2nd floor	non-historic door w/ metal storm door	concrete w/ metal railing	chain-link fence set behind brick cheek wall and piers	green metal awnings above door; window grilles & 1/1 at 1st floor & basement windows; wires & utility meter at façade; REAR – brick infill & metal awing at 1 st floor porch; window grilles at 1 st floor; metal rail w/ brick piers & enlarged door w/ grille at 2 nd floor; brick cheek walls & piers w/ wood picket fence
43-17 side	Skillman Ave faces 44th St.	182	1		2/2 wood w/ storms; 1/1 vinyl in center bays; metal casements in attic	historic wood door w/ metal storm door	brick and concrete stoop w/ metal railing	chain-link fence set behind brick cheek wall & piers w/ metal gate; red /bluestone set in concrete path	Historic alteration - northernmost bay on the 1st floor enlarged w/ wood & multi-light glass door; green metal awning & flanking lights added at door; window grilles at 1st floor; paired multi-pane, steel casement windows in gable; antenna at roof; brick & concrete patio w/ metal railing, 5ft brick wall and wood picket fence & gate w/ brick piers at side yard near through-block path

Skillman Avenue between 44th Street and 45th Street – north side

44-01, 44-05, 44-09, 44-11, 44-15, 44-19 Skillman Avenue, 39-83 – 39-87 44th Street, 39-90 – 39-94 45th Street

Borough of Queens Tax Map Block/Lot: 155/10, 8, 7, 5, 3, 1

Court Name: Lincoln
Date: 1926
Type: Row house



44-01 Skillman Ave (side) 44-05 Skillman Ave 44-09 Skillman Ave 44-11 Skillman Ave 44-15 Skillman Ave 44-19 Skillman Ave (side)

General Descriptions:

Front façades (south, west façade of 39-83 44th Street, east façade of 39-90 45th Street): Row of six, two-story flat roof, or two-story-plus-attic gable roof row houses divided into three different types and their mirror images, R, T', G', G, T, R'. The flat roof, end buildings are recessed from the Skillman Avenue streetwall and set perpendicular to the row, facing 44th and 45th Streets. The center two, gable roof buildings are in line with the projecting first story portion of the flanking, flat roof buildings. The flat roof buildings feature decorative, geometric soldier, stretcher, header and projecting, stepped brickwork at the parapet level. Other decorative details include projecting bay windows, brick soldier courses above the foundation and above and below the second-floor windows, projecting header sills, projecting geometric brick patterning, and randomly placed and patterned clinker bricks. The historic door and windows remain on 44-09 and 44-11 Skillman Avenue. All buildings have basement entries except for 44-19 Skillman Avenue. The grassy front yard is continuous, divided only by the concrete paths to the entries.

Rear façades (north): The rear facades are partially visible from 44th and 45th Streets. The north-facing rear facades of 44-05, 44-09, 44-11 and 44-15 Skillman Avenue feature four bays with paired, two-story porches. The second floors feature a combination of six-over-six and four-over-four, double-hung windows, and doors to the open porch terrace. The fenestration pattern is reversed at alternating buildings. Most of the first-floor porches are enclosed with wood or metal railings at the open second-floor terraces.

Rear façades (east façade of 44-01 Skillman Avenue, west façade of 44-19 Skillman Avenue): The east- and west-facing five-bay rear facades of 44-01 Skillman Avenue (aka 39-83 44th Street) and 44-19 Skillman Avenue (aka 39-90 & 39-94 45th Street) are partially visible from 45th and 44th Streets, respectively, and feature four, four-over-four, double-hung windows and one, six-over-six, double-hung window.

North façade (sides of 44-01 and 44-19 Skillman Avenue): The two-bay side façades of 44-01 and 44-19 Skillman Avenue face the through-block path. One-over-one double-hung windows replace the historic six-over-six windows in all openings. A small, grassy side yard separates the buildings from the through-block path.

South façade (sides of 44-01 and 44-19 Skillman Avenue): The three-bay side façades of 44-01 and 44-19 Skillman Avenue face Skillman Avenue. Six-over-six, double-hung windows occupy the first and third bays at both floors. The center bay has a door on both stories with a historic, two-story, cast-iron porch. The large, grassy side yard is surrounded by low, concrete curb.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
44-01 aka 39-83 north side	Skillman Ave - 44th Street faces thru- block path	155	10		1/1 vinyl	non-historic door w/ storm at basement		chain-link fence & gate; yard is paved w/ concrete	window grilles, light and pipe rail at basement entry; window grille at first floor; 4ft brick wall at side yard
44-01 aka 39-83	Skillman Ave - 44th St faces 44th Street	155	10	R	1/1 aluminum	non-historic doors w/ metal & glass storm doors	concrete w/ metal railing	chain-link fence set behind brick curb and piers; metal gate; much of areaway is paved w/ concrete & brick planting beds	façade cleaned & pointed; altered openings, light, conduit and metal railing w/ gate at basement; altered openings at entry porch - paired sliding windows; pilasters replaced with aluminum cladding; red metal awnings and dryer vent above both entries; bays are replaced with paired, double-hung windows; wires at façade; satellite at roof; REAR - all second floor openings altered
44-01 south side	Skillman Ave faces Skillman Ave	155	10		1/1 aluminum/ vinyl	non-historic doors with aluminum storm doors		chain-link fence set behind brick curb w/ piers and metal gate	1st story of historic porch is enclosed with brick and paired sliding windows; red metal awning above side entry; metal grille at first story window; address numbers attached to façade; light fixture near second story door; wires at façade

44-05	Skillman Avenue	155	8	T'	1/1 vinyl w/ snap-in muntins	historic door; non-historic basement door w/ storm door	brick & red/ bluestone in concrete w/ metal railing	concrete curb w/ chain-link gate	jalousie window, closed window well, and metal railing at basement; light fixture and green metal awning above door; second floor bay is replaced w/ flat tripartite w/ semi-circular panel; wires at façade; 1/1 vinyl windows at west-facing façade return
44-09	Skillman Avenue	155	7	G'	historic 6/6 wood w/ storms	historic door with aluminum storm door	concrete with historic metal railing	concrete curb	sliding windows in enlarged opening, light and conduit at basement; light fixture near door; bay is painted black w/ 1/1 flanking windows; wires at façade; 1/1 window and 2 vents in gable peak of west side facade
44-11	Skillman Avenue	155	5	G	historic 6/6 wood w/ storms	historic door with aluminum storm door at 1st floor & basement	concrete with historic metal railing	concrete/brick or no curb	largely intact; 1/1 window in enlarged opening at basement; light fixture near door; bay is painted black; wires at façade; antenna at chimney; vent in gable peak of east side facade
44-15	Skillman Avenue	155	3	T	1/1 aluminum	non-historic wood door w/ storm door	brick stoop	chain-link fence with gate	replacement window at basement; pipe railing at stairs to basement entry; address plaque & green metal awning at door; bay is painted black; 2 antennas at roof; 1/1 aluminum windows at east-facing façade return
44-19 south side	Skillman Avenue	155	1		1/1 aluminum	non-historic doors at both floors	brick and concrete patio	iron railing set on concrete curb; pavers in yard	historic cast-iron porch; window grilles at first floor; light near door; wires at façade
44-19 aka 39-90 39-94	Skillman Ave - 45th Street faces 45th St	155	1	R'	1/1 aluminum; historic 2/2 w/ storms in bay	non-historic door with aluminum storm door	brick w/ cast-stone treads	iron railing set on concrete curb; pavers in areaway	facade has been pointed; projecting window box at enclosed porch; red metal awnings above entries; projecting thru-wall ac unit, mailbox & window grilles at 1st floor; bays are painted black; wires at façade
44-19 aka 39-90 39-94 north side	Skillman Ave - 45th Street faces thru-block path	155	1	R'	1/1 aluminum/ vinyl			stucco wall w/ brick piers & metal gate or chain-link/wood picket fence	façade is stuccoed/coated; window grilles at 1st floor; stucco wall w/ brick piers & metal gate or chain-link/wood picket fence; yard is paved

Skillman Avenue between 45th Street and 46th Street – north side

45-01, 45-05, 45-07, 45-09, 45-11, 45-13, 45-15, 45-19 Skillman Avenue, 39-89 – 39-93 45th Street, 39-90 – 39-94 46th Street

Borough of Queens Tax Map Block/Lot: 154/8, 7, 6, 5, 4, 3, 2, 1

Court Name: Washington
Date: 1926
Type: Row house



45-01 Skillman Ave (side) 45-05 Skillman Ave 45-07 Skillman Ave 45-09 Skillman Ave 45-11 Skillman Ave 45-13 Skillman Ave 45-15 Skillman Avenue 45-19 Skillman Ave (side)

General Descriptions:

Front façades (south, west façade of 39-83 44th Street, east façade of 39-90 45th Street): Row of eight, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, R, G', G A', A, G', G, R'. The flat roof end buildings are recessed from the streetwall and set perpendicular to the row, facing 45th (45-01 Skillman Avenue) and 46th Streets (45-19 Skillman Avenue). The center buildings have slate shingled, eaves front, pitched roofs with hipped gables at 45-05 and 45-15 Skillman Avenue. Decorative details include projecting window bays, brick soldier coursing above the foundation, projecting header sills, projecting header string courses continuing the sills and above the windows at the second floor, flat and projecting brickwork and brick pilasters, elliptical wood panels above the paired entries, and cast-stone finials on top of the parapet at the end building corners. Historic windows remain at the first floor of 39-39 46th Street and the historic cast-iron porch remains at the side facade of 39-59 46th Street. There are under stoop or under porch basement entries at all buildings.

Rear façades (north, east façade of 45-01 Skillman Avenue, west façade of 45-19 Skillman Avenue): The rear facades are minimally visible from 45th and 46th Streets. The four-bay rear facades of 45-01 and 45-19 Skillman Avenue have six-over-six, double-hung windows in three bays at the second floor with smaller, four-over-four, double-hung windows in the third and second bays, respectively. The first floors are not visible and changes are described below. The two- or three-bay facades of the center buildings are the mirror images of the adjacent building, like the front facades. The rear facades of 45-05, 45-07, 45-13 and 45-15 39th Avenue are three bays wide with six-over-six double-hung windows in the first two bays and a door in the last bay at both floors. The buildings at 45-07 and 45-13 Skillman Avenue have smaller, four-over-four sash in the center bays. All of the historically open, two-story porches, located in the bay with the doors, have been enclosed. The two-bay facades of 45-09

and 45-11 Skillman Avenue historically featured six-over-six, double-hung windows in both openings at the first floor and one, six-over-six, double-hung window and one smaller, four-over-four, double-hung window at the second floor. Although there are no porches at these buildings, one opening at each ground floor has been enlarged to accommodate doors.

North façade (sides of 45-01 and 45-19 Skillman Avenue): The two-bay side façades of 44-01 and 44-19 Skillman Avenue face the through-block path. One-over-one, double-hung windows replace the historic six-over-six windows in all openings. Three-pane awning windows at the basement level align with the windows above. A brick chimney extends above the parapet at the center of each facade. The buildings are separated from the through-block path by a small side yard.

South façade (sides of 45-01 and 45-19 Skillman Avenue): The four-bay side façades of 44-01 and 44-19 Skillman Avenue face Skillman Avenue and have historic, two-story, cast-iron porches with doors in the second and third bays, respectively. One-over-one, double-hung windows replace historic six-over-six windows in all other openings. The large, grassy side yards are surrounded by low, concrete curbs.

West façade (side of 45-05 Skillman Avenue): The one-bay façade return of 45-05 Skillman Avenue faces 45th Street. One-over-one, double-hung windows replace historic six-over-six sash at both floors. A brick chimney extends from lowest, western portion of the roof, just north of the window.

East façade (side of 45-15 Skillman Avenue): The one-bay façade return of 45-15 Skillman Avenue faces 46th Street. One-over-one, double-hung windows replace historic six-over-six sash at both floors, with an additional window opening at the basement level. A brick chimney extends from the lowest, eastern portion of the roof, just north of the window.

Individual Building Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
45-01 aka 39-89 north side	Skillman Ave - 45th Street; faces thru- block path	154	8		1/1 vinyl			historic brick wall at side; chain-link fence at path	light at 1st floor; projecting thru-wall ac unit at 2nd floor; portion of façade is tarred near gutter; covered vent added at chimney
45-01 aka 39-89 39-93	Skillman Ave - 45th Street; faces 45 th St	154	8	R	1/1 vinyl	historic doors w/ grille storm doors	brick w/ metal railing	chain-link fence w/ gate & low concrete curb	façade has been cleaned & spot repointed; metal rail & gate at basement stairs; light near door; flanking windows in aluminum clad bays are single pane; projecting thru-wall ac unit at 2nd floor; historic, cast-stone finials at corners; REAR - windows altered at 2nd floor, 2nd bay reduced w/ brick infill; portion of parapet is tarred; satellite dish at roof

45-01 south side	Skillman Ave faces Skillman Avenue	154	8		1/1 vinyl	historic & non-historic doors w/ storm doors	brick & concrete porch	wood picket fence on low concrete curb	historic 2-story porch; projecting thru-wall ac unit at 1st floor; mailbox at façade; metal rail at 2nd floor terrace; wires at façade
45-05 west side	Skillman Ave faces 45th St	154	7		1/1 vinyl w/ snap- ins				projecting thru-wall ac unit at 1st floor; wires at façade; 2 antennas at chimney
45-05	Skillman Ave	154	7	G'	1/1 vinyl w/ snap- ins	non-historic door	brick w/ cast-stone treads & metal railing	high metal rail & gate w/ brick piers & cheek wall around planting beds	mailbox & light at basement steps; 3 projecting casement windows w/ snap-ins under a white- painted roof at bay; asphalt shingled shed roof above entry; some addt pavers in areaway; REAR - brick porch infill at 1st floor
45-07	Skillman Ave	154	6	G	1/1 vinyl	non-historic door	brick w/ cast-stone treads & brick sidewall	high metal rail & gate w/ brick piers & cheek wall w/ cast- stone coping; planting beds	brick cheek wall at basement steps; bay is replaced w/ paired 1/1 windows; single opening at 1st floor is enlarged to accommodate paired 1/1 windows; asphalt shingled shed roof above entry; light & vent at door; tile pavers in yard; REAR - brick porch infill at 1st floor
45-09	Skillman Ave	154	5	A'	1/1 vinyl	non-historic door w/ metal storm door	brick w/ metal railing	high metal rail & gate w/ brick piers on brick cheek wall around planting bed	single pane window w/ grille at basement; non- historic brick porch infill w/ sliding windows at front and entry at side; window grilles at 1st & 2nd floor; red awning at 2nd floor; conduit and light fixtures at façade; flagpole in areaway; REAR - no porch; window grilles at facade; door & red metal awning at 1st floor; 2 satellites & aluminum clad smaller dormer w/ 1/1 at roof
45-11	Skillman Ave	154	4	A	1/1 aluminum	non-historic w/ metal & glass storm door	brick w/ metal railing	low concrete curb	jalousie window at basement; non-historic brick porch infill w/ aluminum soffit/parapet - single- pane windows at front & entry at side; red metal awning above door; projecting thru-wall ac units at 1st & 2nd floor; REAR - facade has been pointed; no porch; window grilles at facade; door, light & red metal awning at 1st floor; projecting thru-wall ac unit at 2nd floor; 2 antennas & satellite at roof
45-13	Skillman Ave	154	3	G'	1/1 aluminum	non-historic door w/ metal storm door	brick/ concrete w/ metal railing	low concrete curb w/ metal gate	jalousie window at basement; historic door surround; bay is replaced w/ paired 1/1 windows; wires at façade; REAR - brick porch infill at 1st floor w/ brick parapet/wall at 2nd floor

45-15	Skillman Ave	154	2	G	1/1 aluminum	non-historic door w/ storm door	brick/conc rete w/ metal railing	low concrete curb w/ chain- link gate	low brick wall, spigot & jalousie window w/ grille at basement; historic door surround; bay is painted white; wires at façade; REAR - brick porch infill at 1st floor w/ brick parapet/wall at 2nd floor
45-15 east side	Skillman Ave faces 46th St	154	2		1/1 aluminum				metal grille at basement window; antenna at roof; REAR - wood picket fence at rear yard
45-19 south side	Skillman Ave	154	1		1/1 aluminum	non-historic doors	brick w/ metal railing	chain-link fence & low concrete curb	façade has been repointed; non-historic wood & vinyl siding at porch - 4 1/1 windows at front façade, entry at side; metal railing & awning at 2nd floor terrace; antenna at roof
45-19 aka 39-90 39-94	Skillman Ave - 46th Street 46th Street	154	1	R'	1/1 aluminum	non-historic doors	brick or concrete w/ metal railing	chain-link fence w/ gate; areaway is paved w/ concrete & pavers	facade has been repointed; 2 doors, light, spigot, sliding windows & metal rail on perforated concrete block at basement; awning above side porch entry & at north end of façade; light & mailbox at door; bays are alum clad w/ shiny copper roofs; wires at façade; historic, cast-stone finials at corners
45-19 north side	Skillman Ave; faces thru- block path	154	1		1/1 aluminum			chain-link fence	facade has been pointed; sliders at basement; light, conduit and wires at façade

Skillman Avenue between 46th Street and 47th Street – north side

46-01, 46-03, 46-05, 46-07, 46-09, 46-11, 46-15, 46-17, 46-21, 46-23, 46-25, 46-27, 46-29, 46-31 Skillman Avenue

Borough of Queens, Tax Map Block/Lot: 149/1

Court Name: Hamilton Court Apartments
Date: 1927
Type: Apartment houses and stores

General Court Description:

The Hamilton Court Apartments comprise a complex of apartment houses and stores, which together form a U-shaped footprint. The complex has facades facing 46th Street, 47th Street and Skillman Avenue. Those buildings facing Skillman Avenue have storefronts at the first floor. All of the buildings in the complex are attached and the U-shaped plan provides for a private interior courtyard. Nearly all of the buildings are four stories high, with the exception of the two buildings at the northern end of the complex, which are three stories high. The buildings have common-bond brick facades that are minimally adorned; those facades that face Skillman Avenue are more ornate than their 46th and 47th Street counterparts.



46-01 Skillman Ave

46-11 Skillman Ave

46-15 Skillman Ave

46-17 Skillman Ave

46-21 Skillman Ave

46-23 Skillman Ave

46-27 Skillman Ave

46-31 Skillman Ave

46-01 to 46-31 Skillman Avenue

The buildings facing Skillman Avenue share a contiguous roofline and, aside from individual storefronts, have no visual interruptions. The façade will be described in one entry, with the storefronts described individually.

General Façade Description:

Four stories high; twenty-four bays wide; symmetrical façade; decorative Moorish brick parapet at central twelve bays; first floor storefronts (described individually below); central entrance at first floor that provides access through the building and into the interior courtyard; this entrance is open and has a decorative brick surround and a lintel covered with a non-historic green fabric awning; many windows replaced with aluminum one-over-one sashes; historic windows that remain have eight-over-eight and four-over-four wood sashes in wood frames; all windows have brick header sills; slightly projecting stringcourse with brick corbels between the first and second floors; decorative soldier-bond string course above the fourth-floor windows; decorative Moorish pierced brick parapet at central twelve bays, with recessed and projecting brick in a repetitive zigzag pattern; projecting brick in a diamond-shaped pattern at the top of the façade at westernmost and easternmost six bays. Alterations: Some replacement windows; non-historic awning above courtyard entrance with non-historic lamp and conduit; storefront modifications (described below).

Individual Storefront Descriptions:



46--01 Skillman Avenue: Non-historic doors and windows; main entrance consists of a wood-and-glass door with wood casement sidelight; fenestration consists of large fixed windows in wood frames; large fabric and aluminum awning spans façade; wood display cases (on casters, not attached to the building) front the facade.



46-11 Skillman Avenue: Non-historic doors and windows; main entrance consists of a recessed wood-and-glass door; fenestration consists of large fixed windows in metal frames; non-historic tile cladding beneath windows; fabric and aluminum awning spans façade; steel security roll-up gate mounted to façade beneath awning.



46-15 Skillman Avenue: Non-historic doors and windows; main entrance consists of a recessed wood-and-glass door; fenestration consists of large fixed windows in metal frames; historic tile cladding beneath windows; fabric and aluminum awning spans façade; steel security roll-up gate mounted to façade beneath awning.



46-17 Skillman Avenue: Non-historic doors and windows; main entrance consists of a recessed metal-and-glass door; fenestration consists of large fixed windows in metal frames; historic tile cladding beneath windows; fabric and aluminum awning spans façade; steel security roll-up gate mounted to façade beneath awning.



46-21 Skillman Avenue: Non-historic doors and windows; main entrance consists of a recessed wood-and-glass door; fenestration consists of large fixed windows in metal frames; historic tile cladding beneath windows; fabric and aluminum awning spans façade; steel security roll-up gate mounted to façade beneath awning.



46-23 & 46-27 Skillman Avenue: Non-historic doors and windows; two entrances, both consisting of recessed metal-and-glass doors; fenestration consists of large fixed windows in metal frames; historic tile cladding beneath windows, which has been patched and painted at the 46-23 façade; brick cladding between windows has been painted dark brown; fabric and aluminum awning spans façade; non-historic fluorescent tube lighting above entrance, beneath awning; steel security roll-up gate mounted to façade beneath awning.



46-31 Skillman Avenue: Non-historic doors and windows; main entrance consists of a recessed metal-and glass door with transom; fenestration consists of large fixed windows in metal frames; brick cladding at façade has been painted dark brown; fabric and aluminum awning spans façade; non-historic fluorescent tube lighting above entrance, beneath awning; steel security roll-up gate mounted to façade beneath awning.

Hamilton Court Apartments, West Façade



39-77 to 39-89 46th Street

The 46th Street-facing façade is broken up into two parts: the fourteen-bay-wide façade of the western arm of the U-shaped complex, and the smaller three-bay wide façade of the building that runs perpendicular and easterly into the block, nearly enclosing the central court. The two buildings abut one another; the latter building is slightly inset from the street. Fourteen-Bay Façade: Four stories high with basement; two entrances—one at the third bay and the other at the twelfth bay (counting from north to south); both entrances with non-historic metal-and-glass doors and simple brick surrounds and lintels, which have been painted white; fabric awnings mounted above both entrances; original windows are multi-paned (eight-over-eight, six-over-six and four-over-four) double-hung wood sashes; replacement windows are one-over-one aluminum sashes; all windows with brick header sills; brick at the basement level (about the first six feet from the ground) painted dark brown;

decorative brick in a repetitive diamond-shaped pattern at the top of the facade; exterior chimney at northernmost part of façade, where it abuts the perpendicular building; iron fire escapes straddling sixth- and seventh-bay windows and eleventh- and twelfth-bay windows (counting from north to south). Alterations: Some replacement windows; replacement doors; iron grilles in some windows; through-wall a/c unit at the southernmost bay; painted brick; non-historic iron fence fronts building. Northernmost Three-Bay Façade: Three stories high with basement; all windows replacement aluminum one-over-one sashes; southernmost basement windows with a fixed vent and window fan; all windows with brick header sills; brick at the basement level (about the first six feet from the ground) painted dark brown; iron fire escape straddling second- and third-bay windows (counting from north to south). Alterations: Replacement windows; conduits mounted to façade at first story; painted brick.

Hamilton Court Apartments, East Façade



39-80 to 39-94 47th Street

The 47th Street-facing façade is broken up into two parts: the fourteen-bay-wide façade of the eastern arm of the U-shaped complex, and the smaller three-bay-wide façade of the building that runs perpendicular and westerly into the block, nearly enclosing the central court. The two buildings abut one another; the latter building is slightly inset from the street. Fourteen-Bay Façade: Four stories high with basement; two entrances—one at the third bay and the other at the twelfth bay (counting from south to north); both entrances with non-historic metal-and-glass doors and simple brick surrounds—which have been painted white—and lintels; fabric awnings mounted above both entrances; original windows are multi-paned (eight-over-eight, six-over-six, four-over-four and two-over-two) double-hung wood sashes; replacement windows are one-over-one aluminum sashes; historic basement windows at two northernmost bays are multi-paned steel casement; all windows

have brick header sills; brick at the basement level (about the first six feet from the ground) painted dark brown; simple parapet with decorative brick in a repetitive diamond-shaped pattern; iron fire escapes straddling third- and fourth-bay windows and eighth- and ninth-bay windows (counting from south to north). Alterations: Some replacement windows; replacement doors; iron grilles in some windows; through-wall a/c unit at the southernmost bay; painted brick; non-historic iron fence fronts building. Northernmost Three-Bay Façade: Three stories high with basement; all windows replacement aluminum one-over-one sashes, except basement windows, which are historic three-pane steel casement; all windows with brick header sills; brick at lower portion of the first floor painted dark brown; iron fire escape at southernmost bay. Alterations: Replacement windows, painted brick.

Skillman Avenue between 46th Street and 47th Streets – south side

Side façade of 41-02 47th Street – see description under 41-02 47th Street

Skillman Avenue between 47th Street and 48th Street – south side

47-02, 47-06, 47-08, 47-10, 47-12, 47-16, 47-18 Skillman Avenue

41-05 47th Street and 41-06 48th Street

Borough of Queens Tax Map Block/Lot: 136/27, 28, 29, 30, 31, 32, 33, 26, 35

Court Name: Colonial
Date: 1924
Type: Row house



47-18 Skillman Ave

47-16 Skillman Ave

47-12 Skillman Ave

47-10 Skillman Ave

47-08 Skillman Ave

47-06 Skillman Ave

47-02 Skillman Ave

General Description:

Front façades (north, south façades of 41-05 47th Street and 41-06 48th Street): Row of nine, two-story, flat roof row houses divided into three different types, D, D, F', F, O, F', F, D', D'. The end buildings, facing Skillman Avenue, have pedimented parapet walls, while the flanking buildings are situated to face the interior garden court. The center five buildings facing Skillman Avenue are recessed from the streetwall. Decorative details include brick soldier coursing above the foundation and above the second-floor windows, cast-stone coping at the parapets, projecting header sills, and paneled wood door surrounds and bracketed hoods at the entries. All center buildings, 47-06 to 47-16 Skillman Avenue, have basement entries at the front facades. The front yards are surrounded by individual fences.

Rear façades (south): The three-bay rear facades of 47-06 to 47-16 Skillman Avenue are partially visible from 47th and 48th Streets and feature two, six-over-six, double-hung wood windows and a multi-light wood and glass door paired with a smaller, six-over-six, double-hung wood window at the first floor. Like the front facades, each building is the mirror image of the adjacent building with the doors alternating in the last or first bays. There are three, six-over-six, double-hung wood windows at the second floor. The center bays historically featured smaller, six-over-six,

double-hung wood windows at both floors. Generally, where the front windows have been replaced, they have also been replaced at the rear. The rear facades of 41-05 47th Street, 41-06 48th Street, 47-02 Skillman Avenue and 47-18 Skillman Avenue are described below.

Rear façades (north façades of 41-05 47th Street and 41-06 48th Street, and south facades of 47-02 and 47-18 Skillman Avenue): The buildings at 41-05 47th Street and 47-02 Skillman Avenue, 41-06 48th Street and 47-18 Skillman Avenue share party walls at the rear. Because each building in the pair is offset, one-bay rear facades with one, six-over-six, double-hung wood window at each floor face the street or through-block path.

Side facades (west façade of 47-02 Skillman Avenue, east façade of 47-18 Skillman Avenue, east façade of 41-05 47th Street and west façade of 41-06 48th Street): The four-bay side façades of 47-02 Skillman Avenue and of 47-18 Skillman Avenue face 47th and 48th Street, respectively. One-over-one, double-hung windows in all openings replace historic six-over-six windows in the first and last bays and smaller, six-pane single-sash casement windows at the center bays of both floors. There is an entry in the southernmost bay and three-pane awning windows at the basement level. Both side yards are surrounded by fences. The rear yard-facing east façade of 41-05 47th Street and west façade of 41-06 48th Street do not have basement entries.

Side facade (west façade of 41-05 47th Street and east façade of 41-06 48th Street): The two-bay side façades of 41-05 47th and 41-06 48th Streets that face the street have paired, six-over-six, double-hung wood windows in both openings at the first and second floors. There is an entry in the northernmost bay at the basement level and a brick chimney extends above the parapet at the center of the facade. Both side yards are surrounded by chain-link fences.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
41-05	47th Street, faces thru-block path	136	26	D'	historic wood 6/6 w/ storms, 1/1 alum.	non-historic door	brick w/ iron railings	chain-link fence; concrete paved driveway	aluminum sliders at basement; non-historic aluminum awning/door hood; 1/1 replace smaller casements at both floors; concrete paved driveway in front; stockade fence at side (east) yard
41-05 west side	47th Street, faces 47th Street	136	26		historic wood 6/6 w/ storms	non-historic basement door		chain-link fence w/ gate; partial concrete curb	2x aluminum sliders, white painted foundation, light & chain-link fence w/ corrugated fiberglass roof at basement; vent at 2 nd fl; wires attached to the façade; flue cap at chimney; 6/6 w/ storms at north-facing, rear façade
47-02 west side	Skillman Ave, faces 47th Street	136	27		1/1 aluminum			iron fence w/ brick cheek walls; driveway at side yard	railing & awning over door & jalousie window at basement; heavy panning at windows; wires at façade; window guard at 2 nd floor; artificial grass covered paved driveway at side yard

47-02	Skillman Ave	136	27	D'	1/1 aluminum	historic wood & glass door w/ grille	brick w/ brick cheek walls & iron railings	iron fence & gate w/ brick cheek walls; 1/2 of yard is paved	non-historic awnings over basement jalousie window wells; historic bracketed wood hood over entry; mailbox near door; wires at façade; gabled parapet w/ decorative pierced brickwork; antenna & satellite at roof; 1/2 of yard is paved w/ artificial grass; planting bed w/ scalloped cast-stone curb
47-06	Skillman Ave	136	28	F	1/1 aluminum	non-historic w/ grille	brick w/ low brick cheek walls & iron railings	chain-link fence & gate w/ low brick curb	non-historic wood & corrugated metal enclosure at basement entrance; wood screen at basement window; wood & vinyl siding at non-historic enclosed porch, 2x 1/1, door, light & mailbox at north façade, 1/1 at west side; wood shed door under porch (at foundation); corrugated metal awning w/ iron supports, storm door, light & iron railing w/ metal screen at 2nd floor terrace; wires at façade; REAR - awning at 1st floor; chain-link fence at rear yard
47-08	Skillman Ave	136	29	F'	1/1 aluminum	non-historic w/ grille	brick w/ low brick cheek walls & iron railings	chain-link fence & gate w/ low concrete curb	foundation is painted gray & aluminum awning windows at basement; non-historic, 2-tier awning enclosure & non-historic door at basement entry; thru-wall a/c unit below 1st fl window; non-historic brick enclosed porch, 1/1, door, awning w/ supports, light & mailbox at north façade, 1/1(1 st fl) & single-pane (basement) at east side; copper downspout at porch; corrugated metal awning w/ iron supports, storm door, brick railing at 2nd floor terrace; wires at façade; vent at parapet; repaired brick at parapet & above porch window; satellite dish at roof; REAR – brick porch, awning & window grilles at 1st fl; vent & patching at parapet; chain-link fence at rear yard
47-10	Skillman Ave	136	30	O	1/1 aluminum	two non-historic wood doors w/ grilles	brick w/ iron railings	iron fence & gate; front yard is concrete paved w/ small planting bed	aluminum sliders, non-historic door & conduit at basement; non-historic enclosed brick porches w/ non-historic hipped, slate roofed gables, door, glass block sidelights & light at north facade, 1/1 at side facades; downspouts at porches; through-wall a/c units at 1st & 2nd floors; wires and conduits at façade; satellite dish at roof; yard is concrete paved w/ small raised railroad tie planting bed; REAR – shed roof/awning at 1 st floor; thru-wall ac unit & vent at 2 nd floor; chimney is stuccoed; chain-link fence at rear yard

47-12	Skillman Ave	136	31	F	1/1 vinyl	non-historic wood & glass w/ storm	brick w/ iron railings	chain-link fence; yard is 1/2 paved w/ concrete; tree pit w/ some pavers	non-hist. door w/ storm, alum. single-pane windows, 2-tiered, corrugated plastic awning enclosure, white railing & utility box at basement; non-historic porch enclosure (vinyl siding), door, metal awning, 2 flag pole mounts, light & 3 mailboxes at north facade, 1/1 & light at west side; terrace railing removed & door replaced w/ 1/1 at 2nd floor porch; window guard at 2 nd floor; areaway is concrete paved w/ tree pit & bluestone pavers; REAR – façade has been re-pointed; flue cap at tarred chimney; chain-link fence
47-16	Skillman Ave	136	32	F'	1/1 vinyl; sliders at porch	non-historic door	brick w/ cast-stone treads & iron railing	chain-link fence w/ low concrete curb	non-hist. door, light, a/c in window & corrugated "wall" at basement; non-hist. porch enclosure w/ wood shingles, door, sliding windows & mailbox at north side, single-pane window at east side; terrace railing removed & door replaced w/ 1/1 at 2nd fl porch; wires at facade; antenna & satellite at roof; REAR – brick deck, light & awning at door at 1 st fl; chain-link fence
47-18	Skillman Ave	136	33	D	1/1 vinyl	non-historic	brick w/ iron railing	iron fence & low concrete or loose brick curb; chain-link fence at side	vinyl sliders & dryer vent at basement; non-historic door surround; light & waterfall awning over door; signage near door; vent in new opening at 1st floor; thru-wall a/c unit at 2nd floor; wires & conduit at facade; parapet resurfaced w/ stucco; antenna at roof; sign post in areaway; non-historic brick 1-story 1-car garage attached to building at east-facing facade
47-18 east side aka 41-02	Skillman Ave, faces 48th St; - 48 th Street	136	33		1/1 vinyl	non-historic door w/ storm at basement		chain-link fence w/ gate	sliders at basement; altered openings at 2 nd floor; parapet resurfaced with stucco; vent at parapet; large antenna at roof; non-historic, one-story, one-car, brick garage w/ cast-stone coping attached to façade, garage door, concrete driveway at north side; solid brick wall at east side; metal door at south side
41-06 east side	48th Street, faces 48th Street	136	35		1/1 vinyl			chain-link fence & low concrete curb	Non-historic door, light, wires & corrugated alum. & fiberglass enclosure at basement; grille at 1, 1st floor window; wires & conduit at façade; patching above 2nd fl windows; window guard at 2 nd floor
41-06	48th Street, faces thru-block path	136	35	D	1/1 vinyl	non-historic wood & glass door	brick w/ iron railing	chain-link fence & low concrete curb	metal awning above door; 2 mailboxes near door; window grilles at 1st floor; window guards at 2nd floor; cast-stone coping at parapet; patching above 2nd fl windows; vent & satellite at roof; REAR – 1/1 at north-facing façade return; window guard at 2 nd fl

39th Avenue between 45th Street and 46th Street – south side

45-04, 45-08, 45-10, 45-12, 45-14, 45-18 39th Avenue

Borough of Queens Tax Map Block/Lot: 154/48, 52, 53, 54, 55, 56

Court Name: Washington
Date: 1926
Type: Row house



45-18 39th Ave

45-14 39th Ave

45-12 39th Ave

45-10 39th Ave

45-08 39th Ave

45-04 39th Ave

Description:

Front facades (north): Row of six, two-story-plus-attic row houses divided into two different types, G', G, A', A, G', G. All buildings have slate shingled, eaves front, pitched roofs with hipped gables at the ends, 45-04 and 45-18 39th Avenue. Decorative details include projecting window bays, brick soldier coursing above the foundation, projecting header sills that continue as a string course at the second floor, and elliptical fan panels above paired entries. The historic door surround and windows remain at 45-14 39th Avenue. There are under porch basement entries at 45-10 and 45-12 39th Avenue. The grassy front yards are surrounded by individual fences or low cheek walls.

Rear facades (south): The south-facing rear facades are minimally visible from 45th and 46th Streets. The two- or three-bay facades are the mirror images of the adjacent building, like the front facades. The rear facades of first two and last two buildings (45-04, 45-08, 45-14 and 45-18 39th Avenue) are three bays wide with six-over-six, double-hung windows in the first two bays and a door in the last bay at both floors. The buildings at 45-08 and 45-14 39th Avenue have smaller, four-over-four sash in the center bays. All of the historically open, two-story porches, located in the bay with the doors, have been enclosed. The two-bay facades of 45-10 and 45-12 39th Avenue historically featured six-over-six, double-hung windows in both openings at the first floor and one, six-over-six, double-hung window and one smaller, four-over-four, double-hung window at the second floor. One opening at each ground floor has been enlarged to accommodate doors.

West façade (side of 45-04 39th Avenue): The three-bay side façade of 45-04 39th Avenue faces 45th Street. One-over-one, double-hung windows in all openings at both floors replace the historic six-over-six and smaller, center, four-over-four sash. A brick chimney extends from the lowest point of the hipped roof between the second and third bays. Two basement windows align with the six-over-six sash above. The large, grassy side yard is surrounded by a low, concrete curb & PVC picket fence.

East façade (side of 45-18 39th Avenue): The three-bay side façade of 45-18 39th Avenue faces 46th Street. One-over-one, double-hung windows in the first and third openings at both floors replace the historic six-over-six sash, while jalousie windows replace the historic smaller, four-over-four, sash in the center bays. A brick chimney extends from the lowest point of the hipped roof between the first and second bays. The large, grassy side yard is surrounded by a chain-link fence set on a low, concrete curb.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
45-04 west side	39th Avenue faces 45th St	154	48		1/1 aluminum			PVC picket fence on low concrete curb	façade has been cleaned & repointed; jalousie windows at basement; conduit at façade
45-04	39th Avenue	154	48	G	1/1 vinyl	non- historic wood door w/ storm	brick & cast-stone treads w/ metal railing	PVC picket fence on low concrete curb; 1/4 of yard is paved	façade has been cleaned & repointed; historic door surround; bay is painted white; REAR - brick infill at 1st floor, door & single-pane window w/ brick/cast- stone steps & metal rail at west façade, 3 casements at south facade; metal rail & green metal awning at 2nd floor porch; painted slate clad dormer w/ 1/1 at roof; paved patio in yard
45-08	39th Avenue	154	52	G'	1/1 vinyl	non- historic wood door w/ storm	brick & cast-stone treads w/ metal railing	low brick cheek wall w/ raised planting beds	bay is painted white; projecting thru-wall ac unit at 1st floor; light & mailbox near door; wires at façade; REAR - brick infill at 1st floor, picture window at south facade, 1/1, door & light at east facade; projecting thru-wall ac unit, metal rail & green metal awning at 2nd floor
45-10	39th Avenue	154	53	A	1/1 vinyl; single pane casements at porch	non- historic wood door	concrete	brick & concrete cheek wall w/ raised planting bed	sliders, pipe rail & light at basement; non-historic vinyl siding at porch - single-pane casement windows; metal awning above & mailbox near door REAR - no porch; door & rigid metal awning supported by metal columns at 1st fl; wood deck & metal fence at rear yard

45-12	39th Avenue	154	54	A'	1/1 vinyl; picture window at porch	non-historic wood door	concrete	brick & concrete cheek wall w/ raised planting bed	spigot, light & conduit at basement entry; non-historic wood siding at porch - picture window w/ multi-light snap-ins at front & side; metal awning above & mailbox near door; antenna at roof; REAR - no porch; door & rigid metal awning supported by metal columns at 1 st fl; wood lattice fence; wood deck & metal fence at rear yard
45-14	39th Avenue	154	55	G	6/6 wood w/ storms	non-historic wood door w/ storm	concrete w/ historic metal railing	cobblestone curb	historic door surround; bay is painted white; light and mailbox near door; spigot & wires at façade; skylight & vent at roof; REAR - wood infill at 1st floor, 2x 1/1 at south facade; screen porch infill w/ corrugated plexiglass roof at 2nd floor; skylight, antenna & dormer w/ projecting ac unit at roof; light in yard
45-18	39th Avenue	154	56	G'	1/1 vinyl	non-historic wood door w/ storm	concrete w/ historic metal railing	metal railing set on brick cheek wall w/ brick piers	Metal railing & dryer vent at basement; historic door surround; bay is painted white; mailbox & intercom near door; REAR - metal rail & light at under porch basement; brick infill at 1st floor, door, 1/1 & light at east façade, 2x 1/1 at south facade; metal rail & supported metal awning at 2nd floor porch; conduit & light at facade; brick cheek wall w/ metal rail & pineapple & light finials
45-18 east side	39th Ave faces 46th Street	154	56		1/1 vinyl			chain-link fence w/ gate on low concrete curb	jalousie windows in center bay; wires at façade; concrete paved driveway at side; flagpole in yard

39th Avenue between 46th Street and 47th Street – south side

46-02, 46-20 39th Avenue

Borough of Queens Tax Map Block/Lot: 149/139, 40

Side facades of 39-01 46th Street and 39-02 47th Street – see descriptions under 39-01 46th Street and 39-02 47th Street

39th Avenue between 47th Street and 48th Street – north side

47-01, 47-03, 47-05, 47-07, 47-09, 47-11, 47-13, 47-15, 47-17, 47-19 39th Avenue

Borough of Queens Tax Map Block/Lot: 125/27 26, 25, 24, 23, 22, 21, 20, 19, 17

Court Name: Harrison Place
Date: 1928
Type: Row house



47-01 39th Ave 47-03 39th Ave 47-05 39th Ave 47-07 39th Ave 47-09 39th Ave 47-11 39th Ave 47-13 39th Ave 47-15 39th Ave 47-17 39th Ave 47-19 39th Ave

General Description:

Front facades (south): Row of ten, two-story flat roof and two-story-plus-attic gable roof row houses divided into two different types, B', B, B, B', B, B', B, B, G. The slate shingled, pitched roofs of the center buildings are eaves front. The first two and last, flat roof buildings, 47-01, 47-03 and 47-19 39th Avenue, are slightly recessed from the streetwall and have bluestone coping and decorative brickwork at the parapet, including projecting scalloped patterning, stepped, corbelled piers and flat soldier, header and zigzag patterning. Other decorative details include brick soldier coursing above the foundation, header coursing above the second-floor windows, projecting cast-stone sills and paneled wood door surrounds and hoods, supported by wood brackets or columns. The historic door surround and windows remain at 47-05 39th Avenue. There are under stoop basement entries at all buildings. The grassy front yards are surrounded by low curbs.

Rear facades (north): The east-facing rear facades are partially visible from 48th Street. The three-bay, rear facade of the last building (47-19 39th Avenue) is the mirror image of the rear facade of the first building, and has a door at each floor in the first bay with six-over-six, double-hung windows in the second and third bays at the second floor. The third bay at the first floor has a door paired with a four-over-four, double-hung wood window. Both of the historically open, two-story porches, located in the bay with the doors, have been enclosed. The two-bay facades of the other buildings (47-03 to 47-17 39th Avenue) are the mirror images of the adjacent building, like the front facades. The two-bay facades historically featured six-over-six, double-hung windows in the one opening at each floor, and one smaller, four-over-four, double-hung window in the second opening. The smaller window is paired with a door at the first floor. Generally, where the front windows have been replaced, they have also been replaced at the rear.

West façade (side of 47-01 39th Avenue): The side façade of 47-01 39th Avenue is solid brick, with no window or door openings.

East façade (side of 47-19 39th Avenue): The three-bay side façade of 49-20 39th Avenue faces 50th Street. One-over-one, double-hung windows in all openings at both floors replace the historic six-over-six sash in the first and third bays, and the historic smaller, four-over-four, sash in the center bays. A brick chimney extends above the parapet between the second and third bays and three-pane awning windows at the basement level align with the six-over-six sash above. The small, grassy side yard is surrounded by a chain-link fence.

Individual Descriptions:

#	Street	block	Lot	bldg type	window material	door	stoop	areaway	changes/notes
47-01 west side	39th Ave	125	27						façade has been repointed; no window openings
47-01	39th Ave	125	27	B'	1/1 vinyl; picture window at 1st floor	historic wood door w/ storm	brick & concrete w/ historic metal railing	low concrete curb w/ low wood picket fence	repointing at façade; historic windows w/ grille, non-historic door, white painted foundation & steps at basement; picture window w/ grille at 1st floor; historic door surround & hood; flagpole near door; wires & conduit at façade
47-03	39th Ave	125	26	B	1/1 aluminum	non- historic wood door w/ storm	brick & concrete w/ historic metal railing	wood railroad tie curb	façade has been repointed; jalousie window w/ grille at basement; projecting thru-wall ac unit at 1st floor; historic door surround & hood; light above door; wires at façade; antenna at roof
47-05	39th Ave	125	25	B	6/6 wood w/ screens	historic wood door	concrete w/ historic metal railing	loose brick curb	largely intact; low concrete curb near basement steps; historic door surround & hood, hood roof is painted green; light above door; holes from window grilles remain; sills are painted brick color
47-07	39th Ave	125	24	B'	1/1 vinyl w/ snap- ins	historic wood door w/ storm	brick & concrete w/ historic metal railing		largely intact w/ replacement windows, 6/6 snap-in muntins; vent at basement window; historic door surround & hood, hood roof is painted green; chimney is repointed
47-09	39th Ave	125	23	B	1/1 vinyl	historic wood door w/ storm	brick & concrete w/ historic metal railing	loose stone or loose brick curb	spot repointing at façade; single-pane window at basement; historic door surround & hood, hood roof is painted green; projecting thru-wall ac unit at 2nd floor; wires at façade; REAR – dormer at roof

47-11	39th Ave	125	22	B'	1/1 aluminum w/ snap-ins	historic wood door w/ grille	brick & concrete w/ historic metal railing	scalloped cast-stone curb	sliding window at basement; tripartite, picture window flanked by 1/1 w/ grille at 1st floor; 6/6 snap-in muntins; historic door surround & hood; light above door; wood shutters at 2nd floor; skylight at roof; REAR – skylight at roof
47-13	39th Ave	125	21	B	1/1 aluminum w/ snap-ins	non-historic door	brick & concrete w/ historic metal railing	scalloped cast-stone curb	sliding window, non-historic door, green painted foundation & light at basement; projecting thru-wall ac unit at 1st floor; historic door surround & hood; 8/8 snap-in muntins & brick patch at 2nd fl; wires at façade; skylight at roof; REAR – skylight at roof
47-15	39th Ave	125	20	B'	1/1 vinyl	non-historic door	brick & concrete w/ historic metal railing	wood curb	repointing at façade; sliding windows & non-historic door at basement; historic door surround & hood, hood roof is tarred; light & flagpole near door; projecting thru-wall ac unit at 2nd floor; skylight & vent at roof; steps repointed
47-17	39th Ave	125	19	B	1/1 vinyl	non-historic door	brick & concrete w/ historic metal railing		non-historic door, sliding window w/ wood grille, stucco alcove & concrete steps at basement; historic door surround & hood, hood roof is tarred; light & flagpole near door; projecting thru-wall ac units at 1st & 2nd floors; flue cap at chimney; steps repointed
47-19	39th Ave	125	17	G	1/1 vinyl	non-historic door	brick & concrete w/ historic wood railing	chain-link fence w/ gate & low concrete curb	historic & single-pane window, pipe rail at basement; historic door surround & hood, hood roof is painted red; flagpole near door; sills are painted white; projecting thru-wall ac unit & vent at 1st floor; wires & conduit at façade; antenna at roof; REAR - non-historic, enclosed brick porch, sliding windows at north façade; non-historic door w/ grille, brick piers & metal railing at 2nd floor porch; door w/ aluminum infill replaces 6/6 in last bay at 1st floor; rigid awning & light at door; deck w/ metal railing; chain-link fence & low concrete curb around rear yard
47-19 east side	39th Ave faces 48th St	125	17		1/1 vinyl			chain-link fence & wood curb	façade has been repointed; sills are painted white; jalousie window in center bay at 1st floor; sliding windows at east façade of non-historic, enclosed brick porch; brick piers & metal railing at 2nd floor porch

39th Avenue between 47th Street and 48th Street – south side

47-02 39th Avenue

Borough of Queens Tax Map Block/Lot: 148/144

Side facade of 39-05 47th Street – see description under 39-05 47th Street

47-08, 47-16 39th Avenue

Borough of Queens Tax Map Block/Lot: 148/45, 46

Court Name: Roosevelt
Date: 1927
Type: Row house



47-16 39th Avenue



47-08 39th Avenue

General Description:

Front façades (north): Two, two-story flat roof row houses, one type and its mirror image, M, M', that face 39th Avenue, but are attached to the northeast (47-08) and northwest (47-16) corners of rows facing 47th and 48th Streets, respectively. These flat roof buildings feature geometric soldier, stretcher, and header brick coursing, brick corbels and faceted brick colonettes at the stepped parapet. Other decorative details include projecting bay windows, brick soldier coursing above the foundation and above the second-floor windows, and geometric patterning. Both

buildings have under porch basement entries and windows, and retain their historic brick enclosed porches. Individual grassy front yards are surrounded by a low curb or brick cheek walls.

Rear façades (east): The rear facades are not visible from public thoroughfares.

Side façades (west side of 47-08 and east side of 47-16 39th Avenue): The one-bay side façades of 47-08 (west) and 47-16 (east) 39th Avenue face 47th and 48th Streets, respectively. Historic, six-over-six, double-hung wood windows at the first and second floors have been replaced at both buildings.

Side façades (east side of 47-08 and west side of 47-16 39th Avenue): The two-bay side façades of 47-08 (east) and 47-16 (west) 39th Avenue face the path to the interior garden court. The single and paired, historic, six-over-six, double-hung wood windows at the first and second floors have been replaced at both buildings. Three-pane awning windows at the basement level align with the windows above. A brick chimney extends above the parapet between the window openings. The small side yard is surrounded by a low curb.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
47-08 west side	39th Ave faces 47th St	148	45		aluminum casements w/ transoms			concrete curb	single-pane casements & fixed transoms w/ 8-light snap-ins replace 6/6 at both floors
47-08	39th Avenue	148	45	M'	aluminum casements w/ transoms	non-historic wood door	historic brick stoop w/ curved brick cheek wall	railroad tie curb	sliders w/ guards at basement; single-pane casements & fixed transoms w/ 8-light snap-ins replace 6/6 at both floors; bay is painted black w/ single-pane flanking windows; wires at facade; REAR - historic open brick porch w/ screen; some pavers & low curb in yard
47-08 east side	39th Avenue	148	45		aluminum casements w/ transoms				sliders at basement; single-pane casements & fixed transoms w/ 8-light snap-ins replace 6/6 at both floors; light & projecting thru-wall ac unit at facade; historic open brick porch w/ screen at east facing side, brick parapet & metal rail at 2nd floor
47-16 west side	39th Avenue	148	46		1/1 vinyl			low concrete curb	façade has been repointed; 2x 1/1 in enlarged opening at basement; light & conduit at facade; metal or cast-stone coping; parapet reconstructed

47-16	39th Avenue	148	46	M	1/1 vinyl	non-historic wood door	non-historic brick stoop w/ brick cheek wall	low concrete curb; wood picket gate	façade has been repointed; 2x paired 1/1, sliders, non-historic door, light & brick wall w/ cast-stone finials at basement; light near door & at 1st floor; bay is painted white w/ black roof; metal or cast-stone coping; parapet reconstructed; wires at facade; cast-stone lions at reconstructed brick cheek wall; REAR - non-historic brick infill w/ 2x 1/1 at 1st floor; metal rail & brick piers at 2nd floor; pavers in yard
47-16 east side	39th Ave faces 48th St	148	46		1/1 aluminum			low concrete curb	façade has been pointed; 1/1 window at basement; cast-stone coping; parapet reconstructed; wires at façade

39th Avenue between 48th Street and 50th Street – north side

48-01, 48-03, 48-05, 48-07, 48-09, 48-11, 48-13, 48-15 39th Avenue

Borough of Queens Tax Map Block/Lot: 123/57, 56, 55, 54, 53, 52, 51, 50

Court Name: Harrison Place
Date: 1928
Type: Row house



48-01 39th Ave 48-03 39th Ave 48-05 39th Ave 48-07 39th Ave 48-09 39th Ave 48-11 39th Ave 48-13 39th Ave 48-15 39th Ave

General Description:

Front facades (south): Row of eight, two-story flat roof and two-story-plus-attic gable roof row houses divided into one type and its mirror image, B', B, B', B, B', B, B', B. The slate shingled, pitched roofs of the last six buildings are eaves front with hipped gables at the ends, 48-05 and 48-15 39th Avenue. The first two, flat roof buildings, 48-01 and 48-03 39th Avenue, are slightly recessed from the streetwall and have decorative brickwork at the parapet, including flat square and diagonal checkerboard patterning, stepped corbelled piers, a denticulated cornice and bluestone

coping. Other decorative details include clinker brick squares at the second floor, brick soldier coursing above the foundation, header coursing above the second floor windows, projecting header-course sills and paneled wood door surrounds and hoods, supported by wood brackets or columns. There are under stoop basement entries at all buildings. The grassy front yards are surrounded by low curbs.

Rear facades (north): The north-facing, two-bay rear facades are partially visible from the path to Sunnyside Gardens Park, and are the mirror images of the adjacent buildings, like the front facades. The facades historically featured paired six-over-six, double-hung windows in the first bay and a door paired with a four-over-four, double-hung wood window in the second bay at the first floor. At the second floor, paired six-over-six, double-hung windows align with the windows below and there is one smaller, four-over-four, double-hung window in the second bay. Generally, where the front windows have been replaced, they have also been replaced at the rear.

West façade (side of 48-01 39th Avenue): The two-bay side façade of 48-01 39th Avenue faces 48th Street. One-over-one, double-hung windows replace the historic six-over-six sash in both openings at the first and second floors. Two windows at the basement level are offset from the windows above. There is a small grassy side yard between the building and the sidewalk.

East façade (side of 48-15 39th Avenue): The two-bay side façade of 48-15 39th Avenue faces the path to Sunnyside Gardens Park. One-over-one, double-hung windows replace the historic six-over-six sash in both openings at the second floor. A non-historic projecting tripartite window bay with a copper roof at the first floor is offset from the windows above. A brick chimney extends above the roof between the two window bays. There is a small grassy side yard between the building and the sidewalk.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
48-01 west side	39th Avenue	123	57		1/1 vinyl				single-pane windows w/ grilles at basement; window grilles at 1st floor; 2 projecting thru-wall ac units at 2nd floor
48-01	39th Avenue	123	57	B'	1/1 vinyl	non-historic door w/ grille	brick & concrete w/ metal railing	brick curb	spigot at basement; alum clad door surround & hood, hood roof is tarred; light, conduit & mailbox near door; tripartite windows w/ grilles at 1st floor; projecting thru-wall ac units at 1st & 2nd floors; REAR – roll gate at 1st floor; window grilles at 2nd floor; wood deck w/ fence
48-03	39th Avenue	123	56	B	1/1 vinyl	non-historic wood door w/ grille	brick & concrete w/ metal railing	scalloped cast-stone curb	window grilles & spigot at basement; alum clad door surround & hood, hood roof is tarred; projecting thru-wall ac unit at 1st floor; bluestone coping at parapet; REAR – rear yard is paved concrete

48-05	39th Avenue	123	55	B'	single-pane aluminum casements	non-historic door	brick & concrete w/ historic metal railing	cast-stone curb	paired casement windows in enlarged opening, historic door & light at basement; paired casements in all window openings; non-historic door surround & hood; light above door; projecting thru-wall ac unit at 1st floor; flue cap at chimney; skylight at roof; brick path; REAR - wood deck & fence
48-07	39th Avenue	123	54	B	1/1 vinyl	non-historic door	brick & concrete w/ historic metal railing	cast-stone or brick curb	historic window w/ grille, historic door w/ grille, white painted foundation & light at basement; non-historic door surround & hood; light above door; window grilles at 1st floor; brick path; REAR - window grilles at 1st floor
48-09	39th Avenue	123	53	B'	1/1 vinyl	historic door w/ storm door	brick & concrete w/ historic metal railing	scalloped cast-stone curb	historic window; non-historic door & light at basement; historic door surround & hood; brick path
48-11	39th Avenue	123	52	B	1/1 aluminum	non-historic door	brick & concrete w/ historic metal railing	scalloped cast-stone curb	sliding windows, non-historic door & light at basement; historic door surround & hood; light & vent above door; projecting thru-wall ac unit at 1st floor; brick path; chimney is tarred; REAR - sliding doors w/ grille replace paired 6/6 at 1st floor; 1-story non-historic, vertical wood addition w/ projecting window bay at east side; projecting thru-wall ac unit, window ac unit brackets & light at 2nd floor; flue pipe at addition; skylight at roof; wood fence at yard
48-13	39th Avenue	123	51	B'	1/1 vinyl	non-historic door w/ grille	brick & concrete w/ historic metal railing	scalloped cast-stone curb	sliding windows, non-historic door w/ grille, white painted foundation & light at basement; historic door surround & hood; projecting thru-wall ac unit at 1st floor; chimney is tarred; REAR - paired sliders in enlarged door opening; window grille at 1st floor; projecting thru-wall ac unit at 2nd floor; tarred chimney

48-15	39th Avenue	123	50	B	1/1 vinyl w/ snap-ins	non-historic door	brick & concrete w/ historic metal railing	scalloped cast-stone curb	non-historic door & light at basement; 6/6 snap-in muntins; historic door surround & hood; light & vent above door; projecting thru-wall ac unit & vent at 1st floor; flue cap at chimney; ice guards & antenna at roof; REAR - façade has been repointed; paired sliding doors replace paired 6/6, paired casement replace door & 4/4; 2 dryer vents; light & projecting thru-wall ac unit at 2nd floor; skylight at roof; wood deck & railing; chain-link fence in yard
48-15 east side	39th Ave faces path to SG park	123	50		1/1 vinyl; single pane at bay			chain-link fence & cobblestone curb	non-historic tripartite bay w/ single-pane windows & standing seam metal roof; 6/6 snap-in muntins at 2nd floor; metal exhaust flue at roof; chimney is repointed

Sunnyside Gardens Park

48-21 39th Avenue, 39th Avenue at 49th Street

Borough of Queens Tax Map Block/Lot: 123/12, 58



Entrance to Sunnyside Gardens Park from 39th Avenue



View of park looking northwest from 39th Avenue

Sunnyside Gardens Park, created in 1926, is an approximately two-and-a-half acre, trapezoid-shaped park with a lower rectangular-shaped portion that extends to 39th Avenue. The park covers most of Block 123, bounded by Barnett Avenue on the north, 50th Street on the east, 39th Avenue on the south, and 48th Street on the west, except for the lots covered by 48-01 to 48-15 and 49-01 and 49-17 39th Avenue. The entrance to Sunnyside Gardens Park is set back from 39th Avenue behind two, large planted, grassy areas, each approximately 50 feet by 100 feet and surrounded by low chain-link fences. A concrete path with a green wood sign, flanked by low stone walls closer to the gate, leads to the park from 39th Avenue. Surrounded on all sides by a tall, chain-link fence¹⁷⁰ set on a stone wall, there are two buildings inside the park, a small, one-story office building and a two-story community center building. A gate remains on the 48th Street side of the park, just south of the tennis court, marking the historic entrance that was used before the land facing 39th Street was developed. There is another, wider double gate and driveway that faces 50th Street, just north of the picnic area.

About half of Sunnyside Gardens Park is currently paved. The central western portion of the park covers Block 123, lot 58 and is paved, with children's playground equipment. Block 123, Lot 12 comprises the rest of the park. Three tennis courts are located north of the playground and occupy the northwestern corner of the park. The central portion, running north from the park entry, is blacktop-paved and contains a basketball court. A dirt and grass baseball field occupies the northeast corner of the park, and a grassy picnic area with tables, benches and barbeques covers the southeast section.



West and south facades of office building



South and east facades of community center building

The one-story storage building has vertical wood siding and an asphalt shingled, gable roof. The eaves front, south façade is solid wood siding with no windows, while the west-facing façade features two, wood framed sign boards with gabled hoods. The painted steel entry door and paired, vinyl sliding windows are found on the north façade and the east-facing façade has paired, vinyl sliding windows with metal grilles. A

¹⁷⁰ Some historic portions of the chain-link fence remain, characterized by square, vertical I-beam shaped posts and four-sided, arrowhead finials.

small area at the east façade is surrounded by a tall wood picket fence. The two-story, brick community center building, constructed c.1926 with funds donated by the CHC¹⁷¹, has an asphalt shingled, gable roof and houses restrooms, meeting space and the park office. The second floor was designed as an apartment for the park director, and is still used for that purpose today. The eaves front, east-facing façade has a multi-light awning window, two painted steel doors, and sign box at the first floor, and paired, one-over-one, double-hung aluminum windows with six-over-six snap-in muntins and a clock at the second floor. The south-facing façade has two, multi-light awning windows and a painted steel door with a light above at the first floor, and three, four-over-four, double-hung windows and a large light fixture at the second floor. There are two, multi-light awning windows at the first floor of west-facing façade of the building and a two-story, flat roof addition with a solid brick first floor and wood cladding with three, six-over-six, double-hung windows at the second floor. The north-facing façade features a one-over-one, double-hung window at the first floor of the main façade and a three-light awning window at the brick first floor of the addition. There is another one-over-one, double-hung window with six-light snap-in muntins at the second floor and three light fixtures and conduit at the façade. The vertical wood clad, second floor of the addition has no window openings.



Sunnyside Gardens Park, looking northwest from 50th Street (left); and picnic area (right).

¹⁷¹ Queensboro, July 1926, Queens Chamber of Commerce, cited in Jeffrey Kroessler, “Sunnyside Gardens, An Experiment in Community Planning,” unpublished manuscript in the research files of the LPC.

49-01, 49-03, 49-05, 49-07, 49-09, 49-11, 49-13, 49-15, 49-17 39th Avenue

Borough of Queens Tax Map Block/Lot: 123/43, 42, 41, 40, 39, 38, 37, 36, 35

Court Name: Harrison Place
Date: 1928
Type: Row house



49-01 39th Ave 49-03 39th Ave 49-05 39th Ave 49-07 39th Ave 49-09 39th Ave 49-11 39th Ave 49-13 39th Ave 49-15 39th Ave 49-17 39th Ave

General Description:

Front facades (south): Row of nine, two-story flat roof, and two-story-plus-attic gable roof row houses divided into one type and its mirror image, B', B, B', B, B', B, B', B. The slate shingled, pitched roofs of the first six buildings are eaves front with hipped gables at the ends, 49-01 and 49-11 39th Avenue. The last three, flat roof buildings, 49-13, 49-15 and 49-17 39th Avenue, are slightly recessed from the streetwall and have decorative brickwork at the parapet, including flat checkerboard patterning, stepped corbelled piers, projecting triangle shapes and bluestone coping. Other decorative details include clinker brick squares at the second floor, brick soldier coursing above the foundation, projecting header-course sills and paneled wood door surrounds and hoods, supported by wood brackets or columns. There are under stoop basement entries at all buildings. Some of the grassy front yards are surrounded by low curbs.

Rear facades (north): The north-facing, two-bay rear facades are partially visible from the path to Sunnyside Gardens Park and 50th Street, and are the mirror images of the adjacent buildings, like the front facades. The facades historically featured paired six-over-six, double-hung windows in the first bay and a door paired with a four-over-four, double-hung wood window in the second bay at the first floor. At the second floor, paired six-over-six, double-hung windows align with the windows below and there is one smaller, four-over-four, double-hung window in the second bay. Generally, where the front windows have been replaced, they have also been replaced at the rear.

West façade (side of 49-01 39th Avenue): The two-bay side façade of 49-01 39th Avenue faces the path to Sunnyside Gardens Park. Brick infill replaces the historic six-over-six, double-hung wood windows in both openings at the second floor. A brick chimney extends above the roof

between the two window bays and there are two basement windows that align with the infilled openings above. There is a small grassy side yard between the building and the sidewalk.

East façade (side of 49-17 39th Avenue): The two-bay side façade of 48-17 39th Avenue faces 50th Street. Paired casement windows replace the historic six-over-six sash in both openings at the first and second floors. Two windows at the basement level align with the windows above. There is a small grassy side yard between the building and the sidewalk.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
49-01 west side	39th Av faces path to SG park	123	43						window grilles at basement; wires at façade; brick infill in second floor window openings
49-01	39th Avenue	123	43	B'	1/1 vinyl	non-historic door w/ storm	concrete & brick w/ metal railing	chain-link fence & loose brick curb	single-pane window, some stucco, wires & utility box at basement; historic door surround & hood, hood roof is tarred; projecting thru-wall ac unit at 1st floor; antenna at roof; REAR - non-historic brick addition w/ asphalt shingled, shed roof at 1st floor, tripartite window at north side; window grilles, vent, projecting thru-wall ac unit at 2nd floor; 2 vents at roof; concrete deck w/ metal railing; chain-link fence at rear yard
49-03	39th Avenue	123	42	B	1/1 vinyl	historic door w/ grille	concrete & brick w/ metal railing	scalloped cast-stone curb	pipe railing at basement; historic door surround & hood, hood roof is tarred; projecting thru-wall ac unit at 1st floor; chimney is tarred; basement window filled in with wood panel and has security bars; REAR- non-historic brick addition w/ asphalt shingled, shed roof at 1st fl, 2x 6/6, door & light at north side; window grilles at 2nd fl; composite siding clad dormer w/ 2x 1/1 windows at roof
49-05	39th Avenue	123	41	B'	1/1 vinyl	non-historic door w/ grille	concrete & brick w/ metal railing	scalloped cast-stone curb	sliding window and pipe railing at basement; historic door surround & hood, hood roof is tarred; light at 1st fl; wires at façade; vent at roof; chimney is tarred; REAR - non-historic brick addition at 1st fl, window grilles at west facade; window grille at 2nd fl; skylight at roof

49-07	39th Avenue	123	40	B	1/1 vinyl	historic door w/ grille	concrete & brick w/ metal railing	scalloped cast-stone curb; some bluestone pavers	2 sliding windows (1 new opening) & metal railing at basement; historic door surround & hood, hood roof is tarred; projecting thru-wall ac unit at first floor; tripartite w/ picture window flanked by 1/1 replaces paired 6/6 at 1st floor; conduit and wires at façade; skylight & antenna at roof; chimney is tarred; REAR – brick porch, sliding doors replace paired 6/6, paired casements in enlarged door/window opening, 2 lights, vent & conduit at 1st floor; window grilles at 2nd fl; skylight at roof; chimney is tarred
49-09	39th Avenue	123	39	B'	1/1 vinyl	non-historic door	concrete/brick w/ concrete steps & metal railing	loose cast-stone curb	sliding window w/ grille & pipe railing at basement; historic door surround & hood, hood roof is tarred; light at 1st floor; wires & conduit at façade; chimney is tarred; REAR – brick porch, non-historic door, light & projecting thru-wall ac unit at 1st fl; dormer w/ 2x 1/1 windows at roof
49-11	39th Avenue	123	38	B	1/1 vinyl	historic door w/ grille	concrete/brick w/ concrete steps & metal railing	scalloped cast-stone curb; some bluestone pavers	2 single-pane windows (1 new opening) at basement; metal railing at basement removed; historic door surround & hood, hood roof is tarred; window guards at 1st floor; east-facing façade return is a solid brick wall; REAR – brick porch, historic door w/ storm, window grilles & projecting thru-wall ac unit at 1st fl; skylight at roof; chain-link fence
49-13	39th Avenue	123	37	B	1/1 vinyl w/ snap-ins	historic door w/ storm	concrete & brick w/ metal railing	scalloped cast-stone curb	sliding window & wires at basement; historic door surround & open porch w/ columns, porch roof is tarred; 6/6 snap-in muntins; flue cap at chimney; light at porch ceiling; REAR - 1/1 w/ snap-ins; non-historic door, light & conduit at 1st floor; concrete deck w/ metal railing
49-15	39th Avenue	123	36	B'	6/6 wood w/ storms	non-hist. door w/ storm	concrete & brick w/ metal railing		jalousie window at basement; hist. door surround & hood; hist. windows; light near door; REAR – 6/6 w/ storms; hist. door w/ grille; light & conduit at 1st fl; concrete deck
49-17	39th Avenue	123	35	B	single-pane aluminum casements	non-historic door w/ storm	concrete & brick w/ metal railing		single-pane window at basement; historic door surround & hood; light near door; paired casements in all window openings; REAR - brick infill at historic open porch, paired casements at 1st floor north facade, historic door w/ storm & metal railing at 2nd floor; metal ladder to roof; concrete deck w/ metal railing
49-17 east side	39th Avenue faces 50th Street	123	35		single-pane aluminum casements				multi-light windows & utility box at basement; paired casements in all window openings; wires at façade; brick infill at east-side of historic open porch; paired casements & semi-circular transom in arched opening; pair of fixed windows at north side of enclosed porch; brick infill replaces metal railing at 2nd fl; low brick side wall at yard

39th Avenue between 48th Street and 49th Street – south side

48-02, 48-06, 48-08, 48-10, 48-12, 48-14, 48-18 39th Avenue, 39-03 48th Street, 39-04 49th Street

Borough of Queens Tax Map Block/Lot: 133/36, 37, 38, 39, 40, 41, 42

Court Name: Harrison Place
Date: 1927
Type: Row house



48-18 39th Ave (side) 48-14 39th Ave 48-12 39th Ave 48-10 39th Ave 48-08 39th Ave 48-06 39th Ave 48-02 39th Ave (side)

General Description:

Front façades (north, west façade of 48-02 39th Avenue, east façade of 48-18 39th Avenue): Row of seven, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, V', J', J, C, J', J, V. The center buildings have slate shingled, eaves front, pitched roofs. The flat roof, first and last buildings, 48-02 and 48-18 39th Avenue, are recessed from the streetwall and set perpendicular to the row, facing 48th and 49th Streets, respectively. The flat roof buildings have bluestone coping and decorative brickwork at the parapet, including projecting triangular patterning, projecting piers with a denticulated cornice, and flat soldier, header and diamond-shaped patterning. Other decorative details include brick soldier coursing above the foundation and above the second-floor windows, projecting header sills and paneled wood door surrounds and hoods, supported by wood brackets or columns. There are under porch or under stoop basement entries at all buildings. The grassy front yards are surrounded by individual fences or low curbs.

Rear façades (south, east façade of 48-02 39th Avenue, west façade of 48-18 39th Avenue): The rear façades are partially visible from 48th and 49th Streets. All rear yards are surrounded by chain-link fences.

North façade (side façades of 48-02 and 48-18 39th Avenue): The three-bay side façades of 48-02 and 48-18 39th Avenue face the street. The center bay has a door on each story with historic two-story, cast-iron porch, flanked by one-over-one, double-hung windows that replace the historic six-over-six sash. Three-pane awning windows at the basement level align with the sash above. The large, grassy side yards are surrounded by metal or chain-link fences.

South façade (side façades of 48-06 and 48-18 39th Avenue): The two-bay side façades of 48-02 and 48-18 39th Avenue face the through-block path. One-over-one, double-hung or hopper windows replace historic six-over-six sash in both openings at both floors. The small, grassy side yards are surrounded by a chain-link fence or low masonry wall.

West façade (side of 48-06 39th Avenue): The solid brick façade return of 48-06 Avenue faces 48th Street.

East façade (side of 48-14 Avenue): The solid brick façade return of 48-14 Avenue faces 49th Street. There is a non-historic, small opening with a vent in the gable.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
48-02 south side aka 39-03	39th Ave faces thru-block path; - - 48th Street	133	36		1/1 aluminum			brick wall at side yard w/ cast-stone finials	projecting thru-wall ac unit, window grilles, light & wires at 1st floor; window guards & wires at 2nd floor; spot repointing at parapet; chimney is tarred; satellite at roof
48-02 west (front) aka 39-03	39th Ave faces 48th Street; 48th Street	133	36	V	1/1 aluminum	non-historic door w/ grille	brick & concrete w/ metal railing	low brick wall w/ piers, cast-stone finials & metal railing	sliding windows w/ guards, 2 vents, utility box, outlets & wires at basement; historic brick porch infill; light above door; projecting thru-wall ac unit, window grilles & wires at 1st floor; vent & window guards at 2nd floor; spot repointing at parapet; bluestone coping at parapet; 2 satellites at roof; some stones/pavers in yard
48-02 north side aka 39-03	39th Ave faces 39 th Avenue 48th Street	133	36		1/1 aluminum	historic doors w/ grilles	brick & concrete patio w/ metal railing	low brick wall w/ piers, cast-stone finials & metal railing	sliding windows w/ guards at basement; historic cast-iron porch; light at porch; projecting thru-wall ac unit & window grilles at 1st floor; spot repointing & bluestone coping at parapet; large stone wall around tree pit in yard
48-06	39th Avenue	133	37	J	1/1 vinyl	non-historic door	brick & concrete w/ metal railing	low wood curb	façade has been repointed; non-historic door, sliding windows, light, wires & pipe rail at basement; historic door surround & hood; light above door; planting boxes & projecting thru-wall ac unit at 1st floor; wires at façade; chimney is tarred; REAR - 6' wood picket fence at rear yard
48-08	39th Avenue	133	38	J'	1/1 vinyl	non-historic door	brick & concrete w/ metal railing	scalloped cast-stone	façade has been repointed; non-historic door, sliding windows, vent, spigot & light at basement; historic door surround & hood; light above door; wires at façade; flue cap & antenna at chimney; REAR - facade has been repointed; non-historic wood addition at 1st floor w/ 3 casements; non-historic door w/ storm & wood rail at 2nd floor

48-10	39th Avenue	133	39	C	1/1 vinyl w/ snap-ins	historic door w/ storm	brick & concrete w/ metal railing	scalloped cast-stone or loose brick curb	wider windows had 8/8 sash historically; sliding windows, white painted foundation & pipe rail at basement; 6/6 snap-in muntins; historic door surround & hood, hood roof is tarred; projecting thru-wall ac unit at 1st floor; wires at façade; flue cap & antenna at chimney; REAR - non-historic wood addition at 1st floor; metal railing at 2nd fl
48-12	39th Avenue	133	40	J	1/1 vinyl	non-historic door w/ storm	brick & concrete w/ metal railing	loose brick curb	sliding windows & pipe rail at basement; historic door surround & hood, hood roof is painted white; light above door; paired 1/1 replace 8/8 in wider openings; proj. thru-wall ac unit at 1st floor; wires at façade; flue cap at chimney; REAR - non-hist. wood addition at 1st floor w/ wood railing at 2nd floor
48-14	39th Avenue	133	41	J'	1/1 vinyl	historic door w/ storm	brick & concrete w/ metal railing	low brick wall	single-pane windows & pipe rail at basement; historic door surround & hood, hood roof is painted white; projecting thru-wall ac unit at 1st floor; wires at façade; flue cap at tarred chimney; chain-link gate in areaway; vent in non-historic opening at east façade return; REAR - tarred chimney at roof; 6' wood picket fence at rear yard
48-18 north side aka 39-04	39th Ave faces 39 th Avenue; - - 49th Street	133	42		1/1 vinyl at 1st; 4-pane metal hoppers at 2nd floor	historic door at 1st; non-historic w/ grille at 2nd	stucco, brick & concrete patio w/ metal railing	chain-link fence w/ low cobblestone curb	historic window at basement; non-historic metal & concrete porch; light at porch ceiling; wires at façade; antenna at roof
48-18 east side aka 39-04	39th Ave faces 49th St; - - 49th St	133	42	V'	1/1 vinyl at 1st; 4-pane metal hoppers at 2nd floor	non-historic metal	brick & concrete w/ metal railing	chain-link fence w/ gate & low cobblestone curb	low brick cheek wall & historic window in light well at basement; historic brick porch infill; light near door; wires at façade; bluestone coping at parapet
48-18 south side aka 39-04	39th Avenue faces thru-block path; 49th Street	133	42		1/1 vinyl at 1st; 4-pane metal hoppers at 2nd floor			chain-link fence	utility box at basement; 2 lights, wires & conduit at 1st floor; projecting thru-wall ac unit at 2nd floor; flue cap at tarred chimney

39th Avenue between 49th Street and 50th Street – south side

49-02, 49-04, 49-06, 49-08, 49-10, 49-12, 49-14, 49-16, 49-18, 49-20 39th Avenue

Borough of Queens Tax Map Block/Lot: 132/130, 31, 32, 132, 33, 34, 35, 135, 36, 136

Court Name: Harrison Place
Date: 1928
Type: Row house



49-20 39th Ave (side) 49-18 39th Ave 49-16 39th Ave 49-14 39th Ave 49-12 39th Ave 49-10 39th Ave 49-08 39th Ave 49-06 39th Ave 49-04 39th Ave 49-02 39th Ave (side)

General Description:

Front facades (north): Row of ten, two-story flat roof, and two-story-plus-attic gable roof row houses divided into 2 different types, G', B', B, B', B, B', B, B', B, G. The center buildings have slate shingled, eaves front, pitched roofs. The flat roof, end buildings are recessed from the streetwall and have projecting and flat, decorative brickwork at the parapet, including projecting zigzag and triangle patterning, stepped corner piers and corbels. Other decorative details include brick soldier coursing above the foundation, projecting header sills, double header string coursing at the second floor, flat square brick patterns and paneled wood door surrounds and hoods, supported by wood columns. There are under porch basement entries at all buildings except 49-02 and 49-20 39th Avenue. The grassy front yards are surrounded by low curbs or chain-link fences.

Rear facades (south): The south-facing rear facades are visible from 49th and 50th Streets. The three-bay, rear facades of first and last buildings (49-02 and 49-20 39th Avenue) are the mirror image of each other. No. 49-02 has a door at each floor in the first bay with six-over-six double-hung windows in the second and third bays at the second floor. The third bay at the first floor has a door paired with a four-over-four, double-hung wood window. The center window at the second floor of 49-04 39th Avenue was historically a smaller, four-over-four sash. Both of the historically open, two-story porches, located in the bay with the doors, have been enclosed. The two-bay facades of the center buildings are the mirror images of the adjacent building, like the front facades. The two-bay facades historically featured six-over-six, double-hung windows in the one opening at each floor, and one smaller, four-over-four, double-hung window in the second opening. The smaller window is paired with a door at the first floor. There are under porch basement entries at 49-02 and 49-20 39th Avenue. Generally, where the front windows have been replaced, they have also been replaced at the rear.

West façade (side of 49-02 39th Avenue): The three-bay side façade of 49-02 39th Avenue faces 49th Street. One-over-one, double-hung windows in the center bays at both floors that replace the historic smaller, four-over-four sash, are flanked by six-over-six, double-hung wood

windows. A brick chimney extends above the parapet between the second and third bays and two, three-pane awning windows at the basement level align with the six-over-six sash above. The small, grassy side yard is surrounded by a low, concrete curb & chain-link fence.

East façade (side of 49-20 39th Avenue): The three-bay side façade of 49-20 39th Avenue faces 50th Street. One-over-one, double hung windows in all openings at both floors replace the historic six-over-six sash in the first and third bays, and the historic smaller, four-over-four sash in the center bays. A brick chimney extends above the parapet between the first and second bays and a three-pane awning window at the basement level aligns with the six-over-six sash in the third bay. The small, grassy side yard is surrounded by a chain-link fence set on a low, concrete curb.

Individual Descriptions:

#	Street	block	lot	bdg type	window material	door	stoop	areaway	changes/notes
49-02 west side	39th Ave faces 49th St	132	130		6/6 wood w/ storms & 1/1 vinyl			chain-link fence w/ gate on low concrete curb	1/1 replace 4/4 in center bays; wires at façade; parapet is partially tarred; bluestone coping at parapet; concrete sidewalk in yard
49-02	39th Avenue	132	130	G	6/6 wood w/ storms	non- historic wood door w/ storm	brick w/ metal railing	chain-link fence w/ gate & low concrete curb; 1/2 of yard is concrete paved	jalousie windows & wires at basement; non-historic brick infill at porch, door & light at north side, glass block at west side; porch roof is painted green; paired 6/6 in large opening at 1st fl; flagpole in yard; REAR - spot repointing at facade; some 1/1 wood windows; 1/1 replaces 4/4, non-historic door & dryer vent at 1st floor; brick infill in historic open brick porch, infill at west side, 1/1 at south side, brick stoop & patio w/ pipe rail at east side; non-historic door, metal railing & brick piers at 2nd floor; cast-stone coping at parapet; 2/3 of rear yard is paved
49-04	39th Avenue	132	31	B	1/1 vinyl	historic door	brick & concrete w/ metal railing	scalloped cast-stone curb	single-pane window w/ guard at basement; historic door surround & hood, hood roof is painted green; light near door; wires at façade; 1/1 at 2nd floor of west-facing façade return; vent at roof; REAR - non-historic, 1-story wood shake addition w/ asphalt shingle roof, 3x 4/4 at south side; new wood fence & trellis at yard
49-06	39th Avenue	132	32	B'	1/1 vinyl	non- historic door w/ storm	brick & concrete w/ metal railing	scalloped cast-stone curb	sliding window w/ guard & non-historic door at basement; historic door surround & hood, hood roof is painted green; glass block in new window opening, mailbox & light near door; wires at façade; flue cap at chimney; antenna at roof; REAR – paired 1/1 & non-historic door at 1st floor; 2 vent pipes & 2 skylights at roof; new wood fence at yard

49-08	39th Avenue	132	132	B	1/1 aluminum	historic door	brick & concrete w/ metal railing	slate/ bluestone curb	non-historic door & awning window w/ guard at basement; historic door surround & hood, hood roof is painted green; light near door; antenna at chimney; skylight at roof; REAR - light at 2nd floor
49-10	39th Avenue	132	33	B'	1/1 aluminum	historic door	brick & concrete w/ metal railing	low wood curb	non-historic door & jalousie window w/ guard at basement; historic door surround & hood, hood roof is painted green; projecting thru-wall ac unit & light at 1st floor; vent at 2nd floor; chimney is tarred; antenna at chimney; REAR - 1/1, awning, sliding doors & light at 1st floor; conduit, altered opening & projecting thru-wall ac unit at 2nd floor; 2 skylights, vent pipe, antenna & ice guards at roof; wood deck
49-12	39th Avenue	132	34	B	1/1 vinyl	historic door	brick & concrete w/ cast-stone treads & metal railing	low wood curb	facade has been repointed; non-historic door; sliding window; 2 vents & light at basement; historic door surround & hood, hood roof is painted green; light & intercom near door; projecting thru-wall ac units at 1st & 2nd floors; vent at 1st floor; wires at facade; chimney is tarred; REAR – sliding doors, light & awning at 1st floor; 2 skylights; wood deck & fence in yard
49-14	39th Avenue	132	35	B'	1/1 vinyl	historic door w/ storm door	brick & concrete w/ cast-stone treads & metal railing	low wood curb; some bluestone pavers in yard	historic window w/ guard at basement; historic door surround & hood, hood roof is painted green; projecting thru-wall ac unit at 1st floor; wires at facade; flue cap at chimney; antenna at roof; REAR - historic door at 1st floor; conduit at facade
49-16	39th Avenue	132	135	B	1/1 vinyl	historic door w/ storm door	brick & concrete w/ metal railing		non-historic door, sliding window w/ red painted lintel & wires at basement; historic door surround & hood, hood roof is painted white; light near door; projecting thru-wall ac unit at 2nd floor; wires at facade; flue cap at chimney; REAR - historic door, dryer vent & light at 1st floor
49-18	39th Avenue	132	36	B'	1/1 vinyl	historic door w/ storm door	brick & concrete w/ metal railing		historic door, historic window w/ guard, wires & spigot at basement; historic door surround & hood, hood roof is painted white; bracketed projecting thru-wall ac unit at 1st floor; flagpole holder at window; flue cap at chimney; 1/1 at 2nd fl of east-facing facade return; antenna at roof

49-20	39th Avenue	132	136	G'	1/1 vinyl	non-historic door w/ storm door	brick & concrete w/ cast-stone treads & metal railing	chain-link fence on low concrete curb; some pavers in yard	single-pane windows & wires at basement; non-historic door surround & hood w/ metal columns, hood roof is historic; brick is painted white under portico; REAR - non-historic door w/ awning, light & concrete steps w/ pipe rail on 1st floor; brick infill in historic open brick porch, paired sliders at east & south sides; non-historic door, metal railing & brick piers, lights w/ conduit, metal ladder to roof, and metal awning frame at 2nd floor; entire rear yard is concrete paved driveway w/ chain-link gate
49-20 east side	39th Ave faces 50th St	132	136		1/1 vinyl			chain-link fence w/ gate on low concrete curb	wires at façade; sides of parapet are tarred

39th Avenue between 50th Street and 52nd Street – north side

50-01 to 51-09 39th Avenue, 38-19 50th Street, 38-20 52nd Street
 Borough of Queens, Tax Map Block/Lot: 117/1

Court Name: Phipps Garden Apartments I
 Date: 1931
 Type: Apartment houses

General Court Description

The Phipps Garden Apartments I is a large complex of apartments that, together with Phipps Garden Apartments II to the north, encompass an entire double-width block. Located at the southern end of the block, Phipps I is the largest apartment complex within the Sunnyside Gardens Historic District, dwarfing the other complexes in the vicinity while remaining consistent in style, materials and form. The plan of the complex forms a large rectangular footprint on the block, with expansive streetwalls and an entirely enclosed interior garden court. There is more visual variety on the courtyard-facing façades, which have inward-projecting wings and ornate entrances. Within the interior garden court, the individual apartment buildings (of which there are 22) are marked by a letter of the alphabet, A through W, which is indicated above a door to each building. All window sashes and frames, doors and frames, fire escapes, balconies, iron balustrades, handrails, and courtyard benches have been painted dark green.

Typical alterations at both interior and exterior façades include replacement windows, doors and some repointing. Although the windows and doors are not historic, they have been appropriately replaced with aluminum windows that, according to the circa 1940 Department of Taxes photograph, have similar or identical pane configuration to the original wood windows.

The Phipps I complex has a large and rather grand interior garden court. The interior space has grassy expanses and a variety of trees, shrubs and other vegetation. The lawns are intersected by meandering broken bluestone paths, which cross the interior garden court at elliptical lines and lead to each of the complex's many interior entrances. There are occasional steps in the path where the ground is sloped; these steps have brick risers. Several wood benches are located along the paths, and some of the grassy areas are surrounded by what are likely non-historic chain-link fences. Several tall wood lamps are located throughout the courtyard.

Although the Phipps I complex is comprised of some thirty buildings, all of the buildings are attached and visually contiguous. Rather than being described individually, the streetwall façades will be described as one (for example, north façade, east façade, and so on). Interior courtyard-facing façades will be described separately following the exterior façade captions.

Individual Descriptions – Exterior Façades



South façade: The south façade of the Phipps Garden Apartments I is generally four and six stories high with basement, with the taller portions of the building culminating at its central bays. This façade, which spans the entire width of the block facing 39th Avenue, is 55 bays wide and completely symmetrical. Varied parapets, window sizes and setbacks add variety to the streetwall.

Through-building entrance corridor to the interior garden court at the central bay; entrance set in a three-bay-wide frame of header bricks; entrance itself has a simple brick surround; fenestration consists of windows of various sizes, all of which are aluminum four-over-four, six-over-six or eight-over-eight double-hung; basement windows are steel casement or steel fixed sash; all windows have brick header sills; brick ornamentation includes segments of canted brick, segments of basket-weave patterned brick, header-bond string courses, engaged brick piers and brick corbels; decorative brick parapets, which are particularly ornamented at the central 19 bays; parapet at the central nine bays

has arched openings filled in with decorative ironwork; central nine bays recessed at about two-bays width; eight iron fire escapes; historic metal signage (“Phipps Garden Apartments” and “5101”) and light fixture above central entrance; historic tube light fixture within central corridor entrance. Alterations: Replacement windows and frames; some inappropriate repointing throughout the facade.

West façade: The west façade of the Phipps Garden Apartments I is generally four and six stories high with basement, with the taller portions of the building culminating at its central bays. This façade, which spans more than half of the southern portion of the block facing 50th Street, is 28 bays wide and completely symmetrical. Varied parapets, window sizes and setbacks add variety to the streetwall.

Two through-building entrance corridors to the interior garden court, one at the fifth bay from the south and the other at the fifth bay from the north; entrances are set in wide frames of header bricks; additional entrance straddling the two center bays; central entrance consists of metal-and-glass door with metal frame and a brick canted surround; fenestration consists of windows of



various sizes, all of which are aluminum four-over-four, six-over-six or eight-over-eight double-hung; basement windows are steel casement or steel fixed sash; all windows have brick header sills; brick ornamentation includes segments of canted brick, segments of basket-weave patterned brick, header-bond string courses, engaged brick piers and brick corbels; decorative brick parapets, which are particularly ornamented at the central nine bays; parapet at the central bay has an arched opening that is filled in with brick; two iron fire escapes; historic light fixtures above two corridor entrances; historic tube light fixture within corridor entrances; historic metal signage (“3819”) above central entrance door; historic light fixture mounted to the northwest corner of the building. Alterations: Replacement windows and frames; replacement door and frame at the center two bays; some inappropriate repointing throughout the facade; non-historic intercom next to central entrance door.



East façade: The east façade of the Phipps Garden Apartments I is generally four and six stories high with basement, with the taller portions of the building culminating at its central bays. Because the building is set on an incline, the floor heights vary at this façade in such a way that the northernmost ten bays are four stories without a basement (and the first-floor windows are at the same level as the rest of the façade’s basement windows). This façade, which spans more than half of the southern portion of the block facing 52nd Street, is 28 bays wide and symmetrical (except for the varied floor heights). Varied parapets, window sizes and setbacks add variety to the streetwall.

Two through-building entrance corridors to the interior garden court, one at the fifth bay from the south and the other at the fifth bay from the north; entrances are set in wide frames of header bricks; additional entrance straddling the two center bays; central entrance consists of metal-and-glass door with a metal frame, transom and a brick canted surround; fenestration consists of windows of various

sizes, all of which are aluminum four-over-four, six-over-six or eight-over-eight double-hung; basement windows are steel casement or steel fixed sash; all windows have brick header sills; brick ornamentation includes segments of canted brick, segments of basket-weave patterned brick, header-bond string courses, engaged brick piers and brick corbels; decorative brick parapets, which are particularly ornamented at the central nine bays; parapet at the central bay has an arched opening that is filled in with brick; two iron fire escapes; historic light fixtures above two corridor entrances; historic tube light fixture within corridor entrances; historic metal signage (“3820”) above central entrance door; historic light fixture mounted to the northeast corner of the building. Alterations: Replacement windows and frames; replacement door and frame at the two center bays; some inappropriate repointing throughout the facade; non-historic intercom next to central entrance door.

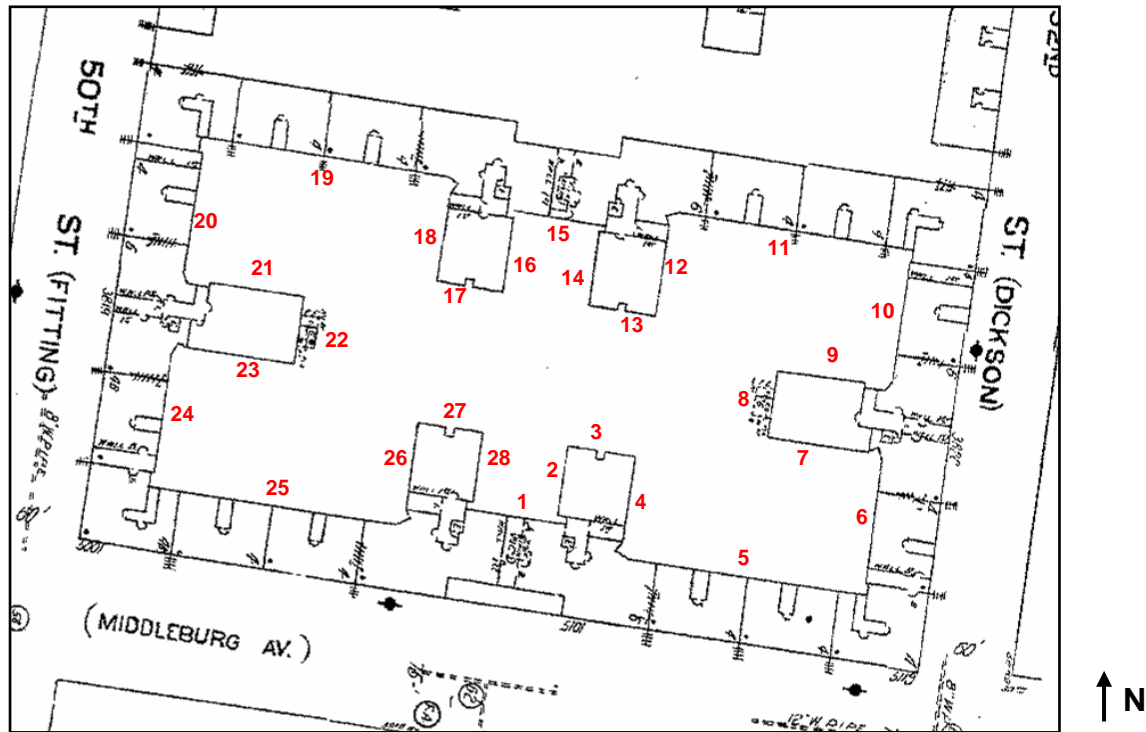
North façade: The north façade of the Phipps Garden Apartments I is generally four and six stories high with basement, with the taller portions of the building culminating at its central bays. This façade, which spans the entire width of the block, faces north onto the south-facing façade of Phipps Gardens Apartments II. There is a landscaped courtyard between the two buildings and an asphalt-paved driveway that runs along the north façade of Phipps I, which is accessed from entrances at 50th and 52nd Streets. There are steel gates located at these two entrances.

Fifty-five bays wide and almost completely symmetrical; varied parapets, window sizes and setbacks add variety to the streetwall; through-building entrance corridor to the interior garden court at the 19th bay from the east; secondary entrance located at the 29th bay from the east, which consists of a single metal door with a glass transom, all set in a metal frame; this entrance is fronted by brick



steps and a historic iron handrail; five basement-level entrances, located at the 4th bay from the east, the 12th bay from the east, the 24th bay from the west, the 12th bay from the west, and the 4th bay from the west; all five basement entrances consist of metal doors with a single glass pane and are fronted by concrete steps with historic iron handrails and balustrades; all six doors and frames at this facade are topped by a non-historic light fixture; fenestration consists of windows of various sizes, all of which are aluminum four-over-four, six-over-six or eight-over-eight double-hung; basement windows are steel casement or steel fixed sash; a few basement windows at the eastern half of the building have been filled in with brick or with fixed vents; all windows have brick header sills; brick ornamentation includes segments of canted brick, segments of basket-weave patterned brick, header-bond string courses (particularly below first-floor windows), engaged brick piers separating the central three-bays and brick corbels; decorative brick parapets, which are particularly ornamented at the central 19 bays; parapet at the central nine bays has arched openings filled in with decorative ironwork; central nine bays recessed at about two-bays' width; eight iron fire escapes; historic metal light fixture above central entrance; historic tube light fixture within corridor entrance. Alterations: Replacement windows and frames; replacement doors and frames (all metal doors at this façade are likely non-historic); some inappropriate repointing throughout the façade, particularly near upper stories and parapets; some basement windows in eastern half of the building filled in with brick; non-historic light fixtures above all doors (light fixture above corridor entrance in the 19th bay from the east is historic).

Individual Descriptions – Interior Courtyard-Facing Façades

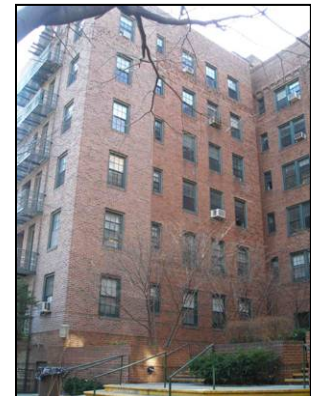


The interior façades of Phipps Gardens Apartments I face inward, towards the interior garden court. These façades have generally the same characteristics as the street-facing façades, although with more ornament and visual variety. The plan of the complex is completely symmetrical on both axes. Each building (A through W) is indicated by a historic light fixture that has the corresponding letter on it, mounted above that building's entrance. Because the individual buildings that make up the Phipps I complex are attached and have very little in the way of visual interruptions, they will not be described individually. Rather, each interior façade of the complex has been assigned a number (see above diagram) and will be described in that order.



1. This is the primary façade of the interior garden court, with the main entrance from the street (39th Avenue). Six stories high; eight bays wide, with the façade stretching slightly wider than the perpendicular façades, creating small niches at the outermost bays; main entrance straddles two center bays and consists of an open corridor that passes through the building; two entrances within the corridor, both with metal-and-glass single doors; two non-historic intercoms at both entrances, one on either side of each door; corridor has patterned brick floor and brick barrel-vault ceiling, on which there is a historic tube light fixture; entrance to corridor marked by a four-bay wide frame of header-bond brick and a corbelled brick immediate surround; two historic light fixtures at the main entrance, one on either side of the opening; fenestration consists of paired and single six-over-six and four-over-four (at the outermost bays) aluminum double-hung windows in aluminum frames; all windows have header-bond sills; decorative brick includes basket-weave or x-shaped patterned panels between windows (vertically) at center four bays, corbels, engaged brick piers and regularly spaced header-bond string courses at first story; parapet is slightly stepped and has projecting cross-shaped patterns; parapet design is somewhat unusual for the complex (but mirrors that of façade 15, across the courtyard) and is of a slightly redder brick, and may not be the original parapet; two interior brick chimneys—one at the junction of this building with façade 2 and the other at its junction with façade 28. Alterations: Replacement windows and frames; possible parapet modification. Site features: This façade, along with façades 2 and 28, are fronted by a concrete entrance plaza with steps leading down into the interior garden court. Located in this plaza are brick planters and numerous small shrubs and trees. The steps, which are bluestone, historically had brick risers, many of which have been resurfaced with concrete. The steps have iron handrails.

2. Six stories high; six bays wide, with the southernmost bay slightly recessed in a niche where this façade meets façade 1; no visible entrance at this façade; fenestration consists of six-over-six and four-over-four aluminum double-hung windows in aluminum frames; windows in southernmost bay (niche) offset from the rest of the windows; basement window in niche bay is three-pane steel casement sash; all windows have header-bond sills; decorative brick includes regularly spaced header-bond string courses at first story, soldier-bond string course at the parapet and corbelled sill course below sixth-story windows; denticulated sill course below second-story windows, which does not continue at northernmost bay; historic light fixture at the north corner of the building, below level of first-story windows. Alterations: Replacement windows and frames; brick at northernmost bay and above six-story windows appears recently repointed in with a contrasting mortar.





3. Six stories, with basement; five bays wide; central bay contains an open iron staircase; entrance to this staircase is at the first floor and has a steel mesh door; second basement-level entrance at the westernmost bay; this entrance consists of a metal-and-glass multi-paned door and is fronted by concrete steps and a historic iron balustrade and hand rail; an iron fire escape straddles the center three bays; second and fourth bays both have metal multi-paned doors (except at basement level), with ten panes each (two across and five up-and-down); these doors lead onto the fire escape; outermost bays have six-over-six aluminum double-hung windows with aluminum frames and header-bond sills; ornate brick parapet at this façade with an arched opening (also fronted by a fire escape) and decorative brick in a basket-weave pattern; other decorative brick features include regularly spaced header-bond string courses at first story and patterned brick beneath the sixth-story windows; two historic light fixtures at either corner of the building (above basement level). Alterations: Replacement windows and frames; replacement doors; entire façade appears recently repointed in a contrasting mortar.

4. Six stories with basement; seven bays wide; southernmost bay canted slightly where it joins with façade 5; entrance at the fourth story in the center bay, which leads onto an iron balcony/fire escape; this entrance not visible behind a screen door; fenestration consists of paired and single eight-over-eight and six-over-six aluminum double-hung windows in aluminum frames; all windows have header-bond sills; decorative brick includes header-bond string courses at basement level, corbels below the sixth-floor window at the northernmost bay and soldier-bond string courses at the parapet; crenellated brick parapet with iron balustrades within the crenels; iron balcony/fire escape at fourth story, spanning the three central bays; historic light fixture at north corner of building, at first floor level. Alterations: Replacement windows and frames; recent repointing in a contrasting mortar at the northernmost bay and at the parapet.



5. Six stories high at the westernmost three bays; four stories high with basement at the rest of the façade; 15 bays wide; westernmost bay canted slightly where it joins with façade 4; three flat-roofed towers that rise above the roofline at the first, fifth and tenth bays (counting from the east); three primary entrances at this façade (to buildings T, U and V), all located within the towers; entrance T located at the easternmost bay; entrance U located at the fifth bay from the east; entrance V located at the tenth bay from the east; all three primary entrances consist of single metal-and-glass doors with metal frames, and have non-historic intercoms; each of the three entrances is topped by a historic light fixture that indicates the letter that corresponds with the building (T, U or V); secondary entrance located at the westernmost bay; this entrance also consists of a single metal-and-glass door with a metal frame, and is topped by a historic light fixture; a basement-level entrance is located at the fourth bay from the west; this entrance consists of a single metal-and-glass door in a metal frame and is topped by a non-historic light fixture; at the fourth floor of the second, third, seventh and eighth bays (counting from the east), there are single wood-and-glass doors, each with a wood four-over-four sidelight, that lead onto an iron balcony/fire escape; fenestration consists of paired and single eight-over-eight, six-over-six and four-over-four aluminum double-hung windows in aluminum frames; windows in three towers offset from the rest of the fenestration; all windows have header-bond sills; basement windows are three- and six-pane steel casement sash; decorative

brick features include header-bond string courses at the first floor and basement level, decorative parapet at the four-story portion of the building that includes patterned brick and corbels, patterned brick at the towers (between windows and at the top of the towers), and a crenellated parapet at the six-story portion of the building with an iron balustrade within each crenel; iron balcony/fire escape straddling the second and third bays (from the east) and the seventh and eighth bays (from the east), all at the fourth floor. Alterations: Replacement windows and frames; replacement doors and frames; some repointing in a contrasting mortar above sixth-floor windows at the westernmost three bays.



6. Six stories high at northernmost three bays; four stories high with basement at the rest of the façade; nine bays wide; northernmost bay canted somewhat where it meets façade 7; southernmost bay recessed where it meets façade 5, creating a niche; flat-roofed tower that rises above the roofline at the sixth bay from the north; through-building corridor entrance located at the second bay from the south; this corridor entrance has a wide header-bond surround with a corbelled lintel and is topped by a historic light fixture (which in turn is topped by a non-historic light fixture); primary entrance to building S located at the tower in the sixth bay from the north; this entrance consists of a metal-and-glass door in a metal frame, topped by a historic light fixture that indicates the letter “S;” basement entrance located in the fifth bay from the north; this entrance consists of a metal-and-glass door and is fronted by concrete steps and a historic brick and iron rail and balustrade; fenestration at this façade consists of paired and single eight-over-eight, six-over-six and four-over-four

aluminum double-hung windows in aluminum frames; windows in sixth-bay tower offset from the rest of the fenestration; all windows have header-bond sills; decorative brick features include header-bond string courses at the first floor and basement level, decorative parapet with patterned brick and corbels, and patterned brick at the tower (between windows and at the top of the tower); iron fire escape straddling the four northernmost bays and continuing onto façade 7; cut in parapet between second and third bays (from the north) to allow egress onto the fire escape. Alterations: Replacement windows and frames; replacement doors and frames; non-historic light fixture above corridor entrance at the second bay from the south; non-historic intercom to the north of the entrance to building S.

7. Six stories; seven bays wide; easternmost bay canted slightly where it joins with façade 6; main entrance at the third bay from the east; this entrance consists of a single multi-paned door with flanking aluminum four-over-four sidelights; fenestration consists of paired and single six-over-six and four-over-four aluminum double-hung windows in aluminum frames; all windows have header-bond sills; decorative brick includes header-bond string courses at first-floor level, corbels below the sixth-floor window at the westernmost bay and soldier-bond string courses at the parapet; fire escape (which curves and continues onto façade 6) straddles easternmost two bays; historic light fixture at western corner of building, at first floor level. Alterations: Replacement windows and frames.





8. Six stories; five bays wide; outermost bays on both sides are stepped back the depth of one bay; the second bay from the north houses an enclosed iron staircase; two entrances at this façade, both located at the side-facing elevations of the projecting center three bays; the entrance at the south-facing elevation consists of a wood-and-glass door (covered with a metal screen door) with a three-pane wood transom and two tall eight-paned wood casement windows to the west of the door, all of which appear to be historic (except for the metal screen); the entrance at the north-facing elevation consists of a steel mesh door that leads to the interior staircase; fenestration in the central bay consists of a trio of tall historic eight-paned wood casement windows set in wood frames; those at the sixth floor have a round-headed transom that has been filled in with a non-historic material; window openings in the second bay from the north are open, looking into the staircase (the first floor opening has iron bars); windows in the fourth bay from the north are small historic two-paned wood casement windows set in wood frames; window openings at the north-facing elevation of the central bays are large openings that look into the staircase; windows at the south-facing elevation are a trio of tall historic eight-paned wood casement windows set in wood frames; fenestration in the outermost bays (first and fifth, from the north)

consists of six-over-six aluminum double-hung windows, except at the first floor, which are one-over-one; decorative brick features include header-bond string courses below first-floor windows, patterned brick between central bay windows (vertically); patterned brick at the sixth floor around the round-headed transom and a soldier-bond string course at the parapet; soldier-bond sill course below sixth floor windows at the outermost bays, which culminates in corbels at the façade’s corners; historic light fixtures at the façade’s corners, at first-floor level. Alterations: Some replacement windows, at outermost bays; replacement door at north-facing elevation of central bays; some contrasting repointing, particularly at the top of the façade.



9. Six stories with basement; seven bays wide; easternmost bay recessed about the depth of one bay where it joins with canted southernmost bay of façade 10; main entrance at the second bay from the east; this entrance consists of a single metal-and-glass door with a metal frame; two non-historic intercoms, one on either side of the door; basement entrance located at the westernmost bay; this entrance consists of a single metal door set in a metal frame, with a non-historic light above it; basement entrance is fronted by a concrete ramp with a historic iron handrail; fenestration consists of paired and single six-over-six and four-over-four aluminum double-hung windows in aluminum frames; some first-floor windows are one-over-one; windows at second bay from the east, above the main entrance, appear to be historic wood eight-over-eight double-hung in wood frames; basement windows are three- and six-pane steel casement sash; all windows have header-bond sills; decorative brick includes header-bond string courses below first-floor windows, corbels and sill course below the sixth-floor window at the westernmost bay and soldier-bond string courses at the parapet; fire escape (which curves and continues onto façade 10) at easternmost bay; historic light fixture at western

corner of building, at first floor level. Alterations: Replacement windows and frames; replacement doors and frames; repointing in a contrasting mortar at the westernmost bay at the sixth floor. Site features: Rather than featuring signage or a light fixture above the main entrance, this façade has a historic free-standing brick and metal structure at the path leading to the entrance. This structure consists of two brick piers (the western pier attached to the façade wall by a brick rail) topped by a metal lamp indicating the letter “R.” The lamp is connected to the brick piers by a series of metal bands, forming a squared arch which must be walked under in order to reach the main entrance to this façade.





10. Six stories high at southernmost three bays; four stories high with basement at the rest of the façade; nine bays wide; southernmost bay canted somewhat where it joins with façade 9; northernmost bay recessed where it meets with façade 11, creating a niche; flat-roofed tower that rises above the roofline at the fourth bay from the north; through-building corridor entrance located at the second bay from the north; this corridor entrance has a wide header-bond surround with a corbelled lintel and is topped by a historic light fixture; primary entrance to building Q located at the tower in the fourth bay from the north; this entrance consists of a metal-and-glass door in a metal frame, topped by a historic light fixture that indicates the letter “Q”; non-historic light fixture mounted above the historic light fixture at this entrance; basement entrance located in the sixth bay from the north; this entrance consists of a metal-and-glass door, is fronted by concrete steps and a historic brick and iron balustrade, and is topped by a non-historic light fixture; fenestration at this façade consists of paired and single eight-over-eight, six-over-six and four-over-four aluminum double-hung windows in aluminum frames; windows in fourth-bay tower offset from the rest of the fenestration; basement windows consist of historic three-pane steel casement windows in steel frames; all windows have header-

bond sills; decorative brick features include header-bond string courses at the first floor and basement level, decorative parapet with patterned brick and corbels, and patterned brick at the tower (between windows and at the top of the tower); iron fire escape straddling the four southernmost bays and continuing onto façade 9; cut in parapet between seventh and eighth bays (from the north) to allow egress onto the fire escape. Alterations: Replacement windows and frames (except basement windows); replacement doors and frames; non-historic light fixture above basement entrance; non-historic intercom to the north of the entrance to building Q.



11. Six stories high at the westernmost three bays; four stories high at the rest of the façade; 15 bays wide; westernmost bay canted slightly where it joins with façade 12; three flat-roofed towers that rise above the roofline at the first, fifth and tenth bays (counting from the east); three primary entrances at this façade (to buildings N, O and P), all located within the towers; entrance P located at the easternmost bay; entrance O located at the fifth bay from the east; entrance N located at the tenth bay from the east; all three primary entrances consist of single metal-and-glass doors with metal frames, and all have non-historic intercoms; all three entrances are topped by a historic light fixture that indicates the letter that corresponds with the building (N, O or P); a through-building corridor entrance is located at the third bay from the west; this corridor entrance has a wide header-bond surround with a corbelled lintel and is topped by a historic light fixture; two porch entrances located at the sixth and ninth bays (counting from the east); these entrances consist of single

multi-paned wood doors with a transom light and flanking four-over-four wood sidelights; at the fourth floor of the second, third, seventh and eighth bays (counting from the east), there are single wood-and-glass doors, with a wood four-over-four sidelight, that lead onto an iron balcony/fire escape; fenestration consists of paired and single eight-over-eight, six-over-six and four-over-four aluminum double-hung windows in aluminum frames; windows in three towers offset from the rest of the fenestration; all windows have header-bond sills; decorative brick features include header-bond string courses at the first floor and basement level, decorative parapet at the four-story portion of the building that includes patterned brick and corbels, patterned brick at the towers (between windows and at the top of the towers), and a crenellated parapet at the six-story portion of the building with an iron balustrade within each crenel; iron balcony/fire escape straddling the second and third bays (from the east) and the seventh and eighth bays (from the east), all at the fourth floor. Alterations: Replacement windows and frames; replacement doors and frames

(except possibly the porch doors and windows). Site features: A low brick wall topped with an iron balustrade fronts this façade at the seventh through tenth bays (counting from the west).



side of the main entrance.

12. Six stories, with basement; seven bays wide; northernmost bay canted slightly where it joins with façade 11; entrance “M” located at the second bay from the north; this entrance consists of a metal-and-glass door with a metal frame and a projecting brick surround and denticulated brick lintel; it is fronted by brick steps with an iron handrail; there is a historic light fixture, marked with the letter “M,” mounted above this door, and two non-historic intercoms, one on either side of the door; basement entrance in the northernmost canted bay, which is reached by a concrete stairway with a historic iron handrail and balustrade; another entrance, which appears to have a wood-and-glass multi-paned door, at the fourth story in the center bay, which leads onto an iron balcony/fire escape; fenestration consists of paired and single four-over-four, six-over-six and eight-over-eight aluminum double-hung windows in aluminum frames; all windows have header-bond sills; decorative brick includes header-bond string courses at first-floor level, corbels below the sixth-floor window at the southernmost bay and soldier-bond string courses at the parapet; crenellated brick parapet with iron balustrades within the crenels; iron balcony/fire escape at fourth story, spanning the three central bays; historic light fixture at southern corner of building, at first-floor level. Alterations: Replacement windows and frames; replacement door and frame (at main entrance); non-historic intercoms on either

13. Six stories, with basement; five bays wide; central bay contains an open iron staircase; entrance to this staircase is at the first floor and has a steel mesh door; an iron fire escape straddles the center three bays; second and fourth bays both have multi-paned doors at each floor (except at basement level), with ten panes each (two across and five up-and-down); these doors lead onto the fire escape; outermost bays have six-over-six aluminum double-hung windows with aluminum frames and header-bond sills; ornate brick parapet at this façade with an arched opening (also fronted by a fire escape) and decorative brick in a basket-weave pattern; other decorative brick includes regularly spaced header-bond string courses at first story and patterned brick beneath the sixth-story windows; two historic light fixtures at either corner of the building (above basement level). Alterations: Replacement windows and frames; replacement doors; brick at uppermost story and parapet appear to have been recently repointed in a contrasting mortar.





14. Six stories high; six bays wide, with the northernmost bay slightly recessed in a niche where this façade meets façade 15; entrance straddling the third and fourth bays (from the south); entrance somewhat obscured by vegetation but appears to be historic, consisting of a multi-paned wood and glass door with a wood screen, with wood four-over-four double-hung sidelights and topped by a transom light, all set in a wood frame; fenestration (other than that at the entrance) consists of six-over-six and four-over-four aluminum double-hung windows in aluminum frames; windows in northernmost bay (niche) not visible, but are likely similar to those of façades 2 and 28; all windows have header-bond sills; decorative brick includes regularly spaced header-bond string courses at first story, soldier-bond string course at the parapet and corbelled sill course below sixth-story windows; denticulated sill course below second-story windows, which does not continue at southernmost bay; historic light fixture at southern corner of building, at first floor level. Alterations: Replacement windows and frames; some repointing in a contrasting mortar.



15. Six stories high; eight bays wide, with the façade stretching slightly wider than the perpendicular façades, creating small niches at the outermost bays; no visible entrance at this façade; fenestration consists of paired and single six-over-six and four-over-four aluminum double-hung windows in aluminum frames; all windows have header-bond sills; decorative brick includes basket-weave or x-shaped patterned panels between windows (vertically) at center four bays, corbels, engaged brick piers and regularly spaced header-bond string courses at first story; parapet is slightly stepped and has projecting cross-shaped patterns; parapet design is somewhat unusual for the complex (but mirrors that of façade 1, across the courtyard) and of a slightly redder brick, and appears to not be the original parapet; two interior brick chimneys—one at the junction of this building with façade 14 and the other at its junction with façade 16. Alterations: Replacement windows and frames; possible parapet modification.



16. Six stories high; six bays wide, with the northernmost bay slightly recessed in a niche where this façade meets façade 15; entrance straddling the third and fourth bays (from the south); entrance somewhat obscured by vegetation but appears to be historic, consisting of a multi-paned wood and glass door with a wood screen, with wood four-over-four double-hung sidelights and topped by a transom light, all set in a wood frame; fenestration (other than that at the entrance) consists of six-over-six and four-over-four aluminum double-hung windows in aluminum frames; windows in northernmost bay (niche) not visible, but are likely similar to those of façades 2 and 28; all windows have header-bond sills; decorative brick includes regularly spaced header-bond string courses at first story, soldier-bond string course at the parapet and corbelled sill course below sixth-story windows; denticulated sill course below second-story windows, which does not continue at southernmost bay; historic light fixture at southern corner of building, at first floor level. Alterations: Replacement windows and frames; some repointing in a contrasting mortar; small wood lattice mounted to the wall just south of the entrance.



17. Six stories high with basement; five bays wide; central bay contains an open iron staircase; entrance to this staircase is at the first floor and has a steel mesh door; an iron fire escape straddles the center three bays; second and fourth bays (from west to east) have metal multi-paned doors at each floor (except at basement level), with ten panes each (two across and five up-and-down); these doors lead onto the fire escape; outermost bays have six-over-six aluminum double-hung windows with aluminum frames and header-bond sills; ornate brick parapet at this façade with an arched opening (also fronted by a fire escape) and decorative brick in a basket-weave pattern; other decorative brick includes regularly spaced header-bond string courses at first story and patterned brick beneath the sixth-story windows; two historic light fixtures at either corner of the building (above basement level). Alterations: Replacement windows and frames; replacement doors.



18. Six stories, with basement; seven bays wide; northernmost bay canted slightly where it joins with façade 19; entrance “L” located at the second bay from the north; this entrance consists of a metal-and-glass door with a metal frame and a projecting brick surround and denticulated brick lintel; it is fronted by brick steps with non-historic brick rails (with one historic iron handrail still extant); there is a historic light fixture, marked with the letter “L,” mounted above this door, and two non-historic intercoms, one on either side of the door; basement-level entrance in the northernmost canted bay, which is reached by a concrete stairway with a historic iron handrail and balustrade; another entrance, which appears to have a wood-and-glass multi-paned door, at the fourth story in the center bay, which leads onto an iron balcony/fire escape; fenestration consists of paired and single four-over-four, six-over-six and eight-over-eight aluminum double-hung windows in aluminum frames; basement windows are three-pane steel casement sash; all windows have header-bond sills; decorative brick includes header-bond string courses at first-floor level, corbels below the sixth floor window at the southernmost bay and soldier-bond string courses at the parapet; crenellated brick parapet with iron balustrades within the crenels; iron balcony/fire escape at fourth story, spanning the three central bays; historic light fixture at southern corner of building, at first floor level. Alterations: Replacement windows and frames (except basement windows); replacement door and frame at main entrance; non-historic intercoms on either side of the main

entrance; non-historic brick rails at primary entrance; some contrasting repointing at façade, particularly above third-, fifth- and sixth-floor windows.

19. Six stories high at the easternmost three bays; four stories high (with basement) at the rest of the façade; 15 bays wide; easternmost bay canted slightly where it joins with façade 18; three flat-roofed towers that rise above the roofline at the first, fifth and tenth bays (counting from the west); three primary entrances at this façade (to buildings H, J and K), all located within the towers; entrance H located at the westernmost bay; entrance J located at the fifth bay from the west; entrance K located at the tenth bay from the west; all three primary entrances consist of single metal-and-glass doors with metal frames, and all have non-historic intercoms; all three entrances are topped by a historic light fixture that indicates the letter that corresponds with the building (H, J or K); basement entrance (materials not observed) at the easternmost bay, which is accessed by concrete

steps with an iron handrail and balustrade; fenestration consists of paired and single eight-over-eight, six-over-six and four-over-four aluminum double-hung windows in aluminum frames; windows in three towers offset from the rest of the fenestration; basement windows are three-pane steel casement sash; all windows have header-bond sills; at the fourth-floor of the second-, third-, seventh- and eighth-bays (counting from the west), there are single wood-and-glass doors flanked by a wood sash four-over-four sidelight that lead onto an iron balcony/fire escape; decorative brick features include header-bond string courses at the first floor and basement level, decorative parapet at the four-story portion of the building that includes patterned brick and corbels, patterned brick at the towers (between windows and at the top of the towers), and a crenellated parapet at the six-story portion of the building with an iron balustrade within each crenel; iron balcony/fire escape straddling the second and third bays (from the west) and the seventh and eighth bays (from the west), all at the fourth floor. Alterations: Replacement windows and frames; replacement doors and frames, some repointing with contrasting mortar.



20. Six stories high at southernmost three bays; four stories high (with basement) at the rest of the façade; nine bays wide; southernmost bay canted somewhat where it joins with façade 21; northernmost bay recessed where it meets with façade 19, creating a niche; flat-roofed tower that rises above the roofline at the fourth bay from the north; through-building corridor entrance located at the second bay from the north; this corridor entrance has a wide header-bond surround with a corbelled lintel and is topped by a historic light fixture; primary entrance to building G is located at the tower in the fourth bay from the north; this entrance consists of a metal-and-glass door in a metal frame, topped by a historic light fixture that indicates the letter “G”; a basement entrance is located in the sixth bay from the north; this entrance consists of a metal-and-glass door, is fronted by concrete steps and a historic brick and iron balustrade, and is topped by a non-historic light fixture; fenestration at this façade consists of paired and single eight-over-eight, six-over-six and four-over-four aluminum double-hung windows in aluminum frames; windows in fourth-bay tower

offset from the rest of the fenestration; basement windows consist of historic three- and six-pane steel casement windows in steel frames; all windows have header-bond sills; decorative brick features include header-bond string courses at the first floor and basement level, decorative parapet with patterned brick and corbels, and patterned brick at the tower (between windows and at the top of the tower); iron fire escape straddling the four southernmost bays and continuing onto façade 21; cut in parapet between seventh and eighth bays (from the north) to allow egress onto the fire escape. Alterations: Replacement windows and frames (except basement windows); replacement doors and frames; non-historic light fixture above basement entrance; non-historic intercom to the north of the entrance to building G.

21. Six stories with basement; seven bays wide; westernmost bay recessed about the depth of one bay where it joins with canted southernmost bay of façade 20; main entrance at the second bay from the west; this entrance consists of a single metal-and-glass door with a metal frame; two non-historic intercoms, one on either side of the door; basement



entrance located at the westernmost bay; this entrance consists of a single metal door set in a metal frame, with a non-historic light above it; basement entrance is fronted by a concrete ramp with a historic iron handrail; fenestration consists of paired and single six-over-six and four-over-four aluminum double-hung windows in aluminum frames; windows at second bay from the west, above the main entrance, appear to be historic wood eight-over-eight double-hung in wood frames; basement windows are three- and six-pane steel casement sash; all windows have header-bond sills; decorative brick includes header-bond string courses below first-floor windows, corbels and sill course below the sixth floor window at the westernmost bay, a stepped parapet and soldier-bond string courses at the parapet; fire escape (which curves and continues onto façade 20) at easternmost bay; historic light fixture at eastern corner of building, at first floor level. Alterations: Replacement windows and frames; replacement doors and frames; repointing in a contrasting mortar at the fifth and sixth floors and parapet. Site features: Rather than featuring signage or a light fixture above the main entrance, this



façade has a historic free-standing brick and metal structure at the path leading to the entrance. This structure consists

of two brick piers (the eastern pier attached to the façade wall by a brick rail) topped by a metal lamp indicating the letter “F.” The lamp is connected to the brick piers by a series of metal bands, forming a squared arch which must be walked under in order to reach the main entrance to this façade.



22. Six stories, five bays wide; outermost bays on both sides are stepped back the depth of one bay; the second bay from the north houses an enclosed iron staircase; two entrances at this façade, both located at the side-facing elevations of the projecting center three bays; the entrance at the south-facing elevation was obscured by a tarp at the time this photograph was taken, but likely consists of a multi-paned door with a three-paned transom; two historic tall eight-paned wood casement windows to the west of this door; the entrance at the north-facing elevation consists of a steel mesh door that leads to the interior staircase; fenestration in the central bay consists of a trio of tall historic eight-paned wood casement windows set in wood frames; a tarp was covering the upper three floors at the time this photograph was taken and therefore the upper stories could not be assessed; window openings in the second bay from the north are open, looking into the staircase; windows in the fourth bay from the north are small historic two-paned wood casement windows set in wood frames; windows at the north-facing elevation of the central bays are large open window openings that look into the staircase; windows at the south-facing elevation are a trio of tall historic eight-paned wood casement windows set in wood frames; fenestration in the outermost bays (first and fifth, from the north) consists of six-over-six

aluminum double-hung windows; decorative brick features include header-bond string courses below first-floor windows, patterned brick between central bay windows (vertically); patterned brick between fifth- and sixth-floor windows at side-facing elevations and a soldier-bond string course at the parapet; soldier-bond sill course below sixth-floor windows at the outermost bays, which culminates in corbels at the façade’s corners; historic light fixtures at the façade’s corners, at first-floor level. Alterations: Some replacement windows, at outermost bays; replacement door at

north-facing elevation of central bays; uppermost story appears to have been recently repointed in a contrasting mortar (it appears that the tarp is covering very recently repointed brick).

23. Six stories; seven bays wide; westernmost bay canted slightly where it joins with façade 24; main entrance at the third bay from the west; this entrance consists of a single multi-paned door (material not visible; obscured under tarp at time of this assessment) with flanking aluminum four-over-four sidelights; fenestration consists of paired and single six-over-six and four-over-four aluminum double-hung windows in aluminum frames; all windows have header-bond sills; decorative brick includes header-bond string courses at first-floor level, corbels and projecting denticulated sill course below the sixth floor window at the easternmost bay, and soldier-bond string courses at the parapet; historic light fixture at eastern corner of building, at first floor level. Alterations: Replacement windows and frames; some work ongoing at the time of this assessment (appears to be repointing).



24. Six stories high at northernmost three bays; four stories high (with basement) at the rest of the façade; nine bays wide; northernmost bay canted somewhat where it meets façade 23; southernmost bay recessed where it meets façade 25, creating a niche; flat-roofed tower rises above the roofline at the sixth bay from the north; through-building corridor entrance located at the second bay from the south; this corridor entrance has a wide two-story header-bond surround with a corbelled lintel and a panel of patterned brick between the door and the window above it, and is topped by a historic light fixture; primary entrance to building E is located at the tower in the sixth bay from the north; this entrance consists of a metal-and-glass door in a metal frame, topped by a historic light fixture that indicates the letter “E;” this entrance is fronted by bluestone steps with a historic iron handrail; a basement entrance is located in the fifth bay from the north; this entrance consists of a metal-and-glass door with a transom, is fronted by concrete steps and a historic brick and iron rail and an iron balustrade, and is topped by a non-historic light fixture; there are additional entrances at the first and third bays from the

north, one at each of the upper five stories of the façade; these entrances lead out onto the fire escape and consist of what may be historic multi-paned wood doors with flanking four-over-four windows to the left of the doors; fenestration at this façade consists of paired and single eight-over-eight, six-over-six and four-over-four aluminum double-hung windows in aluminum frames; windows in sixth-bay tower are offset from the rest of the fenestration; all windows have header-bond sills; decorative brick features include header-bond string courses at the first floor and basement level, decorative parapet with patterned brick and corbels, and patterned brick at the tower (between windows and at the top of the tower); iron fire escape straddling the four northernmost bays and continuing onto façade 23; cut in parapet between second and third bays (from the north) to allow egress onto the fire escape. Alterations: Replacement windows and frames; replacement doors and frames (except possibly those that lead onto the fire escape; non-historic light fixture above basement entrance; non-historic intercom at the primary entrance to building E.



25. Seven stories high at the easternmost three bays; four stories high (with basement) at the rest of the façade; 15 bays wide; easternmost bay canted slightly where it joins with façade 26; two flat-roofed towers that rise above the roofline at the fifth and tenth bays (counting from the west) and a tower that does not rise above the roofline at the first bay (from the west); three primary entrances at this façade (to buildings B, C and D), all located within the towers; entrance D located at the westernmost bay; entrance C located at the fifth bay from the west; entrance B located at the tenth bay from the west; primary entrances B and C consist of single metal-and-glass doors with metal frames, and have non-historic intercoms; these two entrances are topped by a historic light fixture that indicates the letter that corresponds with the building (B or C); entrance D is recessed and its materials could not be observed; a secondary entrance is located at the easternmost, or canted, bay; this entrance is recessed and consists of a metal door with a metal frame; there is a historic light fixture above this entrance; basement entrance at the seventh bay from the west, which is accessed by concrete steps with iron handrails and balustrades; fenestration consists of paired and single eight-over-eight, six-over-six and four-over-four aluminum double-hung windows in aluminum frames; windows in three towers offset from the rest of the fenestration; basement windows are six-pane steel casement sash; all windows have header-bond sills; at the fourth floor of the second, third, seventh and eighth bays (counting from the west), there are single wood-and-glass doors, each with a wood four-over-four sidelight; these entrances lead onto an iron balcony/fire escape; decorative brick features include header-bond string courses at the first floor and basement level, decorative parapet at the four-story portion of the building that includes patterned brick and corbels, patterned brick at the towers (between windows and at the top of the towers), and a crenellated parapet at the six-story portion of the building with an iron balustrade within each crenel; two iron balcony/fire escapes, straddling the second and third bays (from the west) and the seventh and eighth bays (from the west), all at the fourth floor. Alterations: Replacement windows and frames; replacement doors and frames, some repointing with contrasting mortar, particularly at the parapet of the easternmost three bays. Site features: Rather than featuring signage or a light fixture above the entrance to building D (at the westernmost bay), this façade has a historic free-standing brick and metal structure at the path leading to the entrance. This structure consists of two brick piers topped by a metal lamp indicating the letter “D.” The lamp is connected to the brick piers by a series of metal bands, forming a squared arch which must be walked under in order to reach the main entrance to this façade.



26. Seven stories (with no basement); seven bays wide; southernmost bay canted slightly where it joins with façade 25; primary entrance at the central bay consisting of a metal-and-glass multi-paned door with a metal frame; this entrance has a projecting brick surround with a voussoir header; above this entrance are a historic light fixture and a historic metal sign that reads, “MANAGEMENT OFFICE”; entrance at the fifth story in the center bay, which leads onto an iron balcony/fire escape; this entrance not visible behind a screen door; fenestration consists of paired and single eight-over-eight and six-over-six aluminum double-hung windows in aluminum frames; all windows have header-bond sills; decorative brick includes header-bond string courses at basement level, corbels below the sixth floor window at the northernmost bay and soldier-bond string courses at the parapet; crenellated brick parapet with iron balustrades within the crenels; iron balcony/fire escape at fifth story, spanning the three central bays; historic light fixture at northern corner of building, at first floor level. Alterations: Replacement windows and frames; recent repointing in a contrasting mortar at the northernmost bay.



27. Six stories, with basement; five bays wide; central bay contains an open iron staircase; entrance to this staircase is at the first floor and has a steel mesh door; an iron fire escape straddles the center three bays; second and fourth bays (from east to west) both have metal multi-paned doors (except at basement level), with ten panes each (two across and five up and down), leading onto the fire escape; outermost bays have six-over-six aluminum double-hung windows with aluminum frames and header-bond sills; ornate brick parapet at this façade with an arched opening (also fronted by a fire escape) and decorative brick in a basket-weave pattern; other decorative brick includes regularly spaced header-bond string courses at first story and patterned brick beneath the sixth-story windows; two historic light fixtures at either corner of the building (above basement level). Alterations: Replacement windows and frames; replacement doors; entire façade appears recently repointed in a contrasting mortar.



28. Six stories high; six bays wide, with the southernmost bay slightly recessed in niche where this façade meets façade 1; no visible entrance at this façade; fenestration consists of six-over-six and four-over-four aluminum double-hung windows in aluminum frames; windows in southernmost bay (niche) offset from the rest of the windows, perhaps indicating a stair corridor; basement window in niche bay is three-pane steel casement sash; all windows have header-bond sills; decorative brick includes regularly spaced header-bond string courses at first story, soldier-bond string course at the parapet and a corbelled sill course below sixth-story windows; denticulated sill course below second-story windows, which does not continue at northernmost bay; historic light fixture at the north corner of the building, below level of first-story windows; historic light fixture at northern corner of building, at first floor level. Alterations: Replacement windows and frames; brick at northernmost bay and above six-story windows appears recently repointed with a contrasting mortar.

39th Avenue between 50th Street and 51st Street – south side
Borough of Queens Tax Map Block/Lot: 129/30

Name: Phipps Playground
Type: Playground



Phipps Playground looking south from 50-12 39th Ave.



Phipps Playground looking southwest from the corner of 39th Ave. and 50th St.

General Description:

Although arrangements were made for the residents of the Phipps Apartments to join Sunnyside Gardens Park, an approximately quarter-acre playground was created by the Phipps Houses at the southeast corner of 39th Avenue and 50th Street, across the street from the apartments. A low chain-link fence with gate runs around the perimeter of the park. A narrow grassy area along 39th Avenue and 50th Street is separated from the paved majority of the park by a taller, chain-link fence. The blacktop-paved center of the playground has a small sandbox in the southwestern corner, a swing set in the northwestern corner, an open pavilion in the northeastern corner and a small, one-story building in the southeastern corner. The southern portion of the park is also paved and has a slide and another swing set in the southeast corner. The small, one-story building has white painted, aluminum siding with dark green painted windows, doors and trim, and an asphalt shingled roof. The west-facing façade features a historic wood and multi-light glass door, and there is a six-light fixed window and blank plywood panel at the north façade. There are no openings at the east façade, while the south-facing façade has a historic wood and multi-light glass door and a blank plywood panel. The hipped roof, open frame pavilion has a green, asphalt shingled roof and is supported by wood posts and corner braces. There are various benches and tables located under the vaulted ceiling structure.

50-12, 50-14, 50-16, 50-18, 50-20, 50-22 39th Avenue

Borough of Queens, Tax Map Block/Lot: 129/34, 35, 135, 36, 136, 37

Date: c.1931

General Description:

Nos. 50-12 to 50-22 are a series of six two-story commercial/residential buildings that front north onto 39th Avenue. No. 50-22 occupies the corner lot and has an additional façade that faces east onto 51st Street. These buildings have brick facades with storefronts at their first stories and residential flats at their second stories; none of the historic storefronts exist today. All six buildings are attached and have alternating flat and stepped parapet roof lines. With the exception of 50-22 on the corner, these buildings (50-12 to 50-20) together form a symmetrical façade.

The upper stories of these buildings are faced with their historic brick, and have ornate Art Deco brick details. Such ornament includes a continuous header-bond sill course that runs along the entire width of all six buildings; decorative brick at the parapets that includes sections of dogtoothed brick, soldier-bond brick and brick in zigzag patterns; and soldier-bond courses in dynamic vertical lines. The buildings have cast-stone coping at their parapets. All historic windows (which likely had 6/6 wood double-hung sashes) have been replaced with 1/1 vinyl or aluminum double-hung sashes. The altered storefronts are the most obvious modifications; these alterations will be discussed below in the individual descriptions.

Individual Descriptions:



50-12 39th Avenue

Two stories high; one bay wide; two entrances at storefront: one aluminum and glass door that leads to the store and another aluminum-faced door with a transom that leads to the second story; storefront is recessed at a slight angle and has replacement plate glass windows in aluminum frames; otherwise the façade is faced with painted aluminum panels; two roll-up steel security gates are mounted to the façade at the first story; non-historic aluminum and fiberglass signage above the storefront windows that spans the entire width of this façade; this signage is topped by two non-historic light fixtures; second-story windows consist of a trio of non-historic 1/1 aluminum windows with aluminum panning and a soldier-bond lintel; this façade features particularly ornate Art Deco details including a stepped parapet, header-bond courses in an Aztec pattern, vertical segments of dogtoothed brick and small crenellations at the center of the parapet which are faced with cast-stone; a recessed vertical course of header brick separates this façade from its easterly neighbor (50-14 39th Avenue). Alterations: Storefront appears entirely altered; non-historic signage and light fixtures; non-historic windows and doors. West elevation: Solid brick wall; recessed bay at second floor at about the center of the façade; recessed bay has a parapet that projects slightly above the roofline; windows in recessed bay have 1/1 aluminum sashes; chimney at southernmost corner of façade; antenna mounted to roof.



50-14 39th Avenue

Two stories high; three bays wide; one central entrance at storefront which consists of a non-historic wood and stained glass door with a stained glass transom; first floor has been clad with what appears to be glazed floor tiles; second story windows consist of three non-historic 1/1 vinyl windows; brick details at this façade include corbels that span with width of the façade between the first and second stories, and soldier-bond corbels and string course at the top of the façade; a recessed vertical course of header brick separates this façade from its easterly neighbor (50-16 39th Avenue). Alterations: Storefront entirely altered; non-historic windows and door; mailbox mounted to façade next to entrance.

50-16 39th Avenue

Two stories high; one bay wide; two entrances at storefront: one aluminum and glass door with a transom that leads to the store and another wood door that leads to the second story; a third wood-and-glass door is mounted to the reveal of the storefront recess; storefront is recessed at a slight angle, and consists of replacement plate glass windows in aluminum frames; below the windows the façade is faced with corrugated metal sheets; a roll-up steel security gate is mounted to the façade at the first story; non-historic corrugated vinyl or fiberglass signage above the storefront windows spans the entire width of this façade; second story windows consist of a trio of non-historic 1/1 aluminum windows with aluminum panning and a header-bond lintel; this façade features particularly ornate Art Deco details such as a stepped parapet with cast-stone coping, a vertical segment of dogtoothed brick at the center of the facade and vertical courses of soldier bond brick. Alterations: Storefront appears entirely altered; non-historic signage; non-historic windows and doors.



50-18 39th Avenue

Two stories high; three bays wide; one visible entrance at storefront which consists of a recessed entrance with a wood and glass door and a steel security screen; the rest of the storefront is obscured by a roll-up steel security gate; non-historic fiberglass signage above the storefront windows spans the entire width of this façade; second story windows consist of three non-historic 1/1 aluminum windows; brick details at this façade include corbels that span with width of the façade between the first and second stories, and soldier-bond corbels and string course at the top of the façade; a vertical course of header brick separates this façade from its easterly and westerly neighbors. Alterations: Storefront likely entirely altered (although not visible beneath security gate); non-historic signage; non-historic windows and door; some visible scarring or damage to brick at second story of the façade.



50-20 39th Avenue

Two stories high; one bay wide; two entrances at storefront: one aluminum and glass door that leads to the store and another that leads to the second story, both with transom lights; signage is printed onto the glass of the storefront door; storefront has replacement plate glass windows in aluminum frames; below the windows the façade is faced with aluminum panels; non-historic aluminum and canvas awning above the storefront windows spans the entire width of this façade; this awning has signage for the business printed onto it; second-story fenestration consists of a non-historic four-light bowed bay window with a projecting shingle-clad awning; this façade features particularly ornate Art Deco details such as a stepped parapet, header-bond courses in an Aztec pattern, vertical segments of dogtoothed brick and small crenels at the center of the parapet which are faced with cast-stone. Alterations: Storefront appears entirely altered; non-historic awning; non-historic windows and doors; small alarm horn mounted to the façade at the second story.

50-22 39th Avenue

Two stories high; two bays wide; one entrance at storefront; entrance is set at an angle at the corner of the building and is surrounded by a wide frame of vertical wood boards; storefront consists of replacement plate glass windows in aluminum frames; first story of the façade is otherwise clad with painted brick; non-historic aluminum and canvas awning above the storefront windows spans the entire width of this façade and part of the east-facing façade; this awning has signage for the business printed onto it; second-story windows consist of two non-historic paired 1/1 vinyl windows with soldier bond lintels; this façade features particularly ornate Art Deco details such as a stepped parapet, header-bond vertical courses, and portions of slightly projecting or slightly recessed brick in decorative patterns. Alterations: Storefront appears entirely altered; non-historic awning; non-historic windows and doors; non-historic light fixture near door; steel roll-up security gate at front entrance; large metal vent that projects above the roofline mounted to the westernmost edge of the facade.



50-22 39th Avenue, east-facing elevation (aka 39-02 to 39-10 51st Street)

There are two storefronts at this façade; a restaurant occupies most of the building (to the north) and a vacant storefront that appears to have been a barbershop occupies the southernmost portion of the façade.

Two stories high; main entrance is set at an angle to the corner of the building and is surrounded by a wide frame of vertical wood boards; four additional entrances are located at this elevation: one aluminum and glass door that leads to the restaurant, one wood door with a small transom at about the center of the façade, and two secondary doors that are obscured by steel security screens; third entrance from the north is slightly recessed and with a surround of corbelled header-bond courses; restaurant storefront windows consist of replacement sliding sash windows

with fixed transoms in aluminum frames; signage is printed onto some of these windows; barbershop storefront has plate glass fixed windows; first story of the façade is otherwise clad with painted brick; non-historic aluminum and canvas awnings above the storefront windows span the northern portion of this façade; all windows and doors have steel roll-up security gates mounted above them; second-story windows consist of

single and paired 1/1 vinyl windows; this façade features particularly ornate Art Deco details such as a stepped parapet, header-bond vertical courses, and decorative projecting brick in a zigzag pattern; segments of dogtoothed brick; portions of slightly projecting or slightly recessed brick in decorative patterns; metal awning mount at southernmost storefront but no canvas awning; rotating barbershop pole at southernmost storefront. Alterations: Storefronts appear entirely altered; some stucco resurfacing at the first floor, near the southern portion of the façade; non-historic awnings at northernmost storefront and awning mount at southernmost storefront; non-historic windows and doors; steel roll-up security gates at doors and windows; non-historic light fixtures between windows and near entrance of restaurant; fluorescent tube lighting mounted above southernmost storefront; large metal vent that projects above the roofline mounted to the façade near the southernmost storefront.

39th Avenue between 51st Street and 52nd Street – south side

51-02, 51-04, 51-06, 51-08, 51-10, 51-12, 51-14, 51-16, 51-18, 51-20, 51-22, 51-24 39th Avenue

Borough of Queens Tax Map Block/Lot: 128/30, 31, 32, 33, 133, 34, 35, 36, 136, 37, 38, 39

Court Name: Harrison Place
 Date: 1928
 Type: Row house



51-24 39th Ave 51-22 39th Ave 51-20 39th Ave 51-18 39th Ave 51-16 39th Ave 51-14 39th Ave



51-12 39th Ave 51-10 39th Ave 51-08 39th Ave 51-06 39th Ave 51-04 39th Ave 51-02 39th Ave

General Description:

Front facades (north): Row of twelve, two-story flat roof, and two-story-plus-attic gable roof row houses divided into 2 different types, G', G, B, B', B, B', B, B', B, G', G. The first two, and last two buildings have slate shingled, eaves front, pitched roofs, with hipped gables at 51-22 and 51-24 39th Avenue. The flat roof center buildings are slightly recessed from the streetwall and feature bluestone coping and decorative brickwork at the parapet, including projecting scalloped patterning, stepped corbelled piers and flat soldier, header and hourglass-shaped patterning. Other decorative details include brick soldier coursing above the foundation, double header coursing above the second-floor windows, projecting header-course sills and paneled wood door surrounds and hoods, supported by wood brackets or columns (except for two that have replacement metal posts). The historic door surround and windows remain at 51-18 39th Avenue. There are basement entries at most buildings. Some grassy front yards are surrounded by individual fences or masonry curbs.

Rear facades (south): The south-facing rear facades are visible from 51st and 52nd Streets. The four- and three-bay rear facades of 51-02 and 51-24 39th Avenue and 51-04 and 51-22 39th Avenue have three and four bays, respectively, and are the mirror images of each other. No. 51-04 has a door in the first bay, six-over-six, double-hung windows in the second and fourth bays, and a four-over-four, double-hung window in the third bay, at the first and second floors. The last bay at the first floor has a door paired with a smaller four-over-four, double-hung window. Historically, there was an open porch in the first bay at the first floor and a second-floor terrace. The three-bay rear facades of 51-02 and 51-24 39th Avenue have the same fenestration, without the four-over-four window bay at both floors. The two-bay rear facades of the center buildings are each the mirror image of the adjacent building and historically featured six-over-six, double-hung windows in the one opening at each floor, and one smaller, four-over-four, double-hung window in the second opening. The smaller window is paired with a door at the first floor. Generally, where the front windows have been replaced, they have also been replaced at the rear. The buildings have individual rear yards and a paved area with garages.

West façade (side of 51-02 39th Avenue): The three-bay side façade of 51-02 39th Avenue faces 51st Street. Smaller, center, four-over-four, double-hung windows are flanked by six-over-six, double-hung wood windows at both floors. A brick chimney extends from the roof between the second and third bays. Two basement windows align with the six-over-six sash above and there is a semi-circular vent in the gable. The small, grassy side yard is surrounded by a brick wall.

East façade (side of 51-24 39th Avenue): The three-bay side façade of 51-24 39th Avenue faces 52nd Street. One-over-one, double-hung windows in the first and third openings at both floors replace the historic six-over-six sash in the first and third bays, and the historic smaller, four-over-four, sash in the center bays. A brick chimney extends from the lowest point of the hipped roof between the first and second bays. The small, grassy side yard is surrounded by a chain-link fence.

Garages (north): There is a row of 25, one-story brick garages behind this row of houses. The flat roofs are stepped to accommodate the increase in grade from 51st to 52nd Street. Each section has two, three or four bays of brown aluminum or paneled wood and glass roll-down garage doors separated by projecting brick piers. All garages appear to have their historic doors, with the exception of the easternmost four garages which have aluminum replacement doors. Decorative features include soldier coursing at the door lintels, projecting scalloped brickwork, corbelled piers, cast-stone finials and cast-stone coping at the stepped parapet. The east and west facades face 52nd and 51st Streets, respectively, and feature solid brick walls with the same decorative brickwork at the parapet level.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
51-02 west side	39th Ave faces 51st St	128	30		6/6 & 4/4 wood at 1st; 1/1 vinyl at 2nd fl; all w/storms			chain-link fence & low concrete curb	window grilles at basement; semi-circular vent in peak; wires & conduit at façade; brick infill at west façade of historically open, brick porch, multi-pane steel casements & semi-circular transom at 1st floor; metal railing & brick piers at 2nd floor; brick interior chimney at gable peak
51-02	39th Ave	128	30	G	6/6 & 2/2 wood at 1st; 1/1 vinyl at 2nd fl; all w/storms	historic door w/storm	concrete steps w/ metal railing	chain-link fence & low concrete curb	historic 3-light awning windows w/ grille at basement; historic door surround & hood, hood roof is painted white; light near door; bay is painted white; window guards at 2nd floor; metal ladder to roof at façade REAR - brick infill at south façade of historically open, brick porch, multi-pane steel picture window at 1st floor; door at 1st floor historic wood & glass w/ jalousie storm; non-historic door w/ storm & metal railing & brick piers at 2nd floor; window grilles; concrete deck w/ metal railing & concrete patio at 1st floor; 1/1 w/ guards at 2nd floor; wires & conduits at facade; light fixture mounted to porch wall
51-04	39th Ave	128	31	G'	6/6 & 2/2 wood w/storms	historic door w/storm	concrete steps w/ metal railing		wood & glass basement door; historic door surround & hood, hood roof is painted white; light near door; bay is painted white; REAR - non-historic full width brick addition at 1st floor - 1/1 w/ wood and glass door & storm, paired 1/1, light, conduit & vent at south side, 1/1 at west side; non-historic door, wires & no railing at 2nd floor; windows at 2nd floor historic 6/6 and 4/4
51-06	39th Ave	128	32	B'	1/1 aluminum	historic door w/storm	brick w/ metal rail; concrete w/ metal rail at path	scalloped cast-stone curb; wood curb in yard	metal railing, handrail and window grilles at basement; historic door surround & hood w/ non-historic metal columns; hood roof is tarred; REAR - metal awning at 1st floor; conduit at façade; chain-link fence w/ metal gate, loose stone retaining wall & concrete steps w/ metal railing at rear yard
51-08	39th Ave	128	33	B	1/1 aluminum	historic door w/storm	brick w/ metal rail; concrete w/ metal rail at path	scalloped cast-stone curb; wood curb in yard	sliding window at basement; historic door hood & surround, hood roof is painted white; wires at façade; REAR - historic door w/ storm door at 1st floor; wires at façade; wood railroad tie retaining wall

51-10	39th Ave	128	133	B'	1/1 aluminum	historic door w/storm	brick w/metal rail; concrete w/ metal rail at path	scalloped cast-stone curb	sliding window & pipe rail at basement; historic door hood & surround, hood roof is painted white; light near door; REAR - historic door w/ storm door & light at 1st floor; conduit and wires at façade; chain-link fence w/ gate; decorative eagle mounted to façade
51-12	39th Ave	128	34	B	1/1 vinyl	historic door	brick w/metal rail; concrete steps at path	scalloped cast-stone curb	sliding window at basement; historic door hood & surround, hood roof is painted green; wires at façade; REAR - historic door w/ storm door, historic 4/4 w/ storm, dryer vent & light at 1st floor; conduit and wires at façade; chain-link fence w/ gate
51-14	39th Ave	128	35	B'	1/1 aluminum	historic door w/grille	brick w/metal rail; concrete steps at path	low concrete curb & green metal rail; pipe post & chain at path	metal railing, grey painted foundation & jalousie window w/ grille in enlarged opening at basement; historic door hood & surround, hood roof is painted green; repointing/ patching near door; window guards at 1st floor; wires at façade; REAR - non-historic door w/ storm door, dryer vent & window grille at 1st floor; conduit at façade
51-16	39th Ave	128	36	B	1/1 vinyl w/storms	historic door w/grille	brick w/metal rail; concrete steps at path	scalloped cast-stone curb & green metal rail	pipe railing at basement; historic door hood & surround, hood roof is tarred; flagpole near door; REAR- door not visible beneath storm; wires at façade; non-historic light fixture
51-18	39th Ave	128	136	B'	6/6 wood w/storms	historic door w/grille	brick w/metal rail; concrete steps at path	scalloped cast-stone curb	historic door hood & surround, hood roof is tarred; mailbox & light near door; wires at façade; repointing at parapet; REAR- historic door (with screen) and windows; grilles at first floor windows; wires mounted to façade
51-20	39th Ave	128	37	B	1/1 vinyl	non-historic door w/grille	concrete and brick steps with metal railing	low scalloped cast-stone & CMU wall	silver painted, metal stair bulkhead at basement; historic door hood & surround supported by non-historic metal columns, hood roof is painted green; flagpole at 1st floor; wires at façade; parapet is partially tarred; flue cap & satellite at chimney; mailbox near door; REAR - historic door with screen, grilles at windows, non-historic light; satellite at roof; wires and conduit at facade

51-22	39th Ave	128	38	G	1/1 vinyl	non-historic door w/grille	brick w/metal railing	metal railing w/ brick & cast-stone piers at path; low concrete curb	facade has been repointed; metal railing, single-pane windows, white painted foundation & sills at basement; historic door hood & surround, hood roof is tarred; bay is painted white w/ tarred roof; additional concrete paving in areaway; wires at facade; light above door; REAR - non-historic door w/ storm door & awning at 1st floor; conduit, wires and light at façade; portion of facade painted brick red & spot repointing; brick infill beneath 2nd floor window
51-24	39th Ave	128	39	G'	1/1 aluminum	non-historic door w/grille	brick w/metal railing	chain-link fence& low concrete curb; metal railing w/ brick & cast-stone piers at path	metal railing, light, conduit, paired 1/1 in enlarged opening & 1/1 in new opening w/ concrete light well at basement; brick at foundation painted white; window guards at first floor windows; historic door hood & surround, hood roof is painted blue; bay is painted white w/blue roof; mailbox, intercom & conduit near door; flue cap at chimney; additional concrete paving in areaway; wires and conduit at facade; REAR - window grilles, area of red painted brick at first floor; vents at 1st & 2nd floors; 2-story, non-historic brick addition at rear (replaces open brick porch), 1/1 & conduit at 1st floor & 1/1, sliding windows w/ grille & projecting thru-wall ac at 2nd floor, rigid awning at west facade; yard is concrete paved; chain-link fence & gate
51-24 side	39th Ave faces 52nd St	128	39		1/1 vinyl	non-historic door w/grille at 2nd floor porch	metal steps & railing running from 1st to 2nd floor	chain-link fence & low concrete curb	2x 1/1 in enlarged opening w/ concrete light wells at basement; 1/1 in reduced opening at center bays; flue cap & antenna at tarred chimney; 2-story, non-historic brick addition at rear (replaces open brick porch), non-historic door w/ grille, light near door; rigid awning & sliding windows w/ grille at 2nd floor of east facade; metal stair to door; wires & conduit at facade; additional paving in yard

43rd Avenue between 46th Street and 47th Street – north side

Side façade of 41-52 47th Street – see description under 41-52 47th Street.

43rd Avenue between 46th Street and 47th Street – south side

46-16 43rd Avenue (aka 43-02 47th Street)

Borough of Queens, Tax Map Block/Lot: 141/27

Wilson Court Apartments – see description under 43-02 47th Street

43rd Avenue between 47th Street and 48th Street – north side

47-01, 47-05, 47-07, 47-09, 47-11, 47-15, 47-17 43rd Avenue

41-49 47th Street and 41-50 48th Street

Borough of Queens Tax Map Block/Lot: 136/10, 9, 8, 7, 6, 5, 1, 12, 3

Court Name: Colonial
Date: 1924
Type: Row house



47-01 43rd Ave

47-05 43rd Ave

47-07 43rd Ave

47-09 & 47-09A 43rd Ave

47-11 43rd Ave

47-15 43rd Ave

47-17 43rd Ave

General Description:

Front façades (south; north façades of 41-49 47th Street & 41-50 48th Street): Row of nine, two-story flat roof, and two-and-a-half-story pitched roof row houses divided into three different types: D, D, F', F, O, F', F, D', D'. The end buildings, facing 43rd Avenue, have slate shingled, gable front, pitched roofs, while the flat roof, flanking buildings are situated to face the through-block path. The flat roof, center five buildings facing 43rd Avenue are recessed from the streetwall. Decorative details include brick soldier coursing above the foundation and above the second-floor windows, cast-stone coping at parapets, projecting header sills, and paneled wood door surrounds and bracketed hoods at the entries. The end buildings, 41-49 47th Street and 41-50 48th Street, have stepped brickwork parapet walls. The grassy front yards, some of which have been paved, are surrounded by individual fences.

Rear façades (north): The three-bay rear facades of 47-05 to 47-15 43rd Avenue are partially visible from 47th and 48th Streets and feature one, six-over-six, double-hung wood window, one smaller, four-over-four, double-hung wood window and a multi-light wood and glass door paired with a another smaller, four-over-four, double-hung wood window at the first floor. Like the front facades, each building is the mirror image of the adjacent building with the doors alternating in the last or first bays. The second floor has a smaller, four-over-four, double-hung wood window in the center, flanked by six-over-six, double-hung wood windows. Generally, where the front windows have been replaced, they have also been replaced at the rear. The rear facades of 41-49 47th Street and 47-01 Skillman Avenue, and 47-17 Skillman Avenue and 41-50 48th Street are described below.

Rear façades (south façades of 41-49 47th Street and 41-50 48th Street, north facades of 47-01 and 47-17 43rd Avenue): The buildings at 41-49 47th Street, 41-50 48th Street, 47-01 43rd Avenue, and 47-17 43rd Avenue share party walls at the rear. Because each building in the pair is offset, one-bay rear facades with one, six-over-six, double-hung wood window at each floor face the street or through-block path.

Side facades (west façade of 47-01 43rd Avenue, east façade of 47-17 43rd Avenue, east façade of 41-49 47th Street, west façade of 41-50 48th Street): The four-bay side façades of 47-01 and of 47-17 43rd Avenue face 47th and 48th Street, respectively. One-over-one, double-hung windows in all openings replace historic six-over-six windows in the first and last bays and smaller, four-over-four windows at the center bays of both floors. There is an entry in the northernmost bay and three-pane, awning windows at basement level. The rear yard-facing east façade of 41-49 47th Street and west façade of 41-50 48th Street do not have basement doors.

Side facade (west façade of 41-49 47th Street, east façade of 41-50 48th Street): The two-bay side façades of 41-49 47th and 41-50 48th Streets that face the street have paired, six-over-six, double-hung wood windows in both openings at the first and second floors. There is an entry in the southernmost bay and three-pane, awning windows at basement level. A brick chimney extends above the parapet in the center of the facade.

Individual Descriptions:

#	Street	block	lot	bdg type	window material	door	stoop	areaway	changes/notes
41-49	47th St, faces thru-block path	136	12	D	1/1 vinyl	non-historic wood & glass	brick w/ brick sidewalls	chain-link fence & low concrete curb	raised brick porch at entry w/ perforated brick cheek wall & stoop; non-historic wood hood above door; 2 lights at door; window guard at 1st floor; wires at façade; REAR - 1/1 at south-facing rear façade
41-49 west side	47th St, faces 47th Street	136	12		1/1 vinyl	non-historic basement door	concrete steps to basement entry	chain-link fence & gate; low concrete curb	painted foundation & metal awning at basement; window guards at 1st floor; wires at façade, antenna & satellite at chimney
47-01 west side	43rd Ave, faces 47th Street	136	10		1/1 vinyl			iron fence & cast-stone curb; yard is mostly paved	single-pane window, 2 vents & corrugated metal/plastic "bulkhead" at basement; brick above 1st fl windows painted brown; wires at façade; 2 vents at roof; yard is concrete paved w/ 3 planting beds
47-01	43rd Avenue	136	10	D	1/1 vinyl	non-historic wood & glass door	brick w/ brick sidewalls	iron fence w/ gate & low concrete curb; planting beds in yard	raised brick porch at entry w/ perforated brick cheek walls & stoop; metal awning above door; 1/1 in gable; wires at façade; raised planting beds & cast-stone pavers in yard
47-05	43rd Avenue	136	9	F'	1/1 vinyl w/ 6/1 snap-ins	non-historic door	non-historic brick w/ iron railing	chain-link fence w/ gate; painted concrete curb; 1/2 of yard is concrete paved	façade has been cleaned & repointed; non-hist. door, wires & dryer vent at basement; all window openings have been shortened; door in enlarged window opening at center bay; light & metal awning at door; hist. brick enclosed porch, 3x 1/1 at south side, 1x 1/1 & vent at west side; non-historic door w/ storm & non-historic brick parapet at 2nd fl terrace; proj. thru-wall a/c unit at 2nd fl; wires at façade; satellite & antenna at parapet; 1/2 of yd is paved w/ concrete
47-07	43rd Avenue	136	8	F	1/1 vinyl	non-historic door	brick w/ brick sidewalls	iron fence; areaway is mostly paved w/ pavers; wood planting beds	façade has been repointed; awning window & metal railing at basement; non-historic brick enclosed porch, 2x 1/1, door & light at south side, 2x 1/1 at east side; thru-wall a/c unit, vent & planter box at 1st floor; non-historic door w/ storm, light & non-historic brick parapet at 2nd floor terrace; wires at façade; antenna at roof; most of yard is paved w/ concrete or pavers; 2 planting beds in yard; REAR - awning, vent & wood lattice at 1st fl; vent at 2 nd fl

47-09	43rd Avenue	136	7	O	1/1 vinyl	non-historic wood & glass doors w/ & w/o storms	brick w/ stone treads & iron railings	chain-link fence w/ gate; entire yard is paved	façade has ben repointed; metal railing & white painted foundation at basement; alum-clad door hoods w/ asphalt shingle roofs; lights & mailboxes near doors; extended raised porch at west entry; window grilles at 1st floor; window guards at 2nd floor; wires & utility box at façade; satellite at roof; concrete paved front yard; REAR - vinyl siding at façade; 1-story glazed shed roof addition; vent & door grille at 1 st fl; window grilles at 1 st & 2nd floor
47-11	43rd Avenue	136	6	F'	1/1 aluminum	non-historic wood and glass door	brick	chain-link fence w/ gate; low concrete curb; grass & concrete driveway	grey painted foundation, historic coal shoot & historic door at basement; non-historic brick enclosed porch, 2x 3-light hopper windows, door & light at south side, 3x 3-light hopper windows at west side; thru-wall a/c unit at 1st floor; historic door w/ storm, historic awning & metal railing at 2nd floor terrace; wires at façade; 1/2 of yard is paved w/ concrete & grass driveway; some cast-stone pavers & concrete curbing in areaway; REAR - 2 dryer vents; wood deck, steps, railing & lattice
47-15	43rd Avenue	136	5	F	1/1 vinyl w/ storms; 2/2 wood at porch	non-historic door w/ storm	brick	chain-link fence; most of yard is paved	metal railing, historic coal shoot, non-historic door & light at basement; spot repointing at 1st fl; non-historic enclosed porch w/ faux-brick composition siding, door, 3x 2/2, light & mailbox south, 3x 2/2 at east; storm door, non-historic wood railing & awning frame at 2nd fl terrace; wires at facade; yard is mostly concrete paved w/ planting beds & tree pit; REAR - deck w/ metal railing; satellite at roof; flue cap at repointed chimney
47-17	43rd Avenue	136	1	D'	1/1 aluminum	non-historic wood & glass door	brick w/ cast-stone treads & metal railing	brick cheek walls w/ cast-stone coping, brick posts w/ cast-stone finials & iron fence & gate	repointing at façade; single-pane window at basement; historic wood bracketed hood & door surround; light & mailbox near door; "43rd Ave" sign at 1st floor; 1/1 in gable; asphalt shingle roof; areaway is concrete paved w/ small planting bed; REAR - facade is painted/stuccoed off-white color; wires at facade; antenna at roof

47-17 east side	43rd Ave faces 48th Street	136	1		1/1 aluminum	non-historic basement door		brick cheek walls w/ cast-stone coping, brick posts w/ cast- stone finials & iron fence & gate	facade has been repointed; slider in reduced opening at 1st bay, 1 st floor sills painted green; 2nd floor; 2vents & wires at facade; asphalt shingles & 2 vents at roof; side yard is concrete paved
41-50 east side	48th St faces 48th Street	136	3		1/1 aluminum	wood & glass basement door	concrete steps to basement entry	chain-link fence w/ gate & low concrete curb	screens at basement windows; address plaque at façade; window guards at 2nd floor; wires at façade; flue cap at chimney; historic bluestone path
41-50	48th St faces thru- block path	136	3	D'	1/1 aluminum, 3-light hopper at 1st floor	non-historic wood & glass door	brick & concrete w/ metal railing	chain-link fence & low concrete curb	single-pane window & conduit at basement; raised brick & concrete porch w/ iron balustrade & railing; metal awning w/ support above door; mortar patch above small, 2nd floor window; repointing at parapet; satellite at roof; REAR - 1/1 windows at south-facing rear façade

43rd Avenue between 47th Street and 48th Street – south side

47-02, 47-08, 47-12, 47-18 43rd Avenue

Borough of Queens, Tax Map Block/Lot: 140/25

Monroe Court Apartments – see description under 43-05 47th Street

43rd Street between Barnett Avenue and Skillman Avenue – east side

39-05, 39-07, 39-07A, 39-09, 39-11, 39-11A 43rd Street

Borough of Queens Tax Map Block/Lot: 182/68, 67, 66, 65, 64, 63

Court Name: Madison North
Date: 1927
Type: Garages



39-05 43rd St 39-07 43rd St 39-07A 43rd St 39-09 43rd St 39-11 43rd St 39-11A 43rd St

Description:

West (front) facades: Row of six, one-story, flat roof, brick garages with simple parapet walls with cast-stone coping. Most garages feature brown projecting metal or fiberglass garage doors with asphalt shingled hoods. Soldier brick coursing is featured at the door lintels. Parapet walls step up after every pair of garages.

East (rear) facades: Set into incline.

North (side) façade: Solid brick side façade.

South (side) façade: Solid brick side façade.



Gate to path at north mews

Non-historic concrete steps, flanked by concrete cheek walls and metal handrails, feature brick piers with a historic cast-iron and glass light fixture at the top.

39-13, 39-15, 39-15A, 39-17, 39-17A, 39-19 43rd Street

Borough of Queens Tax Map Block/Lot: 182/62, 61, 60, 59, 58, 57

Court Name: Madison North

Date: 1927

Type: Garages



39-13 43rd Street

39-15 43rd Street

39-15A 43rd Street

39-17 43rd Street

39-17A 43rd Street

39-19 43rd Street

Description:

West (front) facades: Row of six, one-story, flat roof, brick garages with simple parapet walls with cast-stone coping. Most garages feature brown projecting metal or fiberglass garage doors with asphalt shingled roofs. Soldier brick coursing is featured at the door lintels. Parapet walls step up after every pair of garages. Door at 39-15A is black and that at 39-19A is white. Some of the parapet walls have been repointed.

East (rear) facades: Set into incline.

North (side) façade: Solid brick side façade.

South (side) façade: Solid brick side façade.

Gate to driveway between north and center mews:

Non-historic metal gate between rows of garages. Concrete steps, flanked by stepped concrete cheek walls and metal handrails with brick piers and a historic cast-iron and glass light fixture at the top, lead to the driveway between the north and center mews of Madison Court North.



39-21, 39-23, 39-23A, 39-25, 39-27, 39-27A, 39-29, 39-31, 39-33, 39-35, 39-37, 39-39, 39-41, 39-43 43rd Street
Borough of Queens Tax Map Block/Lot: 182/47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34

Court Name: Madison North
Date: 1927
Type: Garages



43rd Street: 39-21 39-23 39-23A 39-25 39-27 39-27A 39-29 39-31 39-33 39-35 39-37 39-39 39-41 39-43

Description:

West (front) facades: Row of 14, one-story, flat roof, brick garages with simple parapet walls with cast-stone coping. Most garages feature brown projecting metal or fiberglass garage doors with asphalt shingled roofs. Soldier-brick coursing is featured at the door lintels. Parapet walls step up after every pair of garages. Doors at 39-39 and 39-41 43rd Street are grey. Some of the parapet walls have been repointed.

East (rear) facades: Set into incline.

North (side) façade: Solid brick side façade.

South (side) façade: Solid brick side façade.

Gate to driveway between center and south mews:

Non-historic metal gate between row of garages and side yard of 39-88 44th Street. Concrete steps, flanked by stepped concrete cheek walls and metal handrails with brick piers and a historic cast-iron and glass light fixture at the top, lead to the driveway between the center and south mews of Madison Court North.



Side yard of 39-88 44th Street

Gate to path at south mews:

Non-historic metal gate leads to steps to south mews of Madison Court North. Concrete steps, flanked by stepped concrete cheek walls and metal handrails, feature brick piers with a historic cast-iron and glass light fixture at the top.



Side yard of 39-90 44th Street

39-45, 39-47, 39-51, 39-53, 39-55, 39-57, 39-61, 39-63, 39-65, 39-67 43rd Street
Borough of Queens Tax Map Block/Lot: 182/18, 17, 16, 15, 14, 13, 12, 11, 10, 9

Court Name: Madison South
Date: 1927
Type: Row house



39-45 43rd St 39-47 43rd St 39-51 43rd St 39-53 43rd St 39-55 43rd St 39-57 43rd St 39-61 43rd St 39-63 43rd St 39-65 43rd St 39-67 43rd St

General Description:

Front facades (west): Row of ten, two-story flat roof, and two-story-plus-attic gable roof row houses divided into two types, G', G, I', I, I', I, I', I, G', G. Paired houses at both ends of the row have slate shingled, side gable, pitched roofs and sit closer to the street. The center six buildings have flat roofs with simple parapet walls and cast-stone coping. Basement entries exist below each stoop, except at 39-45 and 39-47 43rd Street. Decorative details include brick soldier coursing above the foundation and second-floor windows, projecting header-course sills, projecting window bays and simple door hoods or white painted, elliptical fan panels above paired entry doors, surrounded by an arched header-course lintel with paired soldier-brick keystones. Brick chimneys extend above the roofline at both ends of the paired, pitched roof row houses. The front yards feature two grass areas surrounded by concrete curbs flanking a paved path of broken red or bluestone set in concrete.

Rear facades (east): The three-bay rear facades are partially visible from 44th Street and historically featured two-story, paired open porches with doors in alternating last or first bays, at the first and second floors. Six-over-six, double-hung wood windows occupy the openings at both floors at the end buildings (39-45 and 39-67 43rd Street), with smaller, four-over-four, double-hung wood windows adjacent to the doors. The middle buildings (39-47 to 39-65 43rd Street) have smaller, four-over-four, double-hung wood windows in the center bays of both floors.

North (side) façade: The three-bay side façade of 39-45 43rd Street faces the through-block path. One-over-one, double-hung windows replace historic six-over-six and two-over-two sashes in all window openings at both floors, with smaller center windows. There is a white-painted wood vent in the gable end and a brick chimney extends from the east side of the roof peak.

South (side) façade: The three-bay side façade of 39-67 43rd Street faces the through-block path. One-over-one, double-hung windows replace historic six-over-six and two-over-two sashes in all window openings at both floors, with smaller center windows. The first has only one window, the smaller center window. There is a wood vent in the gable end and a brick chimney extends from the east side of the roof peak.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-45 north side	43rd Street; faces thru-block path	182	18		1/1 aluminum			high concrete curb	metal gate at the side yard; two antennas and wires at facade
39-45	43rd Street	182	18	G'	1/1 aluminum	non-historic door w/ aluminum storm door	concrete w/ extended metal railing	high concrete curb	sliding windows and no entry at basement level; green metal awning above entry; wires at façade; REAR – 1/1 windows at both floors; form stone siding at first floor of porch; metal rail at 2 nd floor
39-47	43rd Street	182	17	G	1/1 aluminum	non-historic wood & glass w/ aluminum storm door	concrete w/ historic and extended metal railing	chain-link fence set behind scalloped concrete block	enlarged opening & no entry at basement level; light & green metal awning above entry; satellite dish near gutter; wires at façade; antenna at south façade return; REAR – 1/1 windows at both floors; form stone siding & steps at 1 st floor of porch; metal rail at 2 nd floor
39-51	43rd Street	182	16	I'	1/1 aluminum	non-historic door w/ aluminum storm door	brick w/ cast-stone treads & extended metal railing	chain-link fence w/ gate & scalloped concrete block curb	non-historic door w/ grille & railing at steps to basement entry; utility meter and sliding windows at basement level; light near door; green metal awning above entry; thru-wall ac unit below paired windows at 2nd floor; wires at façade; antenna at roof; altered path w/ additional paving in yard
39-53	43rd Street	182	15	I	1/1 aluminum	non-historic w/ metal & glass storm door	brick w/ cast-stone treads & extended metal railing	entire front yard is paved; chain-link fence	two sets of paired sliding windows & thru-wall ac unit at basement level; light, thru-wall ac, vent & mailbox near door; green metal awning above entry; thru-wall ac unit below paired windows at 2nd floor; wires at façade
39-55	43rd Street	182	14	I'	1/1 aluminum	non-historic door w/ storm door	brick w/ cast-stone treads w/ railing	entire front yard is paved; chain-link fence	pipe rail & lattice at basement stairs; jalousie window at basement; 3 casement windows replace paired windows in reduced opening at first floor; light and thru-wall ac unit near door; green metal awning above entry; wires at façade; REAR – basement entry; form stone siding at 1 st floor of enlarged (2 bay) porch; metal rail at 2 nd floor; window grilles at 1 st floor; chain-link fence w/ gate & cast-stone curb; large wood deck

39-57	43rd Street	182	13	I	1/1 aluminum	non-historic door w/ aluminum storm door	concrete w/ extended railing	most of yard is paved; chain-link fence w/ gate	double-hung window & pipe railing at basement level; thru-wall ac unit & 2 mailboxes near door; green metal awning above entry; utility meter at 1st floor; wires at façade
39-61	43rd Street	182	12	I'	1/1 aluminum	non-historic door w/ metal & glass storm door	concrete w/ metal railing	1/2 of yard is paved; chain-link fence w/ gate on concrete curb	pipe rail, lattice, light & storm door at basement; window grilles at basement & 1st floor; thru-wall ac unit near door; green metal awning above entry; wires & utility meter at façade; satellite at roof
39-63	43rd Street	182	11	I	1/1 aluminum	historic door w/ metal & glass storm door	concrete w/ historic metal railing	historic configuration w/ low concrete curb; wood gate at path	light and storm door at basement entry; tripartite window replaces paired 1/1 at both floors; utility meters at first floor; green metal awning above entry; bracketed thru-wall ac unit at second floor; wires and antenna at façade
39-65	43rd Street	182	10	G'	1/1 aluminum	non-historic door w/ metal & glass storm door	brick w/ cast-stone treads & metal railing	iron fence on low concrete curb; addt. paving; gate at path	double-hung window w/ grille, railing, light and storm door at basement level; mailbox near door; green metal awning above entry; utility box at façade
39-67	43rd Street	182	9	G	1/1 aluminum	non-historic door w/ metal & glass storm door	brick w/ cast-stone treads	iron fence on concrete curb; paved w/ planting beds	railing at stairs to basement; greenhouse at basement window well; thru-wall ac unit at basement & 1st floor; green metal awning above entry; REAR – 1/1 windows; brick infill at 1st floor of porch; metal rail at 2nd floor
39-67 south side	43rd Street; faces thru-block path	182	9		1/1 aluminum				

44th Street between Barnett Avenue and Skillman Avenue – west side

39-02, 39-04, 39-06, 39-08 44th Street

Borough of Queens Tax Map Block/Lot: 182/79, 81, 82, 83

Court Name: Madison North
Date: 1927
Type: Row house



39-08 44th Street

39-06 44th Street

39-04 44th Street

39-02 44th Street

General Description:

Front facades (east): Row of four, two-story-plus-attic, asphalt shingled, side gable roof row houses, one type and its mirror image – I', I, I', I. The large window openings have flat, tripartite windows at both floors. Decorative details include brick soldier coursing above the foundation and first-floor tripartite window openings, projecting header-course sills, and white painted, elliptical fan panels above paired entry doors, surrounded by an arched header-course lintel with paired soldier-brick keystones. No. 39-08 44th Street features its original, twelve-light, wood and glass door and slate roof shingles. Brick chimneys extend above the roofline after each pair of buildings. The grassy front yard is continuous, divided only by concrete entry paths.

Rear facades (west): The three-bay rear facades with six-over-six double-hung windows in all openings at both floors are visible from Barnett Avenue and 43rd Street. Center bays at the second floor of the center buildings have smaller four-over-four, double-hung wood windows. Paired rear porches and entries are found in the last (39-02 and 39-06) or first (39-04 and 39-08) bays.

North (side) façade: The three-bay side façade of 39-02 44th Street faces Barnett Avenue. One-over-one, double-hung windows replace historic six-over-six and four-over-four windows in all openings at the first and second floors. The center window is smaller on both floors and a one-over-one, double-hung window replaces the white-painted wood vent in the peak of the gable roof. A brick chimney extends above roof on west side of peak. The large, grassy side yard is surrounded by chain-link fence set on a low, concrete curb.

South (side) façade: The three-bay side façade of 39-08 44th Street faces the through-block path behind the north mews. Historic six-over-six, and four-over-four, double-hung wood windows remain at the first and second floors. The center window is smaller on both floors and a white-painted wood vent is located in the peak of the gable roof. A brick chimney extends above roof on west side of peak. There is a small, grassy side yard and historic brick wall at the through-block service driveway.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-02 side	44th St faces Barnett Ave	182	79		1/1 vinyl or aluminum			chain-link fence	spot repointing
39-02	44th Street	182	79	I'	1/1 vinyl or aluminum	non-historic door with aluminum storm door	concrete & brick w/ metal railing	chain-link fence	sliding windows at basement; Chicago style tripartite windows at both floors; planter box attached to railing; wires at façade; REAR - 1/1 windows at both floors; non-historic door w/ aluminum storm door in center bay; sliding windows at basement; lights & conduit at façade; 2 skylights at roof; wood deck and chain-link fence at rear yard
29-04	44th Street	182	81	I	1/1 aluminum	non-historic door	concrete & brick w/ metal railing	low concrete curb	sliding windows at basement; mailbox near door; wires at façade; vent at roof; REAR - 1/1 windows at both floors; non-historic door w/ metal security door; grilles at all windows on both floors; vent and antenna at roof; wood deck and chain-link fence
39-06	44th Street	182	82	I'	1/1 aluminum	non-historic door	concrete w/ historic metal railing	low concrete curb	paired sliding windows at basement; Chicago style tripartite windows at 1 st & 2 nd fl; 2 mailboxes near door; wires at façade; antenna & vent at roof; REAR - 1/1 windows at both floors; non-historic door; satellite dish at façade; 2-bay dormer w/ asphalt shingle siding at roof; chain-link fence w/ slats

39-08	44th Street	182	83	I	1/1 vinyl w/ 6/6 snap-in muntins	historic door w/ aluminum storm door	concrete w/ historic metal railing	low concrete curb	flanking windows in tripartite are single pane; projecting thru-wall ac unit and utility meter near door; window box below tripartite window at 1st floor; planter box attached to stoop railing; wires at façade; original slate roof w/ ice guards; REAR – historic door w/ storm in center bay; light, awning & birdhouse at façade; rear yard is surrounded by low concrete curb
39-08 side	44th St, faces through-block path	182	83		6/6 wood w/ storms			concrete & brick curb; wood picket fence at rear yd	light at first floor; antenna at roof

39-10, 39-12, 39-14, 39-16, 39-18, 39-20, 39-22, 39-24 44th Street
 Borough of Queens Tax Map Block/Lot: 182/85, 86, 87, 88, 72, 71, 70, 69

Court Name: Madison North
 Date: 1927
 Type: Row house



39-24 44th St 39-22 44th St 39-20 44th St 39-18 44th St 39-16 44th St 39-14 44th St 39-12 44th Street 39-10 44th St

General Description:

Front facades (south): Row of eight, two-story-plus-attic row houses situated perpendicular to the street grid facing a central court garden, divided into two types, B', B, B', B, B', B, B', G. The slate shingled pitched roof of the gable front end building, 39-10 44th Street, is set perpendicular to the slate shingled, side gable roofs of the other seven buildings in the row. The large window openings have either projecting bays or flat, tripartite windows. Decorative details include brick soldier coursing above the foundation and large window openings and simple door hoods. Sills are of cast-stone instead of projecting header brick. Brick chimneys extend above the roofline at the row's ends and after every pair of houses. Small, planted front yards are separated from the grassy, hedge-lined central court garden by a concrete path. There is a metal railing set on a low brick curb at the 44th Street side edge of the central court garden, which is surrounded by a scalloped cast concrete curb.

Rear facades (north): The two-bay rear façades, three bays at first building (39-10), face the through-block service driveway and are partially visible from Barnett Avenue and 43rd Street. The three-bay façade has six-over-six, double-hung windows in all openings at the first and second floors. The two-bay façades have six-over-six, double-hung windows in both openings at the first floor and one, six-over-six, double-hung window and one smaller, four-over-four, double-hung window at the second floor. All buildings have at-grade, or just slightly above or below grade, concrete basements with three-pane, awning windows and alternating, paired entries. Many of the rear yards have been paved.

East (side) façade: The three-bay side façade of 39-10 faces 44th Street. One-over-one, double-hung windows (originally six-over-six and four-over-four) occupy the openings at the first and second floors, with smaller, center windows on both floors. A brick chimney extends from the lowest portion of the gable roof between the second and third bays. There is a six-foot-tall historic brick wall at the side of 39-10's yard near the through-block service driveway.

West (side) façade: The two-bay side façade of 39-24 44th Street faces 43rd Street, above and behind garages. One-over-one, double-hung windows in both openings at the first floor replace the historic six-over-six windows. There are no windows on the second floor, but a white-painted, wood vent exists in the gable peak. A brick chimney extends from the lowest, southern portion of the gable roof.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-10 east side	44th Street	182	85		1/1 vinyl w/ storms			chain-link fence & low concrete curb at side yd	faces 44th Street; address plaque at 1st floor; lower half of copper gutter is painted; historic brick wall at side of rear yard, near through-block driveway
39-10	44th Street	182	85	G	1/1 vinyl w/ storms	non-historic wood door w/ aluminum storm	brick stoop w/ historic metal railing	low concrete curb	3 conduits btwn bays & at bldg edge of 1st fl; vent in peak; cast-stone urn on concrete pad in garden ct; light & wires at façade; REAR – 2 awning windows, non-historic door & pipe rail at basement; 1/1 windows at 1 st & 2 nd floors; historic brick wall at side of yd, chain-link fence & concrete curb at rear

39-12	44th Street	182	86	B'	1/1 vinyl	non-historic wood door w/ aluminum storm door	brick stoop w/ historic metal railing	scalloped cast-stone curb	light near gutter; ice guards at roof; antenna at chimney; REAR – 2 awning windows, non-historic door & pipe rail at basement; 1/1 windows at 1 st & 2 nd floors
39-14	44th Street	182	87	B	1/1 aluminum w/ storms	non-historic wood door w/ aluminum storm	concrete stoop w/ historic metal railing	loose brick curb	historic window & spigot at basement; REAR – basement is stuccoed; garage door, awning window & non-historic door at basement; 1/1 windows & projecting thru-wall ac units at 1 st & 2 nd floors; entire rear yard is paved w/ elevated brick & concrete patio
39-16	44th Street	182	88	B'	1/1 aluminum	non-historic wood & glass door w/ aluminum storm	concrete stoop w/ historic metal railing	loose brick curb	basement window is bricked-in w/ 4 vents; non-historic projecting bay is aluminum clad; mailbox, light & intercom next to door; vent at 2nd floor above entry; replacement sills; wires at façade; REAR – basement is stuccoed; non-historic door, awning window w/ grille & garage door at basement; 1/1 windows at 1 st & 2 nd floors; cantilevered wood porch, vent enclosure, reduced 1/1 window & light at 1 st fl; reduced opening & projecting thru-wall ac unit at 2 nd fl; satellite dish, skylight & small, slate-clad dormer w/ 4 skylights at roof; entire rear yard is paved w/ elevated brick & concrete patio; condensing unit at patio
39-18	44th Street	182	72	B	1/1 aluminum	non-historic door w/ aluminum storm door	painted concrete stoop w/ historic metal railing	low concrete curb	mailbox, flag & light near door; door surround & tripartite window clad in aluminum; painted sills; wires at façade; asphalt shingles & antenna at roof; light post in garden ct; REAR – basement is stuccoed; garage door, jalousie window & non-historic door at basement; 1/1 windows at 1 st & 2 nd fl; light at 1 st fl; thru-window ac & reduced 1/1 in small 2 nd fl opening; entire rear yard is paved w/ elevated concrete patio surrounded by chain-link fence

39-20	44th Street	182	71	B'	1/1 aluminum	non-historic door w/ metal & glass storm door	painted concrete stoop w/ historic metal railing	brick curb	façade has been repointed; historic basement window; flanking windows in tripartite are single pane; lintels are painted grey; mailbox near door; spigot attached near tripartite window; thru-wall ac unit btwn bays at 2nd floor; REAR – basement is painted; non-historic door w/ light, awning window & garage door at basement; 1/1 windows at 1 st & 2 nd floors; reduced 1/1 window & conduit at 1 st floor; projecting thru-wall ac unit at 2 nd floor; 1/2 rear yard is paved w/ elevated yard on CMU wall, surrounded by chain-link fence
39-22	44th Street	182	70	B	1/1 aluminum at 1st fl; 1/1 wood w/ storms at 2nd	non-historic door	concrete stoop w/ historic metal railing	scalloped cast-stone curb	vinyl single pane casements flanking picture window in tripartite bay at 1st floor; light & mailbox near door; sills are painted; REAR – basement is painted; garage door, awning window & historic door w/ storm & light at basement; 1/1 windows w/ green painted sills at 1 st & 2 nd floors; projecting thru-wall ac unit & wires at 1 st floor; entire rear yard is paved w/ elevated brick & concrete patio surrounded by chain-link fence (shared w/ 39-24 44 th Street)
39-24	44th Street	182	69	B'	1/1 vinyl	non-historic wood door w/ alum storm	concrete stoop w/ historic metal railing	scalloped cast-stone curb; pavers & metal gate in areaway	light and mailbox near door; 2 dryer vents below tripartite window; REAR – basement is painted; non-historic door w/ storm, 2 1/1 windows & light at basement; 1/1 windows w/ green painted sills at 1 st & 2 nd floors; entire rear yard is paved w/ elevated brick & concrete patio surrounded by chain-link fence (shared w/ 39-22 44 th Street)
39-24 west side	44th Street faces 43rd Street	182	69		1/1 vinyl				faces 43rd Street; staining from graffiti

39-26, 39-28, 39-30, 39-32, 39-34, 39-36, 39-38, 39-40 44th Street

Borough of Queens Tax Map Block/Lot: 182/56, 55, 54, 53, 89, 90, 91, 92

Court Name: Madison North
Date: 1927
Type: Row house



39-40 44th Street

39-38 44th Street

39-36 44th Street

39-34 44th Street

39-32 44th Street

39-30 44th Street

39-28 44th Street

39-26 44th Street

General Description:

Front facades (north): Row of eight, two-story-plus-attic row houses situated perpendicular to the street grid, facing a central garden court divided into two types, G', B, B', B, B', B, B', B. The asphalt shingled, pitched roof of the gable front, end building, 39-40 44th Street, is set perpendicular to the slate shingled, side gable roofs of the other seven buildings in the row. The large window openings have either projecting bays or flat, tripartite windows. Decorative details include brick soldier coursing above the foundation and large window openings, and simple door hoods. Sills are of cast-stone instead of projecting header brick. Brick chimneys extend above the roofline at each end and after every pair of houses. Small, planted front yards are separated from the grassy, hedge-lined central garden court by a concrete path. There is a metal railing set on a low brick curb at the 44th Street side edge of the central court garden, which is surrounded by a scalloped cast concrete curb.

Rear facades (south): The two-bay rear façades, three bays at first building (39-40), that face the through-block service driveway are partially visible from 44th and 45th Streets. The three-bay façade has six-over-six, double-hung windows in all openings at the first and second floors. Two-bay façades have six-over-six, double-hung windows in both openings at the first floor and one, six-over-six, double-hung window and one smaller, four-over-four, double-hung window at the second floor. The three-pane awning windows of the concrete basements are at grade, with concrete steps leading to alternating, paired basement entries. Many of the rear yards are paved and have wood picket or chain-link fences.

West (side) façade: The two-bay side façade of 39-26 44th Street faces 43rd Street, above and behind garages. One-over-one, double-hung windows in both openings at the first floor replace the historic six-over-six windows. There are no windows on the second floor, but a white-painted, wood vent exists in the gable peak. A brick chimney extends from the lowest, northern portion of the gable roof.

East (side) façade: The three-bay side façade of 39-40 faces 44th Street. One-over-one, double-hung windows replace the historic six-over-six and four-over-four windows at the first and second floors, with smaller, center windows on both floors. A brick chimney extends from the lowest portion of the gable roof between the first and second bays. The small, grassy side yard is surrounded by chain-link fence set on a low, concrete curb with a historic low brick wall and wood trellis at the side of the rear yard near the service driveway.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-26 west side	44th Street faces 43rd Street	182	56		1/1 aluminum				projecting thru-wall ac unit between windows; light and satellite dish near metal vent
39-26	44th Street	182	56	B	1/1 aluminum	non-historic door w/ aluminum storm	concrete stoop w/ historic metal railing		Single-pane, aluminum casements flanking picture window in tripartite bay; light near door; antenna at roof; REAR – enlarged opening w/ paired sliding doors; 2 nd opening w/ brick infill, light & vent at 1 st floor; 1/1 windows at 2 nd floor; slightly elevated yard is concrete paved w/ wood deck & wood picket fence
39-28	44th Street	182	55	B'	1/1 vinyl	non-historic door w/ aluminum storm	concrete stoop w/ metal railing	cobble-stone curb	single pane windows flanking 1/1 in aluminum-clad, tripartite bay; thru-wall ac unit removed below tripartite bay - brick infill; mailbox & light fixture near door; sills are painted; REAR - enlarged opening w/ paired doors, 2 nd opening reduced, 2 lights, satellite & wires at 1 st floor; 1/1 windows at 2 nd floor; 2 skylights at partially tarred roof; slightly elevated yard is covered w/ wood deck; wood picket fence
39-30	44th Street	182	54	B	1/1 aluminum w/ storms	non-historic door w/ aluminum storm	concrete stoop w/ metal railing	scalloped cast-stone curb	façade has been cleaned; sills are painted; thru-wall ac unit & dryer vent below tripartite window; historic door surround; light & mailbox near door; flagpole at stoop railing; vent fan at roof; REAR – enlarged opening w/ door & storm door at 1 st ; 1/1 windows at 1 st & 2 nd floor; vent fan & ice guards at roof; paved yd is slightly elevated on cast-stone blocks; wood deck; wood picket fence w/ gate

39-32	44th Street	182	53	B'	1/1 aluminum	non-historic wood door w/ aluminum storm	concrete stoop w/ historic metal railing	scalloped cast-stone curb	wires at basement; historic door surround; 1/1 windows flanking picture window in aluminum-clad, tripartite bay; flagpole at stoop railing; light post in common green; REAR - 1/1 windows at 1 st & 2 nd floor; projecting thru-wall ac unit at 1 st floor; concrete paved yard is elevated w/ concrete & brick planting beds
39-34	44th Street	182	89	B	1/1 aluminum	non-historic door w/ aluminum storm	brick/concrete stoop w/ cast-stone treads & extended metal railing	low concrete curb	historic door surround; paired 1/1 windows in tripartite bay; projecting thru wall ac unit & vent below 1st floor window; mailbox near door; REAR – sliding windows, pipe rail, non-historic door & storm door at basement; vent at 1 st fl; CMU block planting beds & pavers in yd
39-36	44th Street	182	90	B'	1/1 vinyl	non-historic door w/ aluminum storm	brick/concrete stoop w/ cast-stone treads & extended metal railing	scalloped cast-stone curb	spigot at basement; historic door surround; light near door; vent below window at 1st floor; bracketed thru-window ac unit in center bay of tripartite window; projecting thru-wall ac unit below 2nd floor window; REAR - pipe rail, non-historic door & storm door at basement; 1/1 windows at 1 st & 2 nd floor; projecting thru-wall ac unit at 1 st floor; ice guards at roof; concrete paved yard is slightly elevated w/ concrete planting beds & chain-link fence
39-38	44th Street	182	91	B	1/1 aluminum	non-historic door w/ aluminum storm	concrete stoop w/ metal railing	scalloped cast-stone curb	single pane flanking windows in tripartite; light & mailbox near door; light & conduit near gutter; projecting thru-wall ac unit at 2nd floor; REAR - enlarged opening w/ door, storm door, wood surround & wood deck, reduced opening w/ 1/1 & vent, & exhaust vent at 1 st floor; 1/1 vinyl windows at 1 st & 2 nd floor; elevated brick paved yd w/ pvc picket fence

39-40	44th Street	182	92	G'	1/1 aluminum	non-historic door w/ storm	concrete stoop w/ metal railing		sliding windows, light & dryer vent at basement; unpainted, historic copper bay; non-historic plywood door hood; bracketed thru-window ac unit in 2nd floor window; antenna above 2nd floor window; gable peak vent is covered w/ wire mesh; wires at facade; asphalt shingles & vents at roof; REAR – 1/1 vinyl windows at 1 st & 2 nd floor; 1st floor, 1 st bay has 1/1 window in reduced opening, center bay has paired sliding doors in enlarged opening; dryer vent at 2 nd floor; vent in gable peak is covered w/ mesh; wood (or trex) deck, tall wood fence & gate, concrete curb
39-40 east side	44th Street	182	92		1/1 aluminum			chain-link fence & low concrete curb	faces 44th Street; address plaque at 1st floor; vent cover near center window at 1 st & 2 nd fl; wires at façade; chimney on roof between 1st & 2nd bays; historic low brick wall, reconstructed brick piers & historic wood trellis at side of rear yard near service driveway

39-42, 39-44, 39-46, 39-48, 39-50, 39-52, 39-54, 39-56 44th Street
 Borough of Queens Tax Map Block/Lot: 182/93, 94, 95, 96, 52, 51, 50, 48

Court Name: Madison North
 Date: 1927
 Type: Row house



39-56 44th St 39-54 44th St 39-52 44th St 39-50 44th St 39-48 44th St 39-46 44th St 39-44 44th St 39-42 44th St

General Description:

Front facades (south): Row of eight, two-story-plus-attic, eaves front, slate shingled, pitched roof row houses situated perpendicular to the grid, facing a central garden court divided into two types, B', B, B', B, B', B, B', G. The large window openings have either projecting bays or flat, tripartite windows. Decorative details include brick soldier coursing above the foundation and large window openings, and white painted, elliptical fan panels above paired entry doors, surrounded by an arched header-course lintel with paired soldier-brick keystones. Sills are of cast-stone instead of projecting header brick. Brick chimneys extend above the roofline at either end of the row and after every pair of houses. Small, planted front yards are separated from the grassy, hedge-lined central greenspace by a concrete path. There is a metal railing set on a low brick curb at the street-side edge of the center garden. The center garden court is surrounded by a low, scalloped cast-stone curb and features black light posts.

Rear facades (north): The two-bay rear façades, three bays at first building (39-42), face the through-block service driveway and are partially visible from 44th and 45th Streets. The three-bay façade has six-over-six, double-hung windows in all openings at the first and second floors. Two-bay façades have six-over-six, double-hung windows in both openings at the first floor and one, six-over-six, double-hung window and one smaller, four-over-four, double-hung window at the second floor. All buildings have concrete basements with three-pane, awning windows and alternating, paired entries. Many of the rear yards have been paved and have chain-link fences.

East (side) façade: The three-bay side façade of 39-42 44th Street faces the street. One-over-one, double-hung windows (originally six-over-six and four-over-four) occupy the openings at the first and second floors, with smaller, center windows on both floors. A brick chimney extends from the lowest portion of the gable roof between the second and third bays. There is a small grassy side yard with historic brick wall at the side of the yard by the service driveway.

West (side) façade: The two-bay side façade of 39-56 44th Street faces 43rd Street, above and behind the garages. One-over-one, double-hung windows in both openings at the first floor replace the historic six-over-six windows. There are no windows on the second floor, but a white-painted, wood vent exists in the gable peak. A brick chimney extends from the lowest, southern portion of the gable roof.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-42 east side	44th Street faces 44 th Street	182	93		1/1 aluminum			iron fence on brick cheek wall	address plaque at first floor; chimney just below peak on north side of roof; historic brick wall at side of yard by service driveway
39-42	44th Street	182	93	G	1/1 aluminum	historic wood door w/ alum storm	brick/ concrete w/ cast-stone treads & historic metal railing	scalloped cast-stone curb	vent & spigot at basement; painted bay; flat panel above door; light fixture near gutter at 1st floor; gutter painted black; REAR – window grilles at white painted basement; 1/1 windows at 1 st & 2 nd floor; chain-link fence & low concrete curb

39-44	44th Street	182	94	B'	1/1 w/ storms at first floor; 8/8 snap-ins at 2nd floor	non-historic door w/ aluminum storm	brick/ concrete w/ cast-stone treads & historic metal railing	cobblestone curb	non-historic, aluminum clad projecting bay w/ copper roof at 1st floor; flat panel above door; light & conduit near gutter; projecting thru-wall ac at 2nd floor; REAR – 1/1 vinyl w/ snap-ins; reduced opening & vent at 1 st floor; projecting thru-wall ac units at 1 st & 2 nd floor; paved yard w/ chain-link fence
39-46	44th Street	182	95	B	1/1 aluminum w/ storms	historic wood door w/ aluminum storm	brick/ concrete w/ cast-stone treads w/ metal railing	scalloped cast-stone curb; 2 planting beds and cast-stone pavers	vent & spigot at basement; tripartite window is aluminum clad; planter near door; flat panel above door; projecting thru-wall ac unit at 2nd floor; REAR – 2 awning windows, light, non-historic door w/ storm door & pipe rail at painted basement; 1/1 windows & projecting thru-wall ac units at 1 st & 2 nd floor; 3 vents at 1 st floor; antenna at 2 nd floor; elevated, concrete paved rear yard
39-48	44th Street	182	96	B'	1/1 aluminum w/ storms	historic wood door w/ aluminum storm	brick/ concrete w/ cast-stone treads w/ metal railing	cobblestone curb; 2 planting beds w/ bluestone pavers set in concrete	façade has been cleaned; tripartite window is aluminum clad; planter box under tripartite window; light near door; flat panel above door; projecting thru-wall ac unit btwn 2nd floor windows; 2 satellite dishes and antenna at chimney; REAR – 2 awning windows, vent, historic door w/ storm door & pipe rail at painted basement; 1/1 windows & projecting thru-wall ac units at 1 st & 2 nd floor; vent at 1 st floor; bracket at 2 nd floor; elevated, yard is ½ paved; chain-link fence w/ gate & concrete curb
39-50	44th Street	182	52	B	1/1 aluminum w/ storms	non-historic wood door w/ alum storm	concrete stoop w/ extended metal railing	bluestone pavers set in concrete	spigot at basement; historic fan panel above door; wires at façade; antenna at chimney; REAR – 2 sliding windows w/ grilles & pipe rail at painted basement; 1/1 windows & projecting thru-wall ac units at 1 st & 2 nd floor; small opening reduced at 2 nd floor; no fence
39-52	44th Street	182	51	B'	1/1 aluminum	non-historic wood door w/ alum storm	concrete stoop w/ metal railing	scalloped cast-stone curb	vent at basement; paired 1/1 windows replace tripartite at 1st floor; light fixture near door; REAR – 1/1 windows at 1 st & 2 nd floor

39-54	44th Street	182	50	B	1/1 aluminum	non- historic wood door w/ alum storm	concrete stoop w/ iron railing		single pane flanking windows in tripartite; light fixture and address plaque near door; planters at façade; projecting thru-wall ac unit between second floor windows; ice guards at roof; REAR – 1/1 windows & projecting thru-wall ac units at 1 st & 2 nd floor; reduced opening at 1 st floor; ice guards at roof; elevated, concrete & cast-stone paved rear yard
39-56	44th Street	182	48	B'		non- historic wood door w/ aluminum storm	brick/ concrete w/ cast-stone treads w/ metal railing	concrete curb	light fixture near door; REAR – metal railing at basement entry; 1/1 windows at 1 st & 2 nd floor; elevated, concrete paved rear yard
39-56 west side	44th Street faces 43rd Street	182	48		1/1 aluminum				vent is covered; chimney at south end of roof

39-58, 39-60, 39-62, 39-64, 39-66, 39-68, 39-70, 39-72 44th Street

Borough of Queens Tax Map Block/Lot: 182/33, 32, 31, 30, 97, 98, 99, 100

Court Name: Madison North
Date: 1927
Type: Row house



39-72 44th St

39-70 44th St

39-68 44th St

39-66 44th St

39-64 44th St

39-62 44th St

39-60 44th St

39-58 44th St

General Description:

Front facades (north): Row of eight, two-story-plus-attic, eaves front, slate shingled, pitched roof row houses situated perpendicular to the street grid, facing a central garden court and divided into two types, G', B, B', B, B', B, B', B. The large window openings have either projecting bays or flat, tripartite windows. Decorative details include brick soldier coursing above the foundation and large window lintels, and white painted, elliptical fan panels above paired entry doors, surrounded by an arched header-course lintel with paired soldier-brick keystones. Sills are of cast-stone instead of projecting header brick. Brick chimneys extend above the roofline at the ends of the row and after every pair of houses. Small, planted front yards are separated from the grassy, hedge-lined central greenspace by a concrete path. There is a metal railing set on a low brick curb at the street-side edge of the central garden, which has light posts and is surrounded by a scalloped cast concrete curb.

Rear facades (south): The two-bay rear façades, three bays at first building (39-72), face the service driveway and are visible from both 43rd and 44th Streets. One-over-one, double-hung windows in all openings at both floors replace the historic, six-over-six, double-hung wood windows at the three-bay façade. Two-bay façades have six-over-six, double-hung windows in both openings at the first floor and one, six-over-six, double-hung window and one smaller, four-over-four, double-hung window at the second floor. All buildings have concrete basements with three-pane, awning windows and alternating, paired entries. Many of the rear yards have been paved and feature picket or chain-link fences.

West (side) façade: The two-bay side façade of 39-58 44th Street faces 43rd Street, above and behind the garages. One-over-one, double-hung windows in both openings at the first floor and paired sliding windows at the second floor replace the historic, six-over-six, double-hung wood windows. The historic wood vent in the gable peak has been replaced by a small, one-over-one, double-hung window. A brick chimney extends from the lowest, northern portion of the gable roof.

East (side) façade: The three-bay side façade of 39-72 44th Street faces the street. One-over-one, double-hung windows in all openings at both floors replace the historic six-over-six and smaller, four-over-four center windows. There is a wood vent in the gable peak and a brick chimney extends from eastern edge of the roof between the first and second bays. The small, grassy side yard is surrounded by a chain-link fence set on a low concrete curb. The historic wood lattice atop a low brick cheek wall remains at the street-facing side of the rear yard.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-58 west side	44th Street faces 43rd Street	182	33		1/1 aluminum; single pane sliders				projecting thru-wall ac unit at 1st floor; paired, single pane sliders in second floor openings; one-over-one window in gable peak; wires at façade

39-58	44th Street	182	33	B	1/1 aluminum	non-historic wood door w/ aluminum storm door	concrete w/ historic metal railing	stone curb	light fixture near door; flat panel above door; bracketed, projecting thru-wall ac unit adjacent to second floor window; REAR – 1/1 windows at 1 st & 2 nd floor; 1st floor, 1 st bay has paired sliding doors in enlarged opening, 2 nd bay has 1/1 window in reduced opening; 2 lights at 1 st floor; projecting thru-wall ac unit at 2 nd floor; dormer at roof w/ 3, 1/1 windows and aluminum siding; large wood deck & wood picket fence
39-60	44th Street	182	32	B'	1/1 vinyl	non-historic wood door w/ aluminum storm door	concrete w/ metal railing	scalloped cast-stone	façade has been pointed; aluminum-clad tripartite window, flat panel above door; REAR – façade has been pointed; 1/1 windows at 1 st & 2 nd floor; vent at 1 st floor; jalousie window in small opening at 2 nd floor;
39-62	44th Street	182	31	B	1/1 wood w/ storms	non-historic wood door w/ aluminum storm door; historic surround	brick w/ bluestone landing & extended metal railing	scalloped cast-stone	façade has been pointed; paired 1/1 windows replace tripartite; light near door; thru-wall ac unit under window at 1st fl; projecting thru-wall ac unit under window at 2nd fl; wires at façade; antenna at roof; REAR – façade has been pointed, 1/1 windows at 1 st & 2 nd floor; projecting thru-wall ac unit, satellite dish & single pane window in small opening at 2nd fl; brick curb & pavers in yard
39-64	44th Street	182	30	B'	1/1 vinyl	non-historic wood door w/ aluminum storm door; historic surround	brick w/ bluestone landing & extended metal railing	metal gate at center court garden	façade has been pointed; center window of tripartite is single pane; projecting thru-wall ac unit adjacent to tripartite window; light fixture and address numbers near door; wires at façade; antenna at roof; REAR – façade has been pointed; 1/1 windows at 1 st & 2 nd fl; 1/1 in reduced opening, enlarged opening w/ door, & vent at 1 st floor; large wood deck on piers at rear yard
39-66	44th Street	182	97	B	1/1 aluminum	non-historic wood and glass door w/ aluminum storm door	brick w/ bluestone landing & extended metal railing	scalloped cast-stone	façade has been pointed; spigot at basement; light fixture & mailbox near door; flat panel above door; bracketed, projecting thru-wall ac unit at 1st fl; projecting thru-wall ac unit & vent btwn 2nd fl windows; wires at facade; antenna & ice guards at roof; REAR – 2 jalousie windows, non-historic door, pipe rail & vent at painted basement; 1/1 windows & vent at 1 st & 2 nd fl; reduced opening at 1 st fl; projecting thru-wall ac unit at 2 nd floor; ice guards at roof; elevated rear yard w/ flower beds & bluestone pavers in concrete; chain-link fence & gate

39-68	44th Street	182	98	B'	1/1 aluminum	non-historic wood and glass door w/ aluminum storm door	concrete w/ extended metal railing		façade has been pointed; spigot at basement; sills have been painted; light fixture near door; planter box at railing; flat panel above door; projecting thru-wall ac unit at 1st floor; wires near gutter; projecting thru-wall ac unit below 2nd floor window; ice guards at roof; antenna & satellite dish at chimney; REAR - 2 jalousie windows, non-historic door, pipe rail & light at painted basement; 1/1 windows & vents at 1 st & 2 nd floor; reduced opening & satellite at 1 st floor; wires at facade; ice guards at roof; elevated, concrete paved rear yard has chain-link fence w/ gate at path
39-70	44th Street	182	99	B	1/1 aluminum	non-historic door	concrete w/ historic metal railing	scalloped cast-stone	flanking windows in aluminum-clad projecting bay are single pane; mailbox near door; flat panel above door; wire & light fixture near gutter; ice guards & vent at roof; REAR - non-historic door & light at painted basement; 1/1 windows at 1 st & 2 nd floor; enlarged opening w/ door, reduced opening & light at 1 st floor; vent at roof; elevated, concrete paved rear yard has wood picket fence
39-72	44th Street	182	100	G'	1/1 aluminum	non-historic wood door w/ aluminum storm door	concrete w/ historic metal railing	scalloped cast-stone	bay is aluminum-clad w/ black painted roof; mailbox near door; flat panel above door; light fixture near gutter; vent & window guards at 2nd floor; wires at facade; ice guards at roof; REAR - non-historic door & light at painted basement; 1/1 windows & projecting thru-wall ac units at 1 st & 2 nd floor; enlarged opening w/ door, conduit & light at 1 st floor; satellite at 2 nd floor; elevated rear yard has pavers, planting bed & chain-link fence w/ gate
39-72 east side	44th Street faces 44 th Street	182	100		1/1 aluminum			chain-link fence on low concrete curb	address plaque at first floor; historic wood lattice on low brick cheek wall at side of rear yard

39-74, 39-76, 39-78, 39-80, 39-82, 39-84, 39-86, 39-88 44th Street

Borough of Queens Tax Map Block/Lot: 182/101, 102, 103, 104, 29, 28, 27, 25

Court Name: Madison North
Date: 1927
Type: Row house



39-88 44th St 39-86 44th St 39-84 44th St 39-82 44th St 39-80 44th St 39-78 44th St 39-76 44th St 39-74 44th St

General Description:

Front façades (south): Row of eight, two-story-plus-attic row houses situated perpendicular to the grid, facing a central garden court divided into two types, B', B', B', B', B', B', B', G. The slate shingled, pitched roof of the gable front, last building, 39-74 44th Street, is set perpendicular to the side gable, slate shingled, roofs of the other seven buildings in the row. The large window openings have either projecting bays or flat, tripartite windows. Decorative details include brick soldier coursing above the foundation and large window openings, projecting brick header-course sills and simple door hoods. Brick chimneys extend above the roofline at the ends of the row and after every pair of houses. Small, planted front yards are separated from the grassy, hedge-lined central garden by a concrete path. There is a metal railing set on a low brick curb at the street-side edge of the central garden court, which is surrounded by a low, scalloped cast-stone curb and features black light posts.

Rear façades (north): The two-bay rear façades, three bays at first building (39-74), face the through-block service driveway and are partially visible from 44th and 45th Streets. The three-bay façade has six-over-six, double-hung windows in all openings at the first and second floors. Two-bay façades have six-over-six, double-hung windows in both openings at the first floor and one, six-over-six, double-hung window and one smaller, four-over-four, double-hung window at the second floor. All buildings have concrete basements with three-pane, awning windows and alternating, paired entries. Many of the rear yards have been paved and have chain-link fences.

East (side) façade: The three-bay side façade of 39-74 44th Street faces the street. One-over-one, double-hung windows replace historic six-over-six and four-over-four windows in all openings at the first and second floors, with smaller, center windows on both floors. A brick chimney extends from the lowest portion of the gable roof between the second and third bays. The small, grassy side yard has a historic brick wall at the side of the rear yard by the service driveway.

West (side) façade: The two-bay side façade of 39-88 44th Street faces 43rd Street, above and behind garages. One-over-one, double-hung windows in both openings at the first floor replace the historic six-over-six windows. There are no windows on the second floor, but a white-painted, wood vent exists in the gable peak. A brick chimney extends from the lowest, southern portion of the gable roof.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	notes
39-74 east side	44th Street faces 44 th Street	182	101		1/1 aluminum at 1st; 1/1 vinyl at 2nd floor			chain-link fence & low concrete curb	faces 44th Street; address plaque at first floor; wood lattice is removed from historic brick side wall
39-74	44th Street	182	101	G	1/1 aluminum at 1st; 1/1 vinyl at 2nd floor	non-historic door	painted concrete w/ historic metal railing	scalloped cast-stone curb; some cast-stone pavers	projecting bay is clad & roof is painted white; mailbox near door; reconstructed brick wall at steps; projecting thru-wall ac units under bay & at 2nd fl; paired single pane sliding windows in gable peak; wires at façade; sills are painted; REAR - non-historic door & storm at gray painted basement; 1/1 windows at 1 st & 2 nd fl; enlarged opening w/ paired sliding doors, reduced opening w/ single-pane window at 1 st fl; sliders in peak; wires at façade; wood deck & wood picket fence at rear yard
39-76	44th Street	182	102	B'	1/1 vinyl	non-historic door w/ aluminum storm door & surround	concrete stoop & metal railing	concrete curb; much of areaway is paved	flanking windows in aluminum-clad tripartite are single pane; vents near door; projecting thru-wall ac unit at 1st floor; covered thru-wall ac grille at 2nd fl; ice guards at roof; antenna at chimney; REAR – 2 awning windows, non-historic door, storm & light at basement; 1/1 windows & projecting thru-wall ac units at 1 st & 2 nd floor; wires at facade; vent at roof; elevated, concrete paved rear yard w/ small planting bed
39-78	44th Street	182	103	B	1/1 vinyl	non-historic door & aluminum storm door	concrete stoop & historic metal railing	brick & stone	vent & electrical box at basement; single pane flanking windows in alum-clad tripartite; door hood is removed; ice guards at roof; lamp post in common green; REAR – 2 awning windows, historic door, storm, pipe rail, vent & light at basement; 1/1 windows at 1 st & 2 nd floor; reduced opening & projecting thru-wall ac unit at 1 st floor; elevated rear yard

39-80	44th Street	182	104	B'	1/1 aluminum	non-historic door & aluminum storm door	concrete stoop & historic metal railing	concrete curb; 1/2 of areaway is paved	façade has been cleaned; wires at façade; ice guards at roof; antenna at chimney; 1/2 of areaway is paved w/ bluestone set in concrete; REAR – 2 awning windows, non-historic door, storm, pipe rail & light at basement; 1/1 windows & projecting thru-wall ac units at 1 st & 2 nd fl; reduced opening & vent at 1 st floor; raised, paved rear yard; chain-link fence w/ metal gate
39-82	44th Street	182	29	B	1/1 vinyl	non-historic door & aluminum storm door	concrete stoop & historic metal railing	concrete curb; paved w/ bluestone set in concrete	light near door; projecting thru-wall ac unit at 1st fl; ice guards at roof; antenna at chimney; REAR – 2 awning windows, non-historic door, storm, pipe rail & light at basement; 1/1 windows at 1 st & 2 nd fl; reduced opening at 1 st fl; projecting thru-wall ac unit at 2 nd floor; elevated, concrete paved rear yard has chain-link fence w/ gate
39-84	44th Street	182	28	B'	1/1 aluminum	non-historic door & aluminum storm door	concrete stoop w/ historic metal railing	cobblestone curb; 1/2 of areaway is paved w/ bluestone set in concrete	spigot & conduit at basement; light near door; projecting thru-wall ac unit at 1st & 2nd floors; wires at façade; ice guards at roof; antenna at chimney; REAR – 2 single-pane windows, non-historic door, storm, pipe rail & 2 lights at basement; 1/1 windows at 1 st & 2 nd fl; reduced opening, enlarged opening w/ paired sliding doors & metal guard, 2 lights, vent & conduit at 1 st floor; elevated, concrete paved rear yard has chain-link fence w/ gate
39-86	44th Street	182	27	B	1/1 vinyl	non-historic door & aluminum storm door	concrete stoop w/ historic metal railing	scalloped cast-stone curb	light near door; historic door hood; thru-wall ac unit at 2nd fl; wires at façade; REAR – non-historic door, storm & pipe rail at basement; 1/1 windows at 1 st & 2 nd fl; enlarged opening w/ paired sliding doors, projecting thru-wall ac unit & 2 lights at 1 st fl; rear yard is ½ paved, large wood deck & chain-link fence w/ gate on concrete curb
39-88	44th Street	182	25	B'	single pane casements at 1st; 1/1 aluminum at 2nd fl	non-historic door & aluminum storm door	concrete stoop w/ historic metal railing	scalloped cast-stone curb; metal & wire fence w/ gate; brick & stone pavers	single pane casement windows & an asphalt shingled roof at bay; light fixture at door; wires at façade; antenna at roof; REAR – 2 single-pane windows, non-historic door, storm & pipe rail at basement; 1/1 windows at 1 st & 2 nd floor; 2 vents at 1 st floor; rear yard is 2/3 paved; metal pipe rail fence w/ wire mesh & gate on concrete curb; partial wood picket fence
39-88 west side	44th Street faces 43rd Street	182	25		1/1 aluminum			scalloped cast-stone curb & metal railing	antenna at chimney

39-90, 39-92, 39-94, 39-96, 39-98, 40-02, 40-04, 40-06 44th Street

Borough of Queens Tax Map Block/Lot: 182/23, 22, 21, 20, 105, 106, 107, 108

Court Name: Madison North
Date: 1927
Type: Row house



40-06 44th St

40-04 44th St

40-02 44th St

39-98 44th St

39-96 44th St

39-94 44th St

39-92 44th St

39-90 44th St

General Description:

Front facades (north): Row of eight, two-story-plus-attic row houses situated perpendicular to the street grid, facing a central court garden divided into two types, G', B, B', B, B', B, B', B. The slate shingled, pitched roof of the gable front, first building, 40-06 44th Street, is set perpendicular to the slate shingled, side gable roofs of the other seven buildings in the row. The large window openings have either projecting window bays or flat, tripartite windows. Decorative details include brick soldier coursing above the foundation and large window openings, projecting header-course sills, and simple, wood door hoods and paneled wood surrounds. Brick chimneys extend above the roofline after every pair of houses. Small, planted front yards are separated from the grassy, hedge-lined central garden by a concrete path. There is a metal railing set on a low brick curb at the street-side edge of the central court garden, which has light posts and is surrounded by a scalloped cast concrete curb.

Rear facades (south): The two-bay rear façades, three bays at last building (40-06), face the through-block service driveway and are visible from 43rd and 44th Streets. The three-bay façade has six-over-six, double-hung windows in all openings at the first and second floors and a wood vent in the gable peak. Two-bay façades have six-over-six, double-hung windows in both openings at the first floor, and one, six-over-six, double-hung window and one smaller, four-over-four, double-hung window at the second floor. All buildings have concrete basements with three-pane, awning windows and alternating, paired entries, accessed by concrete steps. Many of the rear yards have been paved and feature picket or chain-link fences.

West (side) façade: The two-bay, side façade of 39-90 44th Street faces 43rd Street, above the grassy side yard. There is a one-story, flat roof, side addition with large sliding windows framed by vinyl siding and brick piers at the first floor. One four-over-four, double-hung window and a wood and glass door are at the second floor with a single-pane window in the gable peak. A brick chimney extends from the lowest, northern portion of the gable roof. The large grassy side yard is surrounded by a metal fence with gate, set on a brick cheek wall.

East (side) façade: The three-bay side façade of 40-06 44th Street faces the street. One-over-one, double-hung windows in all openings at both floors replace the historic six-over-six and smaller, four-over-four center windows. A brick chimney extends from the eastern edge of the gable roof between the first and second bays. The small, grassy side yard is surrounded by a chain-link fence set on a low concrete curb.

History:

Lewis Mumford lived at 40-02 44th Street.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-90 west side	44th Street faces 43rd Street	182	23		single-pane casements or sliders	non-historic door w/ storm at 2nd floor		metal railing w/ gate on brick cheek wall	1 story, full width addition; single pane window in place of gable peak vent; REAR - rear side of addition has door and brick stoop; antenna at chimney
39-90	44th Street	182	23	B	1/1 aluminum	non-historic door w/ aluminum storm	concrete stoop w/ historic metal railing	paved front yard; metal railing w/ gate on brick cheek wall	wood shingles at altered projecting bay; one-story side addition; REAR – non-historic door, storm & pipe rail at basement; 1/1 windows at both floors; small opening at 2 nd floor is reduced w/ single pane window; metal rail on brick curb; entire yard is paved w/ concrete
39-92	44th Street	182	22	B'	1st floor casements; 2nd floor 1/1 w/ simulated divided lights	non-historic door w/ aluminum storm; historic wood surround	concrete stoop w/ historic metal railing; artificial grass	scalloped cast-stone curb; broken bluestone pavers in areaway	altered bay w/ 3, slightly projecting, single pane casement windows & asphalt shingle roof; light & flagpole near door; projecting thru-wall ac unit near tripartite window & under 2nd floor window; wires at facade; REAR – 6/6 snap-ins & single pane windows in smaller openings; non-historic door, storm and pipe rail at basement; door w/ brick/cast-stone stoop at 1 st floor; chain-link fence & gate w/ brick curb; entire yard is paved

39-94	44th Street	182	21	B	1/1 aluminum	non-historic door	concrete stoop w/ metal railing	broken bluestone pavers in areaway	historic door surround; flanking windows in tripartite are single pane; thru-wall ac unit under 2nd floor window; light post in central garden; ice guards & antenna at roof; REAR – non-historic door w/ storm & cast-iron railing at basement; shorter 1/1 window & door w/ brick & cast-stone steps at 1 st fl; 2 nd floor openings altered – single pane windows; light, vent & thru-wall ac at façade; wood lattice fence & granite cobblestone curb; yard is paved w/ 18” planting bed; part of yard has chain-link fence & gate
39-96	44th Street	182	22	B'	1/1 aluminum	non-historic door w/ aluminum storm	concrete stoop w/ metal railing	broken bluestone paved front yard with brick curb	Chicago style windows in clad tripartite bay; electric outlet, light near door; wires at façade; ice guards at roof; antenna at chimney; REAR – non-historic door, storm & pipe rail at basement; sliding windows & door at 1 st floor; single pane window at 2 nd floor; concrete & stacked wood curb; entire yard is paved
39-98	44th Street	182	105	B	1/1 vinyl	non-historic door w/ aluminum storm	concrete stoop w/ historic metal railing	broken bluestone paved front yard with brick curb;	aluminum clad, tripartite bay has single pane windows flanking 6/6 or 1/1 w/ snap-in mullions; light near door; historic door hood; light at façade; antenna at chimney; REAR – non-historic door & metal pipe rail at basement; light at door & façade; chain-link fence w/ gate & brick & concrete curb; entire yard is paved w/ bluestone set in concrete
40-02	44th Street	182	106	B'	1st floor vinyl casements; 2nd floor 1/1 aluminum	non-historic door	concrete stoop w/ metal railing	cobblestone curb around paved areaway	tripartite bay has single pane casement windows; electrical box & wire at first fl; flagpole, light & mailbox near door; historic door hood; thru-wall ac unit between bays at 2nd floor; wires at facade; chimney pointed; light post in central garden; REAR – single pane windows in smaller openings; non-historic door at basement; paired doors w/ wood steps at 1 st floor; chain-link fence & gate
40-04	44th Street	182	107	B	1/1 aluminum	non-historic door w/ aluminum storm	concrete stoop w/ metal railing	scalloped cast-stone curb	single-pane windows flank 1/1 in aluminum clad, tripartite; planter box at stoop railing; projecting thru wall ac unit at 2nd fl; wires at façade; REAR – 1/1 aluminum windows; historic wood door, storm & metal pipe rail at basement; sliding doors at 1 st fl; wood picket fence; yd is concrete paved

40-06	44th Street	182	108	G'	1/1 vinyl; single pane in projecting bay	non-historic wood door w/ aluminum storm	concrete stoop w/ metal railing	scalloped cast-stone curb	facade has been cleaned & pointed; aluminum clad, white painted, tripartite bay features single pane windows; electrical conduit & wire at first floor; vent in gable peak (front & rear); REAR – Non-historic wood door & storm, & white metal pipe rail at basement; chain-link fence & gate; entire yard is paved w/ concrete
40-06 east side	44th Street faces 44 th Street	182	108		1/1 vinyl			chain-link fence on concrete curb	facade has been cleaned & pointed; address plaque at 1st floor; historic brick cheek wall near driveway has been raised; chimney is stuccoed

40-10, 40-12, 40-14, 40-16, 40-18, 40-20, 40-22, 40-26, 40-28, 40-30 44th Street

Borough of Queens Tax Map Block/Lot: 182/109, 110, 111, 112, 113, 114, 115, 116, 117, 118

Court Name: Madison South
Date: 1927
Type: Row house



40-30 44th St 40-28 44th St 40-26 44th St 40-22 44th St 40-20 44th St 40-18 44th St 40-16 44th St 40-14 44th St 40-12 44th St 40-10 44th St

General Description:

Front facades (west): Row of ten, two-story flat roof, and two-story-plus-attic pitched roof row houses divided into two types, G', G, I', I, I', I, I', I, G', G. Paired houses at both ends of the row have slate shingled, side gable, pitched roofs and sit closer to the street. The center six buildings have flat roofs with simple parapet walls and cast-stone coping. Basement entries exist below each stoop, except at 40-10 and 40-12 44th Street. Decorative details include brick soldier coursing above the foundation and second-floor window lintels, projecting header-course sills, and simple door hoods or white painted, elliptical fan panels above paired entry doors, surrounded by an arched header-course lintel with paired soldier-brick keystones. Chimneys extend above the roofline after every pair of houses. Front yards feature two grass areas, surrounded by low concrete curbs, flanking a paved path of broken red or bluestone set in concrete.

Rear facades (east): The rear facades are minimally visible from 43rd Street. The three-bay facades historically featured two-story, paired open porches (many of which have been enclosed) with doors in alternating last or first bays, at the first and second floors. Six-over-six, double-hung wood windows occupy the openings at both floors of the end buildings (40-10 and 40-30 44th Street), with smaller, four-over-four, double-hung wood windows adjacent to the doors. The middle buildings (40-12 to 40-28 44th Street) have smaller, four-over-four, double-hung wood windows in the center bays of both floors.

North (side) façade: The three-bay side façade of 40-10 44th Street faces the through-block driveway behind the south mews. One-over-one, double-hung windows (originally six-over-six and four-over-four) exist in all openings at both floors, with smaller center windows. There is a white painted, wood vent in the gable peak and a brick chimney extends from the lowest, western portion of the roof. A historic coal chute remains at the basement level.

South (side) façade: The three-bay side façade of 40-30 44th Street faces the through-block path. One-over-one, double-hung windows (originally six-over-six and four-over-four) exist in all openings at both floors, with smaller center windows. There is a white painted, wood vent in the gable peak and a brick chimney extends from the lowest, western portion of the roof.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	notes
40-10 north side	44th Street faces thru-block path	182	109		1/1 aluminum			concrete curb	
40-10	44th Street	182	109	G	1/1 alum.; historic 6/6 & 2/2 wood w/ storms in bay	historic wood & glass door & surround	concrete w/ extended metal railing	brick cheek walls and iron fence; no path	no basement entry; electrical conduit at basement; bay is tarred or painted; REAR – brick infill at 1st floor of porch, metal rail at 2nd floor; yard is mostly paved as 2-car driveway; chain-link fence w/ gate
40-12	44th Street	182	110	G'	1/1 aluminum	non-historic wood door w/ storm door	concrete w/ extended metal railing	brick cheek walls & iron fence; no path	grilles at all windows; no entry, thru-wall ac unit, enlarged window opening & attached spigot at basement; projecting bay is alum clad; light above door; wires at façade; REAR – window grilles; brick infill & steps at 1st floor of porch, metal rail & brick party cheek wall at 2nd floor
40-14	44th Street	182	111	I	historic 6/6 w/ storms at 1st fl; 1/1 alum. at 2nd floor	non-historic wood door w/ storm door	painted concrete w/ extended metal railing	chain-link gate on concrete/ brick curb	electrical box, conduit & light at basement; green metal awning above entry, supported by metal posts; various wires & utility meter at façade; antenna at roof

40-16	44th Street	182	112	I'	1/1 aluminum w/ 8/8 snap-in mullions	non-historic wood door w/ storm door	concrete w/ extended metal railing	historic yard configuration w/ wood picket gate; lights in areaway	sliding windows, pipe rail, wood picket fence & storm door at basement; paired windows replace tripartite at both floors; light at basement; rigid green metal awning above entry; projecting thru-wall ac unit under paired 2nd floor windows; wires at façade
40-18	44th Street	182	113	I	1/1 aluminum	historic wood door w/ aluminum storm door	concrete with historic & extended metal railing	wood picket fence w/ gate on concrete curb	pipe rail, light, window grille & new door at basement; slightly projecting bay at 1st floor w/ 3, evenly sized windows; projecting thru-wall ac unit near door; paired 1/1 replace tripartite at 2nd floor; wires at façade; satellite dishes at roof
40-20	44th Street	182	114	I'	6/6 wood windows w/ storms	historic wood door w/ aluminum storm door	concrete w/ historic metal railing	historic yard configuration; metal posts w/o gate	fixed window, light, spigot, vent & non-historic door at basement; flat tripartite in both large openings at 1 st & 2 nd floors; bracketed thru-window ac unit at 2nd floor; wires at façade; satellite dish at roof
40-22	44th Street	182	115	I	1/1 aluminum	non-historic door w/ storm door	brick w/ cast-stone treads & extended metal railing	historic yard configuration w/ concrete curb	pipe rail, conduit & light fixture at basement; paired 1/1 replace tripartite at 1st floor; wires at façade; antenna at roof
40-26	44th Street	182	116	I'	1/1 aluminum	non-historic door w/ aluminum storm door	brick w/ cast-stone treads & metal railing	brick cheek walls/piers & iron fence w/ gate	façade has been cleaned & repointed; historic door w/ storm, light, sliding windows & attached spigot at basement; awning above door; wires at façade; antenna at roof
40-28	44th Street	182	117	G	1/1 aluminum w/ snap-in mullions	historic doors w/ storm door at first floor & basement	concrete w/ extended metal railing	chain-link fence w/ gate behind brick curb	foundation painted & pipe rail at basement entry; bay is alum clad; mailbox near door; wires at façade; REAR – aluminum siding at 1st floor of porch, metal rail at 2nd floor; concrete stoop; chain-link fence w/ gate
40-30	44th Street	182	118	G'	1/1 aluminum/ vinyl	historic doors w/ storm door at 1st floor & basement	concrete w/ extended metal railing	front yard paved, two brick planters	historic window, foundation painted & conduit at basement; aluminum clad bay is tarred or painted; meters at 1st floor; mailbox near door; wires at façade; REAR – stucco infill at 1st floor of porch, metal rail at 2nd fl; wood deck; chain-link fence w/ gate
40-30 south side	44th St; faces thru-block path	182	118		1/1 aluminum				1/1 window replaces vent in gable peak

44th Street between Barnett Avenue and Skillman Avenue – east side

39-01, 39-05, 39-07, 39-09, 39-11, 39-13, 39-15, 39-17, 39-19, 39-21, 39-23 44th Street

Borough of Queens Tax Map Block/Lot: 155/52, 50, 49, 48, 47, 46, 45, 44, 43, 41, 40

Court Name: Lincoln
Date: 1926
Type: Row house



General Description:

Front façades (west): Row of eleven, two-story, flat roof and two-story-plus-attic gable roof row houses divided into five different types, G', G, A', A, A', A, A', B', B, L', R'. The slated shingled, gable roofs of the first, second, eighth and ninth buildings are eaves front, while the gable of the tenth building faces the street. The flat roof, center buildings are recessed from the streetwall. The flat roof, southernmost building is further recessed and set perpendicular to the row, facing the path to the common green. Decorative details include projecting bay windows, brick soldier coursing above the foundation and above and below the second-floor windows, projecting header sills, projecting and flat geometric brick patterning, and wood pilasters at the enclosed entry porticos. The historic enclosed porch, windows and door remain on 39-11 44th Street. The grassy front yard is continuous, divided only by concrete entry paths. There are basement entrances at the center buildings, not at 39-01, 39-05, or 39-19 44th Street.

Rear façades (east): The rear facades are partially visible from Barnett Avenue and 45th Street. The three-bay rear facades of 39-01 and 39-05 44th Street feature two-story porches and six-over-six or four-over-four, double-hung wood windows. Doors provide access to the second-floor terrace on each porch. The two-bay rear facades of the center buildings feature a large opening with paired, six-over-six, double-hung wood windows and a smaller, four-over-four, double-hung wood window at each floor. Generally, where the historic front windows have been replaced, they have also been replaced at the rear. The rear facade of 39-23 44th Street faces the interior garden court and is not visible from public thoroughfares.

West façade (side of 39-23 44th Street): The three-bay side façade of 39-23 44th Street faces the street. The center bay has a two-story, cast-iron porch with a door on each story, flanked by six-over-six, double-hung windows. The large, grassy side yard is surrounded by a wire mesh fence set behind a loose brick curb.

East façade (side of 39-23 44th Street): The two-bay side façade of 39-23 44th Street faces the interior garden court. The historic six-over-six, double-hung wood windows remain in both openings at the first and second floors. Three-pane, awning windows at the basement level align with six-over-six sash above.

North façade (side of 39-01 44th Street): The three-bay side façade of 39-01 44th Street faces Barnett Avenue. The center bay has jalousie windows (replacing historic, four-over-four, double-hung wood windows) flanked by six-over-six, double-hung wood windows in the first and third bays, and paired, one-over-one, double-hung windows (replacing historic four-over-four sash) in the gable peak. Three-pane, awning windows at the basement level align with the six-over-six sash. The large, grassy side yard is surrounded by chain-link fence set on a low, concrete curb.

South façade (side of 39-21 44th Street): The three-bay side façade of 39-21 44th Street faces the through-block path. One-over-one, double-hung windows in all bays at both floors replace the historic, six-over-six sash in the first two bays and smaller, four-over-four sash in the third bay. The large, grassy side yard is surrounded by a brick curb.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-01 north side	44th St faces Barnett Ave	155	52		6/6 wood w/ storms; jalousie			chain-link fence	center bays have jalousie windows; paired, 1/1 windows in gable
39-01	44th Street	155	52	G'	6/6 wood w/ storms	non-historic wood & glass door w/ storm	brick & concrete w/ extended metal railing	chain-link fence set behind bricks	bay window is painted white; wires; REAR - historic door & wood porch infill at 1st floor porch; wood railing at 2nd floor porch; chain-link fence
39-05	44th Street	155	50	G	1/1 aluminum	historic door w/ aluminum storm door	brick & concrete w/ extended metal railing	cobblestone curb	flanking windows in bay are single pane; bay is painted white; light fixture near door; thru-wall ac unit under 6/6 window at 1st floor; antenna at chimney; REAR - addt opening w/ 1/1 added at both floors; enclosed, extended 2 bay porch at 1st floor; 1/1 windows, storm door and metal rail at 2nd floor

39-07	44th Street	155	49	A'	1/1 aluminum	non-historic door w/ storm door	brick & concrete w/ extended metal railing	none; wood railing w/ planter at stairs to basement	vertical wood siding & altered openings at entry porch; casement window bay projection added at porch; projecting thru-wall ac unit at 1st floor; light fixture near door; cast-stone coping at parapet
39-09	44th Street	155	48	A	1/1 vinyl; picture windows at porch	non-historic door w/ aluminum storm door	brick & concrete w/ metal railing	brick curb	concrete cheek wall & window guards at basement; aluminum/vinyl siding & altered openings at porch - picture windows - 1 historic casement remains at side façade
39-11	44th Street	155	47	A'	6/6 wood w/ storms	historic door	concrete	stone curb	historic porch infill; window grilles at basement; electrical box & wires at front façade
39-13	44th Street	155	46	A	1/1 aluminum	historic door w/ alum storm door	concrete	wood curb; brick pavers in areaway	historic porch infill; wood picket fence at stairs to basement entry; wires
39-15	44th Street	155	45	A'	1/1 aluminum	non-historic door	none	wood post railing w/ lattice at areaway & stairs to basement	façade has been cleaned; glass block infill at basement window; aluminum or vinyl siding & paired 1/1 windows at entry porch; light fixture, mail slot, & flagpole holder near door; thru-wall ac unit at first floor; some pavers in areaway
39-17	44th Street	155	44	B'	1/1 wood w/ wood storms	non-historic door	bluestone treads with metal railing	cobblestone curb; bluestone pavers	paired 1/1 windows in large opening; vertical wood siding, side entry at porch; light fixture, doorbell and address numbers near door; planter box attached to stoop railing; brick façade has been cleaned; antenna at roof
39-19	44th Street	155	43	B	single-pane aluminum sliders/ casements	non-historic metal door	brick steps & walk	brick curb	wood railing & spigot at basement; all window openings have been altered; vertical wood siding, casement windows & side entry at porch; light near door; projecting thru-wall ac unit at 1st floor; opening for ac covered w/ plexi-glass at 2nd floor; skylight & ice guards at roof; REAR – historic slate-shingled dormer at roof
39-21	44th Street	155	41	L'	Alum. 1/1 or picture windows w/ snap-ins	non-historic door	concrete w/ extended metal railing	concrete curb w/ chain-link gate	single pane window, light fixture & wire near basement entry; roof & brackets have been removed from bay window at both floors; projecting roof over door & 1st floor bay has been removed; wires & spigot at façade; 1/1 window & vent in gable peak

39-21 south side	44th Street	155	41		1/1 alum. w/ snap-ins			brick curb	three vents at façade; several vent pipes, skylight & antenna at roof
39-23 west side	44th Street	155	40		6/6 wood w/ storms	historic doors w/ aluminum storm doors	concrete porch deck	brick curb	window grilles at basement; historic 2-story, cast-iron porch; light at façade & at 1st floor porch ceiling; metal railing at 1st floor porch
39-23	44th Street	155	40	R'	6/6 wood, 4/4 at porch, all w/ storms	historic doors w/ & w/o aluminum storm door	brick w/ metal railing	chain-link fence w/ metal gate; hist. trellis	bays are painted black; light & mailbox at door; projecting thru-wall ac unit, dryer vent, light & conduit at façade; wood & roof at historic enclosed porch painted green; wires
39-23 east side	44th Street	155	40		6/6 wood w/ storms				very minimally visible from the public thoroughfare

39-27, 39-29, 39-31, 39-33, 39-35, 39-37, 39-39, 39-41, 39-43, 39-45, 39-47, 39-49, 39-51, 39-55 44th Street
 Borough of Queens Tax Map Block/Lot: 155/38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 24

Court Name: Lincoln Court
 Date: 1926
 Type: Row house



39-27 44th St (side) 39-29 44th St 39-31 44th St 39-33 44th 39-35 44th St 39-37 44th St 39-39 44th St 39-41 44th St



General Description:

Front façades (west): Row of 14, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, R, I', I, A', A, A, A', A, A', A', A, I', I, R'. The slate shingled gable roofs of the second, third, twelfth, and thirteenth buildings are eaves front. The flat roof, center buildings are recessed from the street wall. The flat roof, northernmost and southernmost buildings are further recessed and set perpendicular to the row, facing the through-block path. Decorative details include projecting bay windows, brick soldier coursing above the foundation and second floor windows, projecting header sills, projecting and flat geometric brick patterning, and wood pilasters at the enclosed entry porticos. All buildings have under porch or under stoop, basement entries. The historic enclosed porches remain at 39-27 and 39-45 44th Street. Grassy front yards are surrounded by individual fences.

Rear façades (east): The rear facades are very minimally visible from 45th Street.

West façades (sides of 39-27 and 39-55 44th Street): The three-bay side façades of 39-27 and 39-55 44th Street face the street. The center bay has a historic, two-story, cast-iron porch and a door on each floor, flanked by six-over-six, double-hung windows. The large, grassy side yards are surrounded by a chain-link fence set on a low, concrete curb.

East façades (sides of 39-27 and 39-55 44th Street): The two-bay side façades of 39-27 and 39-51 44th Street face the interior garden court and are partially visible from 45th Street. The historic six-over-six, double-hung wood windows remain in both openings at the first and second floors. Three-pane, awning windows at the basement level align with the six-over-six sash above.

North façade (side of 39-29 44th Street): The three-bay side façade of 39-29 44th Street faces the through-block path. The center bays each have a smaller window (replacing the historic four-over-four sash), flanked by one-over-one, double-hung windows (replacing historic six-over-six sash), and there are paired, one-over-one, double-hung windows (replacing historic four-over-four sash) and a wood panel in the gable peak. A brick chimney extends from the roof, just east of the gable peak.

South façade (side of 39-51 44th Street): The three-bay side façade of 39-51 44th Street faces the through-block path. The center bays each have a smaller window (replacing the historic four-over-four sash), flanked by one-over-one double-hung windows (replacing historic six-over-six

sash), and there are paired, one-over-one, double-hung windows (replacing historic four-over-four sash) and a wood panel in the gable peak. A brick chimney extends from the roof, just east of the gable peak.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-27 east side	44th Street faces int. garden ct	155	38						very minimally visible from the public thoroughfare
39-27	44th Street faces thru- block path	155	38	R	historic wood w/ storms	historic doors; side door has storm	brick & concrete w/ metal railing	chain-link fence set behind concrete blocks	bay windows are painted black; historic brick enclosed porch w/ painted trim (off-white/pale yellow) & shed roof (green); light fixtures near door (front-2, side-1); antenna at roof
39-27 west side	44th Street faces 44th Street	155	38		historic wood w/ storms	historic doors w/ aluminum storms	brick & bluestone patio	1/1 wood with storms	historic 2-story, cast-iron porch; light near door at first floor
39-29 north side	44th Street faces thru- block path	155	37		1/1 wood with storms	historic door w/ aluminum storm door		chain-link fence w/ gate set behind concrete blocks	conduit and wire at façade; bracketed thru-window ac unit at attic
39-29	44th Street	155	37	I'	1/1 vinyl at 1st; wood w/ storms at 2nd floor	non- historic door	brick w/ cast-stone treads & metal railing	chain-link fence w/ gate set behind concrete blocks	single-pane window at basement; paired 1/1 windows at both levels; attached spigot at basement level; conduit & wire at façade; mailbox near door
39-31	44th Street	155	36	I	1/1 aluminum	non- historic door	brick w/ cast-stone treads & heavy cast- stone balustrade	cast-stone balustrade on brick cheek walls w/ piers; brick curb in yard	façade has been pointed; sliders & balusters at basement; paired 1/1 at 1st floor; 2nd floor bay window is clad; wires; 2 skylights roof; condensing unit in areaway
39-33	44th Street	155	35	A'	1/1 vinyl w/ snap- ins	non- historic door	concrete	high cobblestone curb	metal railing & sliders at basement; vinyl siding & altered openings at entry porch - 1/1 windows w/ snap-ins; projecting thru-wall ac unit near 1st floor window; wires

39-35	44th Street	155	34	A	1/1 aluminum w/ snap-ins	non-historic door	concrete	high cobblestone curb	wood lattice fence at basement stairs; vinyl siding & altered openings at entry porch - single pane casements w/snap-ins; porch roof is painted silver
39-37	44th Street	155	33	A	1/1 aluminum	non-historic door	concrete w/ metal railing	cobblestone curb with brick piers	sliding windows at basement; wood lattice fence at stairs to basement entry; brick porch infill w/ wood pilasters; single-pane casements flanking entry; mailbox near door
39-39	44th Street	155	32	A'	1/1 aluminum	non-historic door	brick w/ stone treads	scalloped cast concrete curb	PVC lattice fence at basement stairs; aluminum or vinyl siding & single pane casement windows w/ snap-in mullions at porch
39-41	44th Street	155	31	A	1/1 aluminum	non-historic door	brick w/ stone treads	cobblestone & concrete curb	wood picket fence at basement stairs; single-pane casements & historic wood infill at porch; light above door; vent above 1st floor window
39-43	44th Street	155	30	A'	1/1 vinyl; snap-ins at 1st floor	non-historic	concrete	concrete curb; metal arch above path	enlarged opening & light at basement; new wood siding & single-pane casements or picture window w/ snap-in mullions at porch; snap-in mullions & vent at 1st floor; light & mailbox near door; asphalt shingles & tarred chimney at roof
39-45	44th Street	155	29	A'	1/1 aluminum	non-historic door w/ aluminum storm door	concrete	low picket curb	façade has been cleaned; spigot, light & sliding windows at basement; historic porch infill; projecting thru-wall ac unit near window at 1st floor
39-47	44th Street	155	28	A	1/1 aluminum	non-historic w/ storm door	concrete	loose stones	single pane windows at basement; aluminum or vinyl siding and altered openings at entry porch - 1/1 windows; mail slot near door
39-49	44th Street	155	27	I'	1/1 aluminum	non-historic w/ storm door	brick w/ cast-stone treads & historic metal railing	scalloped cast concrete curb	facade has been cleaned; jalousie window, wires & conduit at basement; metal railing at basement stairs; paired 1/1 at 1st floor; projecting thru-wall ac units at 1st & 2nd floors; red metal awning above door; 2nd floor bay window is aluminum clad; light at 2nd floor bay
39-51	44th Street	155	26	I	1/1 aluminum or vinyl	non-historic w/ storm door	brick w/ cast-stone treads & metal railing	concrete curb	façade has been cleaned; sliding windows at basement; paired 1/1 at 1st floor; vent above paired windows at 1st floor; red metal awning above door; 2nd floor bay is clad; wires at façade; antenna at roof

39-51 south side	44th Street faces thru- block path	155	26		1/1 aluminum				center window openings shortened w/ awning windows; projecting thru-wall ac unit at 1st floor; wires & antenna at façade; black panel in gable peak
39-55 west side	44th Street faces 44th Street	155	24		1/1 aluminum	historic doors w/ aluminum storm doors	concrete patio w/ metal railing	chain-link fence w/ brick curb	historic 2-story metal porch; light at 1st floor; solid metal panel behind railing at 2nd floor terrace; wires at façade
39-55	44th Street faces thru- block path	155	24	R	1/1 aluminum	non- historic doors w/ & w/o storm door	brick w/ metal railing	chain-link fence w/ gate at thru-block path; areaway paved	metal railing at basement stairs; lights near all doors; aluminum siding in gable of shed porch roof; flanking windows in bay are single-pane; bays are aluminum clad; antenna at roof; light post in yard
39-55 east side	44th Street faces int. garden ct	155	24	R	1/1 aluminum				minimally visible from the public thoroughfare

History: Judy Holliday lived at 39-45 44th Street

39-59, 39-61, 39-63, 39-65, 39-67, 39-69, 39-71, 39-73, 39-75, 39-77 44th Street

Borough of Queens Tax Map Block/Lot: 155/22, 21, 20, 19, 18, 17, 16, 15, 14, 12

Court Name: Lincoln
Date: 1926
Type: Row house



39-59 44th St (side) 39-61 44th St 39-63 44th St 39-65 44th St 39-67 44th St 39-69 44th St 39-71 44th St 39-73 44th St 39-75 44th St 39-77 44th St

General Description:

Front façades (west): Row of ten, two-story or two-story-plus-attic row houses divided into four different types and two mirror images, R, E, A', A, A', A, A', A, G', G. The flat roof, center six buildings are recessed from the streetwall, and have enclosed entry porches. The flat roof, northernmost building is more recessed and set perpendicular to the row, facing the path to the common green. The slate shingled, gable roof of 39-61 44th Street (the second northernmost building) is oriented to the street, while the two southern buildings are eaves front. The flat roof buildings feature bluestone coping and decorative, geometric soldier, stretcher, header and projecting, stepped brickwork at the parapet level. Other decorative details include projecting bay windows, wood pilasters, brick soldier coursing above the foundation, and above and below the second-floor windows, projecting header sills, projecting geometric brick patterning, and randomly placed clinker bricks. All buildings have under porch or under stoop basement entries, except for 39-75 and 39-77 44th Street. The historic enclosed porch, windows and doors remain on 39-63 44th Street. Individual grassy front yards are surrounded by fences.

Rear façades (east): The rear facades are very minimally visible or not visible from public thoroughfares.

West façade (side of 39-59 44th Street): The three-bay side façade of 39-59 44th Street faces 44th Street. The center bay has a historic two-story, cast-iron porch with a door on each floor, flanked by one-over-one, double-hung wood windows that replace the historic six-over-six sash. The large, grassy side yard is surrounded by a low, concrete curb.

East façade (side of 39-59 44th Street): The two-bay side façade of 39-55 44th Street faces the interior garden court and is partially visible from 45th Street. Historic six-over-six, double-hung wood windows remain in both openings at the first and second floors. Three-pane awning windows at the basement level align with the six-over-six sash above.

North façade (side of 39-61 44th Street): The three-bay side façade of 39-61 44th Street faces the through-block path. The first floor has smaller, historic four-over-four wood and one-over-one (historically four-over-four), double-hung wood windows in the first and third bays, respectively, with a one-over-one, double-hung window that replaces the historic six-over-six sash in the center bay. The second floor has a four-over-four, double hung wood window in first bay and two, six-over-six, double-hung wood windows in the other two bays.

South façade (side of 39-77 44th Street): The three-bay side façade of 39-77 44th Street faces the through-block path. One-over-one, double-hung windows at both floors replace the historic six-over-six sash in the first and third bays, and smaller, four-over-four sash in the center bay. A white-painted wood vent and paired, one-over-one, double-hung windows (historically four-over-four sash) are located in the gable. A brick chimney extends above the roof on the east side of the peak.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-59 east side	44th Street faces int. garden ct	155	22	R	1/1 vinyl				minimally visible from the public thoroughfare

39-59	44th Street faces thru-block path	155	22	R	1/1 vinyl	non-historic door w/ & w/o aluminum storm door	brick w/ metal railing	chain-link fence w/ gate & concrete curb; historic wood trellis	altered openings w/ jalousie windows & light above door at basement; altered openings at entry porch-single 1/1 window; decorative pilasters removed; green metal awnings above both entries; bays are alum. clad; wires at façade; satellite dish at roof
39-59 west side	44th Street	155	22		1/1 vinyl	non-historic doors w/aluminum storm doors	concrete patio w/ brick steps & metal railing	chain-link fence & concrete curb	historic 2-story cast-iron porch; mailbox near door; light fixture on ceiling of first floor porch
39-61 north side	44th Street faces thru-block path	155	21		1/1 aluminum & 6/6 or 4/4 wood w/ storms				foundation is tarred; 4/4 & 2x 1/1 at 1st floor; historic configuration at 2nd floor; flue cap at chimney
39-61	44th Street	155	21	E	1/1 aluminum at 1st fl; 6/6 & 4/4 wood w/ storms at 2nd & 3rd fl	historic wood & glass door	brick & concrete steps w/ brick cheek walls & piers	brick curb	grilles at basement; intact door hood & surround; vent in gable peak; historic wood 6/6 w/ storms at each floor of south façade return
39-63	44th Street	155	20	A'	historic 6/6 wood w/ storms	historic door w/ aluminum storm door	concrete stoop	cobblestone curb	intact except for added storm windows & door; historic porch infill painted pale yellow; window grilles at basement; pointing at parapet
39-65	44th Street	155	19	A	1/1 aluminum w/ 6/1 snap-ins	non-historic & metal and glass storm door	concrete stoop	brick or cast-stone curb; pavers in yard	jalousie window & metal grille at basement; aluminum/vinyl siding & altered openings at porch – 1x 1/1 w/ 4/4 snap-in mullions at front & side; bracketed, projecting thru-wall ac unit below 1st floor & between 2nd floor windows
39-67	44th Street	155	18	A'	1/1 aluminum	non-historic w/ metal & glass storm door	concrete	scalloped cast concrete curb; various pavers in yard	façade has been cleaned & repointed; window grille & pipe railing at basement; aluminum siding & altered openings at porch - awning windows at front & side; mailbox near door; flagpole near 1st floor window

39-69	44th Street	155	17	A	1/1 vinyl w/ 6/6 snap-ins	non-historic w/ metal & glass storm door	concrete	wood picket fence & scalloped brick curb; some pavers	metal grille & light fixture at basement; alum. siding & altered openings at porch - awning windows at front & side facades; vent at 1st floor; projecting thru-wall ac units at 1st and 2nd floors; antenna; some brick pavers in yd
39-71	44th Street	155	16	A'	1/1 aluminum	non-historic door w/ metal storm door	concrete stoop	stacked log curb	façade has been cleaned; window grilles at basement; non-historic brick infill & altered openings at porch - paired sliding windows at front facade; projecting thru-wall ac units at 1st floor; wires at façade; 2 antennas at roof
39-73	44th Street	155	15	A	1/1 aluminum	non-historic	none	brick curb; altered/ additional paving	façade has been cleaned; sliders w/ grilles & metal railing w/ gate at basement stairs; non- historic brick infill & altered openings at porch - paired sliding windows at front, door on side; red metal awning above door; wires at façade; antenna at roof
39-75	44th Street	155	14	G'	1/1 aluminum	historic door w/ aluminum storm door	brick & concrete w/ metal railing	chain-link fence w/ gate & concrete curb	no basement entry; green metal awning above door; paired, double-hung windows replace tripartite; thru-wall ac unit under paired windows; wires at façade
39-77	44th Street	155	12	G	1/1 aluminum or vinyl	historic door w/ aluminum storm door	brick & concrete w/ metal railing	chain-link fence w/ gate & scalloped concrete block	no basement entry; green metal awning above door; paired, double-hung windows replace tripartite; wires
39-77 side	44th Street faces thru- block path	155	12		1/1 aluminum			chain-link fence at thru- block path	projecting thru-wall ac unit at attic level; metal vent in gable peak

39-83 and 39-87 44th Street

Borough of Queens Tax Map Block/Lot: 155/10

Front façade of 39-83 and 39-87 44th Street – see description under 44-01 Skillman Avenue

45th Street between Barnett Avenue and Skillman Avenue – west side

39-04 45th Street

Borough of Queens, Tax Map Block/Lot 155/60

Side façade of 44-14 Barnett Avenue – see description under 44-14 Barnett Avenue

39-12, 39-16, 39-18, 39-20, 39-22, 39-24, 39-26, 39-28, 39-30 45th Street

Borough of Queens, Tax Map Block/Lot 155/64, 66, 67, 68, 69, 70, 71, 73, 75

Court Name: Lincoln
Date: 1926
Type: Row house



39-30 45th St (side) 39-28 45th St 39-26 45th St 39-24 45th St 39-22 45th St 39-20 45th St 39-18 45th St 39-16 45th St 39-12 45th St

General Description:

Front façades (east): Row of nine, two-story flat roof, and two-story-plus-attic gable roof row houses divided into five different types, R, L, I, A', A, A', A, G', G. The slate shingled, gable roofs of the eighth and ninth buildings are eaves front, while the projecting gable of the second building

faces the street. The flat roof, center buildings are recessed from the streetwall. The flat roof, southernmost building is further recessed and set perpendicular to the row, facing the path to the common green. Decorative details include a projecting bay window, brick soldier course above the foundation and first- and second-floor windows, projecting header sills, projecting and flat geometric brick patterning, and wood pilasters at the enclosed entry portico. There are basement entries at all buildings except 39-12, 39-16 and 39-28 45th Street. A historic enclosed porch and doors remain on 39-30 45th Street. The grassy front yard is continuous, divided only by concrete entry paths.

Rear façades (west, north façade of 39-30 45th Street): The rear facades are partially visible from Barnett Avenue and 44th Street. The three-bay rear facades of 39-12 and 39-16 45th Street feature six-over-six double-hung wood windows in all openings at the second floor, except for the four-over-four center window at 39-16. Each of the two-bay rear facades of the center buildings features a large opening with paired, six-over-six, double-hung wood windows and a smaller, four-over-four, double-hung wood window at each floor. Generally, where the historic front windows have been replaced, they have also been replaced at the rear. The rear facades of the southernmost buildings in the row are very minimally or not visible from public thoroughfares.

East façade (side of 39-30 45th Street): The three-bay side façade of 39-30 45th Street faces the street. The center bay has a two-story, cast-iron porch and door on both stories flanked by six-over-six, double-hung windows. The large, grassy side yard is surrounded by scalloped cast-stone curb and plastic mesh fence.

West façade (side of 39-30 45th Street): The two-bay side façade of 39-30 45th Street faces the interior garden court and is not visible from the street. The historic six-over-six, double-hung wood windows remain in both openings at the first and second floors. Three-pane, awning windows line up with six-over-six sash at the basement level.

North façade (side of 39-12 45th Street): The three-bay side façade of 39-12 45th Street faces the through-block path. The center bay has a smaller window, flanked by six-over-six, double-hung wood windows and paired, one-over-one, single-pane sliding windows (replacing historic four-over-four windows) in the gable peak. Small window openings at the basement level line up with the six-over-six sash. A brick chimney extends above the roof just west of the gable peak. The small, grassy side yard is surrounded by a low concrete curb.

South façade (side of 39-28 45th Street): The three-bay side façade of 39-28 45th Street faces the through-block path. Awning windows replace four-over-four, double-hung windows in the first opening, and one-over-one, double-hung windows replace the historic six-over-six sash in the second and third bays at both floors.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-12 north side	45th Street faces thru- block path	155	64		historic 6/6 wood w/ storms			chain-link fence & concrete curb	jalousie windows at basement & center bays; paired, single-pane sliders & octagon window in gable; historic 6/6 at side façade of 1-story, brick rear addition

39-12	45th Street	155	64	G	historic 6/6 wood; fixed sash at bay, all w/ storms	historic wood & glass door	concrete w/ metal railing	low concrete curb	wood fixed sash w/ storms in black painted bay - 12 & 4 lights; free-standing mailbox near stoop; REAR - 1-story, full width, addition - part is brick w/ flat roof, metal rail & brick piers at 2nd floor, part has shed roof; historic slate-shingled dormer at main roof w/ 3 casement windows
39-16	45th Street	155	66	G'	1/1 vinyl w/ 8/8 & 4/4 snap-ins	non-historic wood & glass door	concrete w/ metal railing	brick & concrete planting beds	jalousie windows at basement; bay is painted black; projecting thru-wall ac unit under bay; wire at façade; low brick wall at property line; REAR – awning & wood trellis at rear
39-18	45th Street	155	67	A	paired alum. casements at 1Street; 1/1 aluminum at 2nd fl	non-historic wood & glass door	brick w/ brick sidewalls	brick planting beds; 1/3 yard is paved	brick planter bed & wall at basement stairs; spigot & light fixture at basement; brick porch infill is non-historic; window box at porch; light fixture near door; projecting thru-wall ac unit btwn 2nd floor windows; REAR - awning & sliding doors at 1st floor; projecting window bay at 2nd floor
39-20	45th Street	155	68	A'	1/1 vinyl w/ 8/8 snap-ins	non-historic wood & glass door	brick w/ brick sidewalls	brick cheek walls & piers w/ cast-stone finials	façade has been cleaned; wood picket fence & garbage enclosure at basement stairs; sliders & spigot at basement; non-historic brick porch infill, 1/1 at east & south sides; window box at porch; light fixture & mailbox near door; condensing unit & pavers in areaway; wires at façade; REAR - 1-story brick addition; bay window at 2 nd floor; satellite dish & skylight at roof
39-22	45th Street	155	69	A	1/1 aluminum/vinyl	non-historic door w/ aluminum storm door	brick w/ cast-stone treads & metal railing	brick cheek walls & piers w/ cast-stone finials	façade has been cleaned; window grille at basement; non-historic brick porch infill; paired, single pane, casement windows at porch; brown metal awning above door; light & projecting thru-wall ac unit near 1st floor window
39-24	45th Street	155	70	A'	single-pane vinyl sliders	non-historic door w/ aluminum storm door	brick w/ cast-stone treads & metal railing	brick cheek walls & piers w/ cast-stone finials	window & door grilles at basement; non-historic brick porch infill; paired, single pane, sliding windows at all openings; brown metal awning above door; projecting thru-wall ac unit w/ conduit at 1st & 2nd floors

39-26	45th Street	155	71	I	1/1 aluminum	historic door w/ metal & glass storm door	brick	brick cheek walls & piers w/ cast-stone finials	projecting gable of adjacent building extends to include this building's entry; double opening at 1Street fl is reduced (single 1/1) due to extended gable; small 1/1 at gable's north-facing facade return; single pane window & non-historic door at basement; light above door; REAR - 1-story brick addition
39-28	45th Street	155	73	L	1/1 aluminum	non-historic wood & glass door	concrete w/ historic metal railing	large, loose field stones; light in areaway	paired sliding windows at 1Street floor double opening; aluminum clad brackets & hood above entry; flanking windows in 2nd story clad bay are single pane; wires at façade
39-28 south side	45th Street	155	73		1/1 aluminum	non-historic			small window openings have been altered with single pane awning windows at both floors
39-30 east side	45th Street	155	75		1/1 aluminum	historic doors w/aluminum storm doors	brick & concrete patio	scalloped cast-stone; low pipe rail & plastic mesh at thru- block path	historic 2-Story porch; light at porch ceiling at first floor; mailbox near door
39-30	45th Street faces thru- block	155	75	R	1/1 aluminum	historic doors w/ & w/o alum storm door	brick w/ metal railing	wood post fence; some plastic mesh fencing	flanking windows in clad bays at 2nd story are single pane; wires at façade; 2 satellite dishes at roof
39-30 west side	45th Street faces int. garden ct	155	75						minimally visible from the public thoroughfare

39-34, 39-38, 39-40, 39-42, 39-44, 39-46, 39-48, 39-50, 39-52, 39-54, 39-56, 39-58, 39-60, 39-64 45th Street
 Borough of Queens, Tax Map Block/Lot 155/77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 90, 91

Court Name: Lincoln
 Date: 1926
 Type: Row house



39-64 45th St (side) 39-60 45th St 39-58 45th St 39-56 45th St 39-54 45th St 39-52 45th Street



39-50 45th St 39-48 45th St 39-46 45th St 39-44 45th St 39-42 45th St 39-40 45th St 39-38 45th St 39-34 45th St (side)

General Description:

Front façades (east): Row of 14, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, R, G', G, A', A, A, A', A, A', A, A, G', G, R'. The slate-shingled, gable roofs of the second, third, twelfth and 13th buildings are eaves front. The flat roof, center buildings are recessed from the streetwall. The flat roof, northernmost and southernmost buildings are further recessed and set perpendicular to the row, facing the path to the common green. Decorative details include projecting bay windows, brick soldier courses above the foundation and second-floor windows, projecting header sills, projecting and flat geometric brick patterning, and wood pilasters at the enclosed entry portico. All buildings have basement entries.

Rear façades (west, south of 39-34 and north of 39-64 45th Street): The rear facades are very minimally visible from 44th Street.

East facades (side of 39-34 and 39-64 45th Street): The three-bay side façades of 39-34 and 39-64 45th Street face the street. The center bay has a two-story, cast-iron porch with a door at each floor, flanked by six-over-six, double-hung windows. The large, grassy side yard is surrounded by a chain-link fence set on a low, concrete curb.

West façade (side of 39-34 and 39-64 45th Street): The two-bay side façades of 39-34 and 39-64 45th Street face the interior garden court and have historic six-over-six, double-hung wood windows in both openings at the first and second floors. Three-pane, awning windows at the basement level line up with the six-over-six sash.

North façade (side of 39-38 45th Street): The three-bay side façade of 39-38 45th Street faces the through-block path. The center bays each have a smaller window, flanked by one-over-one, double-hung wood windows (replacing historic six-over-six sash), and there are paired, one-over-one, double-hung windows (replacing historic four-over-four sash) and a wood panel in the gable peak. A brick chimney extends from the roof, just west of the gable peak.

South façade (side of 39-60 45th Street): The three-bay side façade of 39-60 45th Street faces the through-block path. The center bays each have a smaller window, flanked by one-over-one double-hung wood windows (replacing historic six-over-six sash), and there are paired, one-over-one, double-hung windows (replacing historic four-over-four sash) and a wood panel in the gable peak. A brick chimney extends from the roof, just west of the gable peak.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-34 west side	45th Street faces int. garden court	155	77						garden facing side façade is minimally visible from the public thoroughfare
39-34	45th Street faces thru-block path	155	77	R'	1/1 aluminum	non-historic doors w/ metal storm doors	brick w/ metal railing	chain-link fence w/ gate on concrete curb	light fixtures at first floor and near door; dryer vent near door; bays are clad with aluminum; wires at façade; antenna & satellite at roof; wood trellis and pavers in areaway
39-34 east side	45th Street	155	77		1/1 aluminum	non-historic doors w/ aluminum storm doors	brick & concrete patio	chain-link fence w/ gate on concrete curb	historic 2-story porch; spigot attached to façade at basement level; light fixture & mailbox near door; 2 antennas at roof
39-38 north side	45th Street faces thru-block path	155	78		1/1 vinyl w/ snap-ins				center windows at 1st & 2nd fl are reduced; new opening w/ 1/1, projecting thru wall ac & antenna in gable end; wires at façade

39-38	45th Street	155	78	G	1/1 vinyl w/ snap-ins	non-historic wood door w/ aluminum storm door	brick & concrete w/ metal railing	low concrete curb	sliders & grille or plywood infill at basement windows; white painted foundation, light & non-historic door at basement entry; bay is clad; projecting thru-wall ac unit btwn 1st & 2nd floor windows
39-40	45th Street	155	79	G'	6/6 wood w/ Storms	non-historic door w/ alum. storm door	brick & concrete w/ metal railing	low brick wall planter beds	sliders at basement; bay is painted green; projecting thru-wall ac unit at first floor; light fixture & conduit near door; 2 multi-light windows in south gable end
39-42	45th Street	155	80	A	1/1 vinyl	non-historic door w/ alum. storm door	brick	chain-link fence w/ loose brick curb	sliders, window grille & gate at basement; non-historic infill & aluminum siding at porch; plastic awning above door; mail slot near door; projecting thru-wall ac units under windows at 1st & 2nd floors
39-44	45th Street	155	81	A'	1/1 aluminum or vinyl	non-historic door w/ aluminum storm door	brick w/ cast-stone treads & metal railing	low brick wall planting bed; 1/3 of areaway is paved	façade has been cleaned; metal railing at basement steps; white painted bricks & sliders at basement; non-historic infill & aluminum siding at porch - 1/1 & door at front, 2 picture windows at side; white plastic awning above door; light fixture near window at 2nd floor; wires at façade; antenna at roof
39-46	45th Street	155	82	A'	1/1 aluminum	non-historic door	medium ht. brick wall	scalloped cast-stone or brick curb; 1/2 of areaway is paved	non-historic vertical wood siding on porch - single pane, casement windows flanking door; projecting thru-wall ac unit at 1st floor; flagpole near door; white shutters at 1st & 2nd floors; antenna at roof
39-48	45th Street	155	83	A	1/1 aluminum	non-historic door w/ aluminum storm door	brick w/ cast-stone treads	low concrete curb	window grille at basement; form-stone cladding & paired, single pane, casements at front & side of porch; flagpole between porch windows; metal awning above door; light fixture near door; wires at façade; antenna at roof
39-50	45th Street	155	84	A'	1/1 aluminum	historic door with aluminum storm door	brick w/ cast-stone treads	brick w/ cast-stone coping & finials	façade has been cleaned & pointed; window grille at basement; form-stone cladding on porch; single pane, casement windows at front & side of porch; flagpole between porch windows; metal awning & light fixture at door; projecting thru-wall ac at 1st floor; wires at facade; antenna

39-52	45th Street	155	85	A	steel multi-light/picture at 1 st fl; 1/1 aluminum at 2nd fl	non-historic door w/ metal & glass storm door	low concrete step	chain-link fence with gate; raised , paved areaway w/ tree pit	enlarged opening at 1st floor w/ steel casement/ picture window; porch is grey stucco clad & small, single pane windows flank door; light fixture above door; raised areaway is paved except for tree pit
39-54	45th Street	155	86	A	1/1 aluminum	non-historic door	concrete	scalloped cast-stone	sliders at basement; aluminum siding & paired sliders at porch; wires at façade
39-56	45th Street	155	87	A'	1/1 aluminum	non-historic wood door	brick	brick wall surrounds yard	sliders at basement; aluminum siding & paired sliding windows at front, single pane window at side of porch; projecting thru-wall ac unit below 1st floor window; conduit at 2nd floor; wires at façade
39-58	45th Street	155	88	G	1/1 aluminum	non-historic wood and glass door	concrete with historic metal railing	chain-link fence w/ gate on low concrete curb; paved areaway w/ tree pit	sliders & grille at basement; railing & spigot at basement steps; center window in bay is single pane; bay is clad (white); projecting thru-wall acs at 1st & 2nd floors; flagpole at 2nd floor window; antenna at roof; 2x 1/1 windows in north gable end
39-60	45th Street	155	90	G'	1/1 aluminum	non-historic wood and glass door	concrete w/ historic metal railing	low brick wall	sliders & light at basement; center window in bay is single pane; bay is painted white w/ asphalt shingle roof; planter box attached to stoop railing; wires/conduit at façade; antenna & vent at roof
39-60 south side	45th Street faces thru-block path	155	90		1/1 vinyl				dryer vent at 1 st floor; single pane casements, projecting thru wall ac, vent & 2 dryer vents in gable
39-64 east side	45th Street	155	91		paired casements	French doors at first floor	concrete deck at French doors	chain-link fence w/ low concrete curb	porch is removed; all window openings have been changed/moved; 3 light fixtures & wires at façade
39-64	45th Street faces thru-block path	155	91	R	single pane, casements or sliders	non-historic door	brick ramp with brick cheek walls	brick planting beds	all window openings have been altered; brick infill at front & pilasters removed at porch; picture window at porch; both bay windows removed at 2nd floor; pipes at roof
39-64 west side	45th Street faces int. garden court	155	91		single pane sliders or casements			chain-link fence w/ low concrete curb	all window openings have been altered; sliding windows & doors, & light at 1 st floor; brick infill & paired casements at 2nd floor

39-68, 39-70, 39-72, 39-74, 39-76, 39-78, 39-80, 39-82, 39-84, 39-86 45th Street

Borough of Queens, Tax Map Block/Lot 155/93, 95, 96, 97, 98, 99, 100, 101, 102, 104

Court Name: Lincoln
Date: 1926
Type: Row house



39-86 45th St 39-84 45th St 39-82 45th St 39-80 45th St 39-78 45th St 39-76 45th St 39-74 45th St 39-72 45th St 39-70 45th St 39-68 45th St (side)

General Description:

Front façades (east, north façade of 39-68 45th Street): Row of ten, two or two-story-plus-attic row houses divided into four different types and two mirror images, R, E, A', A, A', A, A', A, G', G. The flat roof, center six buildings are recessed from the streetwall, and have enclosed entry porches. The flat roof, northernmost building is more recessed and set perpendicular to the row, facing the through-block path. The slate shingled, gable roof of 39-70 45th Street (the second-northernmost building) is oriented to the street, while the two southernmost buildings are eaves front. The flat roof buildings feature decorative, geometric soldier, stretcher, header and projecting, stepped brickwork at the parapet level. Other decorative details include projecting bay windows, wood pilasters, brick soldier coursing above the foundation and above and below the second-floor windows, projecting header sills, projecting geometric brick patterning, and randomly placed clinker bricks. All buildings have under porch or under stoop basement entries, except at 39-84 and 39-86 45th Street. The grassy front yard is mostly continuous, divided by concrete entry paths.

Rear façades (west, south facade of 39-68 45th Street): The rear façades are very minimally visible from 44th Street.

East façade (side of 39-68 45th Street): The three-bay side façade of 39-68 45th Street faces 45th Street. The center bay has doors at both stories with a historic two-story, cast-iron porch. The large, grassy side yard is surrounded by a low, concrete curb.

West façade (side façade of 39-68 45th Street): The two-bay side façade of 39-68 45th Street faces the interior garden court. The historic six-over-six, double-hung wood windows remain in both openings at the first and second floors. Three-pane, awning windows at basement level line up with the six-over-six sash.

North façade (side of 39-70 45th Street): The three-bay side façade of 39-70 45th Street faces the through-block path. There are six-over-six, double-hung wood windows in the first two bays and one-over-one aluminum, double-hung windows (replacing four-over-four sash) in the third bay at both floors.

South façade (side of 39-86 45th Street): The three-bay side façade of 39-86 45th Street faces the through-block path. One-over-one, double-hung windows replace the historic six-over-six, and smaller, four-over-four center, windows. A white-painted wood vent and one-over-one, double-hung windows (originally six-over-six) are located in the peak of the gable roof. A brick chimney extends above the roof on the west side of the gable peak.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-68 west side	45th Street faces int. garden ct	155	93					perforated concrete/ chain-link fence at thru- block path	not visible from the public thoroughfare
39-68	45th Street faces thru- block path	155	93	R'	1/1 vinyl w/ 6/6 snap-ins	non-historic door w/ & w/o aluminum storm door	brick w/ metal railing	scalloped concrete block curb	metal railing & vent at basement stairs; flanking windows in aluminum clad bay are single-pane; altered openings at entry porch - paired, sliding windows; decorative pilasters removed; light fixture on each side of front porch door; projecting thru-wall ac at 1st floor; wires at façade; 2 antennas at roof
39-68 east side	45th Street	155	93		1/1 vinyl w/ 6/6 snap-ins	non-historic doors w/ aluminum storm doors	brick & concrete patio w/ brick steps	loose brick curb	historic 2-story metal porch; mailbox near door; light fixture on ceiling of 1Street floor porch; wires at façade
39-70 north side	45th Street faces thru- block path	155	95		1/1 aluminum w/ 6/6 snap-ins				vent at 1 st floor; westernmost bay has single pane window at 2nd floor; light fixture at 2nd floor; wires at façade
39-70	45th Street	155	95	E	1/1 aluminum w/ 6/6 snap-ins	non-historic door	concrete w/ metal railing	low concrete curb	sliders & metal rail at basement; historic door surround; paired 1/1 & covered vent in gable; wires at façade; 1/1 aluminum/vinyl with 6/6 snap-in muntins at south facing façade return

39-72	45th Street	155	96	A	metal awning windows at 1st; 1/1 aluminum at 2nd fl	non- historic wood w/ metal & glass storm door	brick w/ cast-stone treads	low concrete curb; light in areaway	sliders, grille & green painted masonry at basement; form-stone cladding and altered openings at porch - multi-light windows at front & side; light fixture near door; wires at façade; antenna at roof
39-74	45th Street	155	97	A'	1/1 vinyl w/ 8/8 snap-ins	non-historic door	brick w/ cast-stone treads	low concrete curb	sliders at basement; form-stone cladding & altered openings at porch-1/1 at front & side; light near door; light & vent at side of porch; proj. thru-wall ac unit at first fl; wires at façade
39-76	45th Street	155	98	A	1/1 aluminum	historic door	concrete	low concrete curb	sliders at basement; non-historic brick infill & altered openings at porch - 1/1 at front & side; paired, sliding windows in reduced opening at first floor; light at door; projecting thru-wall ac unit under 1st floor window; two projecting thru-wall ac units at 2nd floor
39-78	45th Street	155	99	A'	1/1 aluminum with snap-ins	historic door w/ aluminum storm door	concrete	cobblestone curb	wood picket fence at basement steps; historic windows (multi-light casements) at front & side w/ non-historic wood siding at porch; light at door
39-80	45th Street	155	1	A	6/6 wood w/ storms	historic w/ storm	brick	low concrete curb	non-historic brick infill & altered openings at porch - steel casements & paired sliding windows at front & side; wood trellis near entry
39-82	45th Street	155	101	A'	6/6 wood w/ storms	historic w/ storm	brick	low concrete curb	White painted foundation & metal railing at basement; non-historic brick infill & altered openings at porch-steel casements at front & side
39-84	45th Street	155	102	G	1/1 vinyl w/ snap-ins	non-historic door	concrete w/ wood planter sidewalls	low concrete curb	greenhouse enclosure at basement window well; projecting thru-wall ac & some replacement brick at 1st fl; mailbox near door; REAR - projecting awning or roof at 2nd fl terrace; skylights at roof
39-86	45th Street	155	104	G'	1/1 aluminum	non-historic door	concrete w/ wood planter sidewalls	low concrete curb w/ wood planters; pavers in areaway	spigot at basement; thru-wall ac at 1st floor; mailbox & light near door; projecting thru-wall ac at 2nd floor; 1/2 yard has pavers; REAR - wood deck or trellis
39-86 south side	45th Street faces thru-block path	155	104		1/1 aluminum			chain-link & wood picket fence at side yd	paired casements or sliders in center bay of 1 st & 2nd fl & in gable; light at façade; chain-link gate flanked by brick piers at thru-block path

45th Street between 39th Avenue and Skillman Avenue – east side

39-07, 39-09, 39-11, 39-13, 39-15, 39-17, 39-19, 39-21, 39-23, 39-25, 39-27, 39-29, 39-33 45th Street
 Borough of Queens, Tax Map Block/Lot 154/46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34

Court Name: Washington
 Date: 1926
 Type: Row house



39-07 45th St 39-09 45th St 39-11 45th St 39-13 45th St 39-15 45th St 39-17 45th St 39-19 45th St



39-21 45th St 39-23 45th St 39-25 45th St 39-27 45th St 35-29 45th St 39-33 45th St (side)

General Description:

Front façades (west, south façade of 39-33 45th Street): Row of 13, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, G', G, A', A, A', A', A, A, A', A, G', G, R'. The slate shingled, gable roofs of the first, second, sixth, seventh, eleventh and twelfth buildings are eaves front. The flat roof third, fourth, fifth, eighth, ninth and tenth buildings are recessed from the streetwall. The flat roof, southernmost building is farther recessed and set perpendicular to the row, facing the through-block path. Decorative details include

projecting bay windows, brick soldier courses above the foundation and the second-floor windows, projecting header sills and header-brick string course, projecting brick pilasters and elliptical wood panels above the paired entry doors. The historic windows and door surround remain on 39-07 45th Street. There are under stoop or under porch basement entries at all the buildings except for 39-07 and 39-33 45th Street. The grassy front yard is mostly continuous, divided only by concrete entry paths.

Rear façades (east, north façade of 39-33 45th Street): The rear facades of the northern buildings in the row are visible from 46th Street and, like the front facades, are the mirror image of the adjacent building. Each of the three-bay rear facades of 39-07 and 39-09 45th Street features a six-over-six, double-hung window, a four-over-four, double-hung window and a door paired with another four-over-four, double-hung window at both floors, with a historically open, two-story porch in the bay with the door. The center bay at 39-07 has full-size, six-over-six, double-hung windows instead of the four-over-four sash. Each of the two-bay rear facades of 39-11 to 39-19 45th Street has a single six-over-six double-hung window and paired six-over-six double-hung windows at the second floor.

West façade (side of 39-33 45th Street): The three-bay side façade of 39-33 45th Street faces the street. The side historically featured a two-story, cast-iron porch and doors at the center bay, flanked by six-over-six, double-hung windows. The large, grassy side yard is surrounded by chain-link fence set on a low, concrete curb.

East façade (side of 39-33 45th Street): The two-bay side façade of 39-33 45th Street faces the interior garden court and is minimally visible from 46th Street. This side facade has historic six-over-six, double-hung wood windows in both openings at the first and second floors. Three-pane, awning windows at basement level line up with the six-over-six sash.

North façade (side of 39-07 45th Street): The three-bay side façade of 39-07 45th Street faces the through-block path. The historic, smaller four-over-four double-hung windows in the center bays have been replaced by a one-over-one window at the first floor and a multi-light casement at the second floor, both flanked by six-over-six, double-hung wood windows and a white painted wood vent in the gable peak. Three-pane, awning windows at the basement level line up with the six-over-six sash above. The small, grassy side yard is surrounded by pavers, railroad ties or a low curb.

South façade (side of 39-29 45th Street): The two-bay side façade of 39-29 45th Street faces the through-block path. One-over-one, double-hung windows in all openings at both floors replace the historic, six-over-six windows in the first bay, and four-over-four double-hung windows in the second bay.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	Stoop	areaway	changes/notes
39-07 north side	45th Street faces thru-block path	154	46		6/6 & 1/1 wood w/ storms			pavers, railroad ties, concrete curb	non-historic center windows on both floors - 1/1 at 1st floor, multi-light casement at 2nd floor

39-07	45th Street	154	46	G'	6/6 wood w/ storms	non- historic door w/ storm door	concrete w/ historic metal railing		no entry & replacement windows at basement; bay is painted white; mailbox & light near door; wires & light at façade; REAR - non-historic porch infill at 1st fl, non-historic door & metal rail at 2nd floor
39-09	45th Street	154	45	G	1/1 aluminum	non- historic door	concrete w/ historic metal railing	loose brick curb; metal rail at south lot line	vent at basement; bay is painted white; flanking windows in bay are single pane; mailbox & light at door; wires at façade; light at façade return; REAR - non-historic wood porch infill at 1st fl, non-historic door & metal rail at 2nd fl; 2 skylights at roof
39-11	45th Street	154	44	A'	aluminum, single pane sliding or casement windows	non- historic door w/ aluminum storm door	brick w/ extended metal railing	raised brick planting bed; historic bluestone path	sliders & window grille at basement; all window opening are altered; non-historic porch infill w/ door & casement at side, 3 casements at front; light near door; flagpole & vent at porch; projecting thru-wall ac units at 1st & 2nd floors
39-13	45th Street	154	43	A	1/1 aluminum	historic door w/ aluminum storm door	concrete stoop	low concrete curb	replacement window in reduced opening & non-historic door at basement; non-historic infill at porch - large, 1/1 at front and 1, 1/1 at side; wire at façade
39-15	45th Street	154	42	A'	1/1 vinyl	non- historic door	concrete w/ cast-stone	low concrete curb; historic bluestone path	pipe rail & jalousie window at basement; non-historic infill at porch - single pane windows flank center door; mail slot & flagpole near door; conduit at façade
39-17	45th Street	154	41	A'	aluminum, single pane sliding or fixed windows	non- historic door	brick ramp w/ pipe railing	raised brick planting bed	sliders at basement; all window openings are altered; non-historic porch infill w/ door at side; light near door; ac unit on porch roof; non-historic asphalt shingles at porch & main roof; drivit-clad, one-story visible addition at roof, front & rear
39-19	45th Street	154	40	A	1/1 aluminum; fixed single pane at porch	non- historic door	none	brick wall w/ raised planting bed	metal rail at basement; non-historic porch infill w/ door & large opening at side; conduit near door; non-historic asphalt shingles at porch and main roof; vent at roof; REAR - mechanical equipment & vent at roof
39-21	45th Street	154	39	A	aluminum, sliding or fixed windows	non- historic wood door	concrete step	low concrete curb	vent at basement window; non-historic wood infill at porch - single pane windows flank center door, sliding windows at side; light above door; 3 projecting thru-wall ac units at 1st (1 unit) & 2nd fl (2 units); wires at façade

39-23	45th Street	154	38	A'	1/1 aluminum;	non-historic door	none - sloped concrete	raised brick planting bed	façade has been cleaned; metal railing at basement; non-historic brick infill at porch - sliders at front & side; light at door; wires at façade; antenna & metal coping at roof
39-25	45th Street	154	37	A	1/1 vinyl; fixed single pane at porch	non-historic door	none - sloped concrete	raised brick planting bed	sliders at basement; non-historic brick infill at porch -1/1 at front, sliders at side; light fixture and address plaque near door; wires at façade; parapet repointed
39-27	45th Street	154	36	G'	1/1 aluminum w/ snap-in muntins	non-historic door	concrete w/ historic metal railing	metal railing set on brick cheek walls	light & vinyl window at basement; bay is aluminum clad, painted white; center window is fixed; light near door; wires at façade; brick paved walk; chimney & gable peak are tarred
39-29	45th Street	154	35	G	1/1 aluminum	non-historic door	concrete w/ historic metal railing	metal mesh & pipe fence w/ gate & low concrete curb	jalousie windows & metal railing at basement; mailbox near door; bay is clad w/ single pane flanking windows; ice guards at roof
39-29 south side	45th Street faces thru-block path	154	35		1/1 aluminum				façade has been repointed; larger vent in peak
39-33 west side	45th Street faces 45 th Street	154	34		1/1 aluminum; single pane casements at porch	non-historic door	brick & concrete w/ metal railing	low concrete curb	façade has been repointed; cast-iron porch removed; non historic brick infill at 1st floor - door at south side, 3 casements at west; lights at porch & near door; metal railing at 2nd fl
39-33	45th Street faces thru-block path	154	34	R'	1/1 vinyl; single pane casement at porch and bays	non-historic doors w/ aluminum Storm doors	bluestone w/ metal railing	metal fence w/ gate on brick cheek wall w/ piers & lights; granite pavers in yard	facade has been repointed; metal rail, gate, light & jalousie windows at basement; historic back porch infill; light, mailbox & dryer vent near door; altered openings w/ paired casements at porch; projecting thru-wall ac unit at 1st fl; both bays removed at 2nd fl, replaced w/ slightly projecting casement windows; terra-cotta coping & cast-stone finials at parapet
39-33 east side	45th Street faces int. garden ct	154	34		1/1 vinyl			metal fence w/ gate on brick cheek wall w/ piers	sliders & light at 1st floor; terra cotta coping at parapet; some pavers in yard

39-35, 39-39, 39-41, 39-43, 39-45, 39-47, 39-49, 39-51, 39-53, 39-55, 39-57, 39-59 45th Street
 Borough of Queens, Tax Map Block/Lot 154/33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22

Court Name: Washington
 Date: 1926
 Type: Row house



39-35 45th St (side)

39-39 45th St

39-41 45th St

39-43 45th St

39-45 45th St

39-47 45th St



39-49 45th St

39-51 45th St

39-53 45th St

39-55 45th St

39-57 45th St

39-59 45th St (side)

General Description:

Front façades (west, north façade of 39-35, south façade of 39-59 45th Street): Row of twelve, two-story flat roof and two-story-plus-attic gable roof row houses divided into three different types, R, G', G, A', A, A', A, A', A, G', G, R'. The slate shingled, side gable roof, center six buildings are recessed from the streetwall of the flanking, hipped roof second, third, tenth and eleventh buildings. The flat roof, northernmost (first) and southernmost (twelfth) buildings are more recessed and set perpendicular to the row, facing the through-block path. Decorative details include projecting bay windows, projecting brick pilasters, brick soldier coursing above the foundation, a projecting header string course at the

second-floor sill and lintel levels, elliptical fan panels above the paired entries, and cast-stone finials on top of the parapets at the end building corners. Historic stucco covers the second-floor facades of the center buildings, 39-43 to 39-53 45th Street. The historic windows remain at the first floor of 39-39 46th Street and the historic cast-iron porch remains at the side facade of 39-59 46th Street. There are under stoop or under porch basement entries at all buildings.

Rear façades (east, south facade of 39-35 45th Street, north facade of 39-59 45th Street): The rear facades are not visible or very minimally visible from public thoroughfares.

West facades (sides of 39-35 and 39-59 45th Street): The three-bay side façades of 39-35 and 39-59 45th Street face the street. The center bays have doors on both stories flanked by six-over-six, double-hung windows. Historic, two-story, cast-iron porches cover the center and south (39-35) or center and north (39-59) bays. The large, grassy side yard is surrounded by chain-link fences and low, concrete curbs.

East façade (sides of 39-35 and 39-59 45th Street): The two-bay side façades of 39-35 and 39-59 45th Street face the interior garden court and feature historic six-over-six, double-hung wood windows in both openings at the first and second floors. Three-pane, awning windows at basement level align with the six-over-six sash above.

North façade (side of 39-39 45th Street): The two-bay side façade of 39-39 45th Street faces the through-block path. There are smaller, four-over-four, double-hung wood windows in the first bay and six-over-six, double-hung windows in the second bay at both floors. A brick chimney extends from the roof, just east of the smaller window.

South façade (side of 39-57 45th Street): The two-bay side façade of 39-57 45th Street faces the through-block path. One-over-one, double-hung windows in both openings at both floors replace the historic six-over-six and smaller, four-over-four sash in the first and second bays, respectively. There is a wood vent in the gable and a brick chimney extends from roof, just east of the second bay.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	Stoop	areaway	changes/notes
39-35 east side	45th Street faces int. garden ct	154	33					chain-link fence w/ concrete curb; 1/2 yard is paved	facade has been cleaned & pointed w/ pink mortar; projecting greenhouse bay w/ glass & vinyl siding at 1st & 2nd fl; paired sliding doors & light at 1st floor

39-35	45th Street faces thru-block path	154	33	R	1/1 aluminum	non-historic door	brick/pavers w/ metal railing	chain-link fence w/ gate & concrete curb; pavers in areaway	facade has been cleaned & pointed w/ pink mortar; light & grey painted foundation at basement; altered openings at porch-door enlarged & recessed, windows & 2nd door bricked in, hexagon window at east side; proj. thru-wall ac unit at 1st & 2nd fl; bays are painted brown w/ single pane flanking windows; 2nd fl center window removed; smaller hexagon window, projecting thru-wall ac unit & vent between bays; wires at facade; terra cotta coping at parapet
39-35 west side	45th Street	154	33	-	1/1 aluminum	non-historic door		chain-link fence & low concrete curb	facade has been cleaned & pointed w/ pink mortar; non-historic, 2-Story porch infill w/ brown aluminum siding covers 2nd & 3rd bays; door & light at north porch façade, 1/1 window & door at 1st fl & 3 - 1/1 windows at 2nd fl of west porch façade; flue extends above porch roof
39-39 north side	45th Street faces thru-block path	154	32		6/6 or 4/4 wood w/ storms at 1st fl; 1/1 aluminum at 2nd fl				chimney is tarred
39-39	45th Street	154	32	G'	6/6 or 4/4 wood w/ storms at 1st fl; 1/1 aluminum at 2nd fl	non-historic door w/ aluminum storm door	painted concrete stoop w/ metal railing	low concrete curb; additional concrete paving near façade	façade has been cleaned; sliding windows and railing at basement; bay is painted white; projecting thru-wall ac unit near and vent above 1st floor window; red metal awning above door; asphalt shingles, skylight & vent at roof
39-41	45th Street	154	31	G	1/1 aluminum	non-historic w/ metal & glass storm door	painted concrete stoop w/ metal railing	painted, low concrete curb	sliding windows, light, spigot and railing at basement; bay is clad (white) w/ red roof & single pane flanking windows; red metal awning at door; wires at façade; asphalt shingles & antenna at roof

39-43	45th Street	154	30	A'	1/1 vinyl w/ 6/6 snap-in muntins	non-historic w/ metal & glass storm door	concrete step	chain-link fence w/ gate behind scalloped concrete block; historic bluestone path	sliding windows at basement; non-historic porch infill w/ altered openings, single pane windows w/ snap-in muntins at front (large) & side(narrow); flagpole, light at porch; projecting thru-wall ac units near 1st & 2nd floors window; 2nd floor stucco is cream colored; asphalt shingles at roof
39-45	45th Street	154	29	A	1/1 aluminum	non-historic w/ metal & glass storm door	concrete step	chain-link fence w/ gate behind scalloped concrete block; historic bluestone path	sliding windows w/ grille at basement; non-historic porch infill w/ altered openings, single pane windows w/ snap-in muntins at front (large) & side (narrow); mailbox & light at porch; projecting thru-wall ac unit at 1st fl window; grille at 1st fl window; 2nd fl stucco is cream colored; window guards at 2nd fl; wires at facade; asphalt shingles at roof
39-47	45th Street	154	28	A'	1/1 vinyl	non-historic door w/ metal storm door	concrete step	chain-link fence w/ gate & scalloped cast-stone curb; historic bluestone path	jalousie windows at basement; non-historic, vertical wood porch infill w/ altered openings, paired sliding windows at front façade; flagpole at porch; 2nd floor stucco is cream colored; wires at facade
39-49	45th Street	154	27	A	1/1 aluminum	non-historic door w/ metal storm door	concrete step	chain-link fence w/ gate; entire areaway is paved	sliding windows w/ grille at basement; non-historic, vertical wood porch infill w/ altered openings, single 1/1 window at front façade; light at porch; 2nd floor stucco is cream colored; wires at façade; asphalt shingles at roof
39-51	45th Street	154	26	A'	1/1 aluminum	non-historic door		chain-link fence w/ gate & scalloped cast-stone curb	metal railing, spigot & sliding windows w/ grille at basement; non-historic, form stone porch infill w/ altered openings, single 1/1 window at front façade; flagpole & light at porch; projecting thru-wall ac unit near 1st floor window; grille at 1st floor window; 2nd floor is covered w/ form stone; wires at façade; asphalt shingles at porch & main roof; vent at roof

39-53	45th Street	154	25	A	1/1 vinyl	non-historic door		chain-link fence with gate; brick and bluestone pavers	single pane windows, pipe rail & spigot at basement; non-historic, form stone porch infill w/ altered openings, central entry w/ flanking sidelights; mailbox and lights at porch; skylight at porch roof; 2nd floor is covered w/ form stone; wires at façade; antenna at roof
39-55	45th Street	154	24	G'	1/1 aluminum w/ 6/6 snap-in muntins	historic wood door w/ aluminum storm door	concrete step w/ historic metal railing	chain-link fence w/ gate & low concrete curb; historic bluestone path	sliding windows & wood rail at basement; replacement bay has asphalt shingle roof; light above door
39-57	45th Street	154	23	G	1/1 aluminum	non-historic door	concrete step	metal railing w/ gate on brick cheek wall; cast-stone pavers in yd	vent at basement; replacement bay has asphalt shingle roof; projecting thru-wall ac unit near bay; light above door; historic door surround
39-57 south side	45th Street faces thru-block path	154	23	-	1/1 aluminum				
39-59 west side	45th Street	154	22	-	1/1 aluminum	historic doors w/ storm doors	concrete and brick patio w/ metal railing	chain-link fence behind low concrete curb	non-historic cast-iron porch and railing; light at 1st floor porch
39-59	45th Street faces thru-block path	154	22	R'	1/1 aluminum	historic & non-historic doors w/ aluminum storm doors	brick w/ historic metal railing	chain-link fence w/ gate behind low concrete curb	light fixture near door; flanking windows in aluminum clad bays are single pane; wires at façade
39-59 east side	45th Street faces int. garden court	154	22		1/1 aluminum				façade has been pointed

39-63, 39-65, 39-69, 39-71, 39-73, 39-75, 39-77, 39-79, 39-81, 39-83, 39-85 45th Street
 Borough of Queens, Tax Map Block/Lot 154/21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 10

Court Name: Washington
 Date: 1926
 Type: Row house



39-63 45thSt (side)

39-65 45th St

39-69 45th St

39-71 45th St

39-73 45th St



39-75 45th St

39-77 45th St

39-79 45th St

39-81 45th St

39-83 45th St

39-85 45th St

General Description:

Front façades (west, north façade of 39-63 45th Street): Row of eleven, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, R, G', G, A', A, A', A, A', A, G', G. The slate shingled, gable roofs of the second, third, tenth and eleventh buildings are eaves front. The flat roof, center six buildings are recessed from the streetwall, with the sixth and seventh buildings slightly less recessed. The flat roof, northernmost (first) building is farther recessed and set perpendicular to the row, facing the through-block path. Nos. 39-75 and 39-77 45th Street have stepped parapets. Cast-stone coping and cast-stone finials adorn the flat roof buildings. Other decorative details include projecting bay windows, brick soldier coursing above the foundation and second-floor windows, projecting header sills that continue as a string course at the second floor, projecting brick pilasters and elliptical wood panels above the paired entry doors. The historic windows and porch infill

remain on 39-77 45th Street. There are under stoop or under porch basement entries at all buildings except for 39-83 and 39-85 45th Street. The grassy front yards are divided by individual fences at the southern end of the row.

Rear façades (east, south façade of 39-63 45th Street): The rear facades of the southern buildings in the row are visible from 46th Street. Each is the mirror image of the adjacent building. Each of the three-bay rear facades of 39-83 and 39-85 45th Street features a six-over-six, double-hung window, a four-over-four, double-hung window and historically enclosed, two-story porch in the third bay. The center bays at 39-85 have full-size, six-over-six, double-hung windows instead of the four-over-four sash. The two-bay rear facades of 39-79 and 39-81 45th Street have six-over-six and four-over-four, double-hung windows at both floors. The northern buildings in the row are very minimally or not visible from public thoroughfares.

West façade (side of 39-63 45th Street): The three-bay side façade of 39-63 45th Street faces the street. A non-historic two-story, porch and doors at the center bay, flanked by one-over-one, double-hung windows, replace the historic six-over-six sash at both floors. The large, grassy side yard is surrounded by railroad ties.

East façade (side of 39-63 45th Street): The two-bay side façade of 39-63 45th Street faces the interior garden court and is partially visible from 46th Street. There are historic six-over-six, double-hung wood windows in both openings at the first and second floors. Three-pane, awning windows at the basement level line up with the six-over-six sash.

North façade (side of 39-65 45th Street): The two-bay side façade of 39-65 45th Street faces the through-block path. There is one small, four-over-four, double-hung wood window and one, six-over-six, double-hung wood window at each floor. Three-pane basement windows align with the windows above and there is a wood vent in the gable peak. A brick chimney extends above the roof just east of the gable peak.

South façade (side of 39-85 45th Street): The three-bay side façade of 39-85 45th Street faces the through-block path. One-over-one, double-hung windows in all openings at both floors replace the historic, six-over-six sash, in the first and third bays, and smaller four-over-four, double-hung windows in the second bay. There is a white vent in the gable. The small, grassy side yard is surrounded by a chain-link fence set on a low, concrete curb.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	Stoop	areaway	changes/notes
39-63 east side	45th Street faces int. garden ct	154	21		1/1 vinyl	non-historic door	brick	bluestone pavers in yard	façade has been repointed; 1st bay of 1st fl is enlarged w/ a door; light above door; light & conduit at façade; 6' brick wall flanks thru-block path; antenna at roof

39-63	45th Street faces thru- block path	154	21	R	1/1 vinyl; single pane casements in bay	non-historic doors w/ & w/o aluminum storm door	brick	wood railroad ties curb, chain-link fence w/ gate	façade has been cleaned & some brick replaced; pipe rail & light at basement; 1 st fl window reduced; both bays at 2nd fl replaced w/ slightly proj. casement windows under asphalt shingle roofs; 2 thru-wall ac units & dryer vent at 2nd fl; wires at facade
39-63 west side	45th Street	154	21		1/1 vinyl	non-historic doors w/ or w/o storm doors	concrete patio w/ brick steps & metal railing	wood railroad ties curb, chain-link fence w/ gate	façade has been repointed; non-historic cast-iron porch; light at 1st floor; projecting thru-wall ac unit at 2nd floor
39-65 north side	45th Street	154	20		historic 6/6 & 4/4 wood w/ storms				jalousie window replaces 4/4 at 1st floor; window guard at 1st floor 6/6 window
39-65	45th Street	154	20	G'	historic 6/6 wood w/ storms	historic door w/ metal storm door	concrete stoop w/ metal rail	cast-stone curb w/ metal gate; historic bluestone path	metal rail & light at basement; intact except for added storm windows & door; historic door surround & copper gutter; bay is painted black; wires at façade
39-69	45th Street	154	19	G	1/1 aluminum	non-historic w/ metal grille storm door	concrete stoop w/ metal rail	low concrete curb	façade has been painted red w/ white painted mortar joints; foundation painted white, railing, vent & sliding windows w/ grille at basement; bay is painted white; window grille at 1st floor; mailbox near door; window guards at 2nd floor; wires at façade
39-71	45th Street	154	18	A'	historic 6/6 wood w/storms; historic casements at porch	historic door w/ wood storm door	concrete	low wood picket fence w/ wood curb	façade has been cleaned; wood lattice & attached spigot at basement; historic wood porch infill; light & flag pole holder near door; window guard at 1st floor
39-73	45th Street	154	17	A	1/1 vinyl	non-historic wood & glass door	concrete	chain-link fence w/ low concrete curb	façade has been repointed; historic door at basement; non-historic vertical wood siding & altered openings at entry porch, single 1/1 at front & side facades; porch roof is tarred; light near door; wires at facade
39-75	45th Street	154	16	A'	single- pane aluminum sliders	non-historic wood door	concrete	loose brick curb; historic bluestone path	non-historic door, sliders, light & spigot at basement; non-historic vertical wood siding & altered openings at entry porch, paired single pane windows at front; wires at façade; antenna at roof

39-77	45th Street	154	15	A	historic 6/6 wood; historic casements at porch	historic door	concrete	loose brick curb; historic bluestone path	largely intact; historic basement door; historic wood porch infill; projecting thru-wall ac unit btwn 2nd floor windows
39-79	45th Street	154	14	A'	1/1 aluminum	non-historic with metal grille storm door	brick w/ cast-stone treads	chain-link fence with gate behind concrete curb	façade has been cleaned; non-historic stone form siding and altered openings at entry porch, single pane window at front facade; projecting thru-wall ac unit btwn 2nd floor windows; REAR - areas of repointing/patching
39-81	45th Street	154	13	A	1/1 aluminum	non-historic with metal grille storm door	brick w/ cast-stone treads	wood picket fence w/ gate & low concrete curb; historic bluestone path	single-pane window w/ grille & non-historic door at basement; non-historic vinyl siding and altered openings at entry porch, 1/1 at front & side facades; light near door; projecting thru-wall ac unit btwn 2nd floor windows; wires at façade; REAR - façade has been pointed; door in enlarged opening at 1st floor; projecting thru-wall ac unit & vent at 2nd floor
39-83	45th Street	154	12	G'	historic 6/6 wood w/ storms	non-historic w/ metal grille storm door	concrete w/ metal railing	chain-link fence w/ concrete curb	historic door surround; window grille at 1 st floor; bay is painted black; wires at façade; antenna at roof; REAR - non-historic wood infill & window grilles at 1st floor; door grille & metal rail at 2nd floor
39-85	45th Street	154	10	G	1/1 aluminum	historic door w/ metal storm door	concrete with metal railing	chain-link fence w/ concrete curb	historic door and surround; bay is aluminum-clad; wires at façade; REAR - non-historic wood infill at 1st floor; historic door, 1/1 aluminum, thru-window vent at 4/4 & metal rail at 2nd floor; flue cap at chimney
39-85 south side	45th Street faces thru-block path	154	10		1/1 aluminum			chain-link fence w/ concrete curb; brick wall at side yard	historic brick wall at side yard, flanking entry to through-block path

39-89 45th Street

Borough of Queens, Tax Map Block/Lot 154/8

Front façade of 45-01 Skillman Avenue – see description under 45-01 Skillman Avenue

46th Street between 39th Avenue and Skillman Avenue – west side

39-08, 39-10, 39-12, 39-14, 39-16, 39-18, 39-20, 39-22, 39-24, 39-26, 39-28, 39-30, 39-34 46th Street

Borough of Queens, Tax Map Block/Lot: 154/60, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73

Court Name: Washington
Date: 1926
Type: Row house



39-34 46th St (side)

39-30 46th St

39-28 46th St

39-26 46th St

39-24 46th St

39-22 46th St



39-20 46th St

39-18 46th St

39-16 46th St

39-14 46th St

39-12 46th St

39-10 46th St

39-08 46th St

General Description:

Front façades (east, south façade of 39-32 46th Street): Row of 13, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, R, G', G, A', A, A', A', A, A', A, G', G. The slate shingled, gable roofs of the second, third, seventh, eighth, 12th, and

13th buildings are eaves front. The flat roof fourth, fifth, sixth, ninth, tenth, and eleventh buildings are recessed from the streetwall. The flat roof, southernmost (first) building is further recessed and set perpendicular to the row, facing the through-block path. Decorative details include projecting bay windows, brick soldier coursing above the foundation and the second-floor windows, projecting header sills and string course, projecting brick pilasters and elliptical wood panels above the paired entry doors. The historic windows and door surrounds remain at 39-08 and 39-10 46th Street, and the historic door and porch infill remains at 36-18 46th Street. There are basement entries at all buildings except 39-08 and 39-10 46th Street.

Rear façades (west, north façade of 39-32 46th Street): The three-bay rear facades of 39-08 and 39-10 46th Street are partially visible from 45th Street. The rear facade of 39-08 46th Street features six-over-six, double-hung wood windows in the first and second bays and a door paired with a four-over-four, double-hung wood window in the third bay. The rear of 39-10 46th Street is the mirror image, with a smaller, four-over-four, double-hung window in the center bay. The openings with the doors currently have non-historic enclosed porches at the first floor and metal railings at the second-floor terrace. Generally, where the historic front windows have been replaced, they have also been replaced at the rear. The rear facades of the other buildings in the row are very minimally or not visible from public thoroughfares.

East façade (side of 39-32 46th Street): The three-bay side façade of 39-32 46th Street faces the street and historically featured a two-story, cast-iron porch and door at the center bay, flanked by six-over-six, double-hung windows. The large, grassy side yard is surrounded by a chain-link fence.

West façade (side of 39-32 46th Street): The two-bay side façade of 39-32 46th Street faces the interior garden court and is minimally visible from 45th Street. Historic six-over-six, double-hung wood windows remain in both openings at the first and second floors.

North façade (side of 39-08 46th Street): The three-bay side façade of 39-08 46th Street faces the through-block path. The center bays have smaller, four-over-four, double-hung wood windows, flanked by six-over-six, double-hung wood windows, with a one-over-one, double-hung window replacing the vent in the gable peak. Three-pane, awning windows at the basement level align with the six-over-six sash above. A brick chimney extends above roofline, just west of the gable peak.

South façade (side of 39-30 46th Street): The two-bay side façade of 39-30 46th Street faces the through-block path. One-over-one, double-hung windows in all openings at both floors replace the historic, four-over-four sash in the first bay, and six-over-six sash in the second bay. There is a white painted wood vent in the gable peak.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-08 north side	46th Street faces thru-block path	154	60		6/6 & 4/4 wood; 1/1 aluminum in gable			chain-link fence w/ gate at thru-block path; cobblestone curb	1/1 window replaces vent in gable

39-08	46th Street	154	60	G	6/6 & 4/4 wood w/ storms	non-historic door w/ aluminum storm door	concrete w/ extended metal railing	cobblestone curb	historic door surround; bay is painted white; projecting thru-wall ac unit near 1st floor window; REAR - enclosed porch, 3x 1/1 & sliding doors in enlarged opening at 1st floor; metal railing at 2nd floor
39-10	46th Street	154	62	G'	6/6 & 4/4 wood w/ storms	non-historic door w/ aluminum storm door	concrete w/ extended metal railing	low concrete curb; additional concrete paving along house	façade has been cleaned/repointed; single pane window at basement; light fixture & mailbox near door; bay is aluminum clad & painted green; REAR - enclosed porch at 1st floor; door, 2x 1/1 & metal railing at 2nd floor
39-12	46th Street	154	63	A	1/1 aluminum w/ 6/6 snap-ins	non-historic door	brick stoop	loose brick curb; historic bluestone path to basement	foundation is painted, railing & storm door at basement; historic porch infill w/ small alterations - painted brown; some additional paving in yard
39-14	46th Street	154	64	A'	aluminum single-pane casement or sliding windows	non-historic wood door	brick stoop	loose brick curb; historic bluestone path to basement	painted brick, light & sliding window at basement; non-historic, brown painted wood porch infill w/ altered openings - single pane at front; light near door; projecting thru-wall ac units at 1st and 2nd floors; wires at façade
39-16	46th Street	154	65	A	1/1 aluminum w/ 8/8 snap-ins	non-historic door	concrete step	loose brick curb; historic bluestone path to basement	single-pane window at basement; brick wall at basement stairs; paired 1/1 in 1st floor enlarged opening; non-historic brick porch infill w/ altered openings, single-pane fixed windows flank entry; light near door; white shutters added to windows
39-18	46th Street	154	66	A	1/1 aluminum w/ snap-ins; hist. casements at porch	historic door w/ aluminum storm door	concrete step	scalloped cast-stone curb	non-historic door & metal railing at basement entry; 8/8 snap-in muntins; historic porch infill; light fixture at 2nd floor; wires at façade
39-20	46th Street	154	67	A'	1/1 aluminum; historic casements at porch	historic door w/ metal storm door	concrete step	cast-stone curb	sliding windows & grille at basement; metal railing w/ mailbox at stairs to basement; window grille at 1st floor; vinyl siding at porch - historic casements at front, 1/1 at side; 2 antennas at roof

39-22	46th Street	154	68	A'	aluminum single-pane casement or sliding windows	non-historic wood and glass door	bluestone set in concrete ramp	loose brick curb; historic bluestone path to basement	sliding windows, light vent & spigot at basement; non-historic wood infill & altered openings at porch - single window at front façade, 3 casements at side; projecting thru-wall ac unit below 1st floor & between 2nd floor windows; pointing at parapet; wires at facade
39-24	46th Street	154	69	A	1/1 aluminum clad; hist. casements at porch	historic door w/ storm door	none	raised brick planting bed; historic bluestone path to basement	brick wall, jalousie windows & pipe rail at basement; historic porch window infill w/ aluminum siding; light near door; wires at façade
39-26	46th Street	154	70	A'	1/1 aluminum; casements at porch	non-historic door w/ metal storm door	none	raised brick planting bed	sliding windows, conduit, wood picket fence & brick/perforated concrete cheek wall at basement; aluminum siding & single pane casements at porch; light near door; projecting thru-wall ac unit below 2nd floor window; conduit at façade
39-28	46th Street	154	71	G	1/1 aluminum w/ 6/6 snap-in muntins	non-historic door w/ metal storm door	concrete step w/ metal railing	raised brick planting bed w/ pavers	façade has been repointed; historic door surround; flagpole; bay is painted black; slate roof has been tarred; antenna at roof
39-30	45th Street	154	72	G'	1/1 aluminum	non-historic door w/ aluminum storm door	concrete step w/ metal railing	cobblestone planting bed; much of areaway is paved	façade has been cleaned; metal railing, 2 vents, light, non-historic door w/ storm and single-pane window at basement; bay is aluminum clad w/ single pane flanking windows; projecting thru-wall ac unit under bay; light near door; antenna at roof
39-30 south side	46th Street faces thru-block path	154	72		1/1 aluminum				façade has been cleaned; center openings are reduced; casement at 2nd floor; wires & electrical box at façade
39-34 east side	46th Street	154	73		1/1 vinyl w/ snap-ins; single pane casements at porch	non-historic door w/ storm	bluestone patio w/ metal railing on cobblestone curb	chain-link fence surrounds yard	cast-iron porch removed; non-historic brick porch at 1st floor - 3 slightly proj. casements at east side, storm door at south side; light fixtures at porch & near door; 3 mailboxes at façade; metal railing at 2nd fl; wires at façade

39-34	46th Street faces thru-block path	154	73	R	1/1 alum. w/ snap-ins at 1st fl; 6/6 wood w/ storms in bays	non-historic doors	brick	chain-link fence & gate	vent at porch; lights above door; wires at façade; satellite at roof
39-34 west side	46th Street faces int. garden ct.	154	73		1/1 vinyl w/ 6/6 snap-ins	non-historic door	wood deck and stairs	chain-link fence, pavers in yard	1st bay at 1st floor is enlarged to accommodate door

39-36, 39-40, 39-42, 39-44, 39-46, 39-48, 39-50, 39-52, 39-54, 39-56, 39-58, 39-60 46th Street
 Borough of Queens, Tax Map Block/Lot: 154/74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85

Court Name: Washington
 Date: 1926
 Type: Row house



39-60 46th St (side) 39-58 46th St 39-56 46th St 39-54 46th St 39-52 46th St 39-50 46th St



39-48 46th St 39-46 46th St 39-44 46th St 39-42 46th St 39-40 46th St 39-36 46th St (side)

General Description:

Front façade (east, north façade of 39-36, south façade of 39-60 46th Street): Row of twelve, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, R', G, G', A, A', A, A', A, A', G', G, R. The slate shingled, side gable roof, center six buildings are slightly recessed from the streetwall. The flat roof northern and southernmost buildings are more recessed and set perpendicular to the row, facing the through-block path. The second, third, tenth and eleventh buildings have slate shingled, hipped roofs. Decorative details include projecting bay windows, projecting brick piers, brick soldier coursing above the foundation, a projecting header string course at the second-floor sill and lintel levels, elliptical fan panels above paired entries, and cast-stone finials on top of the parapet at the end building corners. Historic stucco covers the second-floor facades of the center buildings, 39-44 to 39-54 46th Street. The historic enclosed porch, windows and doors remain on 39-48, 39-50, and 39-52 46th Street. All buildings have basement entries. The grassy front yard is mostly continuous, divided only by concrete entry paths and broken bluestone paths to the basement entries.

Rear façades (west, south façade of 39-36, north façade of 39-60 46th Street): The rear facades are not visible or very minimally visible from public thoroughfares.

East facades (side of 39-36 and 39-60 46th Street): The three-bay side façades of 39-36 and 39-60 46th Street face the street. The center bays have two-story, cast-iron porches with doors on both stories, flanked by six-over-six, double-hung windows. The large, grassy side yards are surrounded by low, cast-stone or brick curbs.

West façade (side of 39-36 and 39-60 46th Street): The two-bay side façades of 39-36 and 39-60 46th Street face the interior garden court and are very minimally visible from public thoroughfares. There are historic six-over-six, double-hung wood windows in both openings at the first and second floors. Three-pane, awning windows at the basement level align with the six-over-six sash above.

North façade (side of 39-40 46th Street): The two-bay side façade of 39-40 46th Street faces the through-block path. The historic window configuration consisted of one six-over-six, double-hung wood window and one smaller, four-over-four, double-hung wood window at each floor. Three-pane basement windows align with the windows above. A brick chimney extends above the roof just west of the second bay.

South façade (side of 39-58 46th Street): The two-bay side façade of 39-58 46th Street faces the through-block path. The historic window configuration consisted of one four-over-four, double-hung wood window and one six-over-six, double-hung wood window at each floor. A brick chimney extends above the roof just west of the first bay.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-36 west side	46th Street faces interior garden ct	154	74	-	1/1 aluminum	sliding doors		chain-link fence w/ gate	façade has been pointed
39-36	46th Street faces through-block path	154	74	R'	1/1 aluminum/vinyl & single pane casements w/ snap-ins	brick infill in door openings		chain-link fence w/ gate; 2/3 of areaway is paved w/ concrete	sliders, painted foundation, vent & metal rail w/ gate at basement; altered openings at entry porch-single 1/1 in reduced openings at front & side; brick infill at door openings; 2 vents & light w/ conduit at porch; bays are altered - 3, slightly projecting casement windows under asphalt shingled roof; projecting thru-wall ac units (4) at facade; wires & spot pointing at facade; antenna at roof
39-36 east side	46th Street	154	74	-	1/1 aluminum w/ 8/8 snap-in muntins	non-historic doors w/ & w/o aluminum storm door	concrete patio	metal fence set on brick cheek wall w/ brick piers	historic cast-iron porch removed, brick enclosure at 1st floor - projecting window bay w/ copper base at east façade, door at north façade of porch; mailbox & light near door; metal rail at 2nd floor
39-40 north side	46th Street faces thru-block path	154	75	-	1/1 aluminum				single pane window at basement; 2nd floor has been repointed; wires at façade
39-40	46th Street	154	75	G	1/1 aluminum	non-historic door w/ aluminum storm door	brick steps w/ cast-stone treads & metal railing	entire areaway is paved w/ concrete	façade has been cleaned; single-pane windows, façade is painted, metal fence, gate & pipe railing at basement steps; light above door; mailbox near door; entire bay is painted white; flagpole at first floor; wires at façade; asphalt shingle roof

39-42	46th Street	154	76	G'	1/1 aluminum	non-historic door	brick steps w/ cast-stone treads & metal railing	concrete curb; entire areaway is paved w/ concrete	foundation is painted, vent, metal fence, gate & pipe railing at basement steps; historic door surround; light & 2 mailboxes near door; entire bay is painted white; wires at façade; asphalt shingle roof
39-44	46th Street	154	77	A	single pane & sliders at 1st fl; 1/1 aluminum at 2nd fl	non-historic wood and glass door	non-historic wood deck and steps	concrete curb; wood deck; historic bluestone path	non-historic wood siding & altered openings at entry porch - picture window at front, door & single pane at side; light near door; 2nd floor is stuccoed and painted white; bracketed projecting thru-wall ac unit at second floor; asphalt shingles & skylight at roof; 2 different roof heights
39-46	46th Street	154	78	A'	1/1 aluminum	non-historic wood & glass door	brick steps w/ cast-stone treads & metal railing	concrete curb; historic bluestone path	façade has been repointed; spigot at basement; non-historic wood bead board siding (white) & altered openings at entry porch - 1/1 & door at front; awning above door; 2nd floor is stuccoed and painted off-white; thru-wall vent at 2nd floor; wires at façade
39-48	46th Street	154	79	A	6/6 wood	new "historic look" door	concrete w/ metal railing	concrete curb; historic bluestone path	façade has been repointed; grey painted foundation & four-light sliding windows at basement; historic porch infill has been replaced in-kind; 2nd floor is stuccoed and painted off-white; wires at façade
39-50	46th Street	154	80	A'	6/6 wood w/ storms	historic door w/ storm door	concrete	scalloped cast-stone curb	façade has been repointed; sliding windows at basement; historic porch infill; 2nd floor is stuccoed and painted off-white; wires at façade
39-52	46th Street	154	81	A	6/6 wood w/ storms	historic wood & glass door w/ aluminum storm door	concrete	scalloped cast-stone curb	historic porch infill painted white; porch roof is green; 2nd floor is stuccoed and painted off-white; wires at façade
39-54	46th Street	154	82	A'	1/1 aluminum	historic wood & glass door w/ alum. storm door	concrete	concrete curb; historic bluestone path	white painted brick sills at basement; historic porch infill; projecting thru-wall ac at 1st floor; vent at 2nd floor; 2nd floor is stuccoed & painted off-white; wires at façade

39-56	46th Street	154	83	G	1/1 aluminum	historic door w/ metal & glass storm door	brick steps w/ cast-stone treads & metal railing	concrete curb; historic bluestone path	spigot, sliders & pipe rail at basement; metal awning w/ supports above door; light near door; aluminum clad bay is painted white; projecting thru-wall ac unit near bay; north façade return has been repointed
39-58	46th Street	154	84	G'	1/1 aluminum w/ snap-in muntins	historic door w/ metal & glass storm door	brick steps w/ cast-stone treads & metal railing	loose cast-stone curb; historic bluestone path	metal rail & brick window infill at basement; metal awning w/ supports above door; light near door; aluminum clad bay is painted white
39-58 south side	46th Street faces thru-block path	154	84	-	1/1 aluminum w/ snap-in muntins				façade has been cleaned; metal grille at smaller window on 1st floor; jalousie windows in smaller openings at 1st & 2nd floor
39-60 east side	46th Street	154	85	-	1/1 aluminum	historic door at 1st fl; non-historic door at 2nd fl, both w/ storms	concrete & brick patio	cast-stone curb	historic cast-iron porch and railing; light near door at 1st floor; pointing at parapet
39-60	46th Street faces thru-block path	154	85	R	1/1 aluminum	historic wood & glass door w/ aluminum storm door	brick	concrete curb	pipe rail at basement; light near door; aluminum clad bay is painted white; flanking windows in bay are single pane; wires at façade
39-60 west side	46th Street faces interior garden court	154	85		1/1 aluminum			chain-link fence w/ cast-stone curb	façade has been pointed; light at 1st floor; wires at façade

39-64, 39-66, 39-70, 39-72, 39-74, 39-76, 39-78, 39-80, 39-82, 39-84, 39-86 46th Street

Borough of Queens, Tax Map Block/Lot: 154/86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96

Court Name: Washington
Date: 1926
Type: Row house



39-86 46th St 39-84 46th St 39-82 46th St 39-80 46th St 39-78 46th St 39-76 46th St 39-74 46th St 39-72 46th St 39-70 46th St 39-66 46th St 39-64 46th St (side)

General Description:

Front façades (east, north façade of 39-64 46th Street): Row of eleven, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, G', G, A', A, A', A, A', A, G', G, R'. The slate shingled, gable roofs of the first, second, ninth and tenth buildings are eaves front. The flat roof, center six buildings are recessed from the streetwall, with the fifth and sixth buildings slightly less recessed. The flat roof, northernmost building is further recessed and set perpendicular to the row, facing the path to the common green. Decorative details include projecting bay windows, brick soldier coursing above the foundation and the second-floor windows, projecting header sills that continue as a string course, projecting brick pilasters and elliptical wood panels above the paired entry doors. The historic windows, door and surround remain at 39-66 46th Street and the historic porch infill remains at 39-78 46th Street. The buildings have under porch or under stoop basement entries, except for 39-84 and 39-86 46th Street. The grassy front yard is mostly continuous, divided by concrete entry paths and some individual fences.

Rear façades (west, south façade of 39-64 46th Street): The rear facades are not visible or very minimally visible from public thoroughfares.

East façade (side of 39-64 46th Street): The three-bay side façade of 39-64 46th Street faces the street and historically featured a two-story, cast-iron porch and doors at the center bay, flanked by six-over-six, double-hung windows. The large, grassy side yard is surrounded by a chain-link fence set on a low, brick curb.

West façade (side of 39-64 46th Street): The two-bay side façade of 39-64 46th Street faces the interior garden court and is very minimally visible from public thoroughfares. One-over-one, double-hung windows replace the historic six-over-six sash at the first and second floors. Three-pane, awning windows at the basement level align with the six-over-six sash above.

North façade (side of 39-66 46th Street): The two-bay side façade of 39-66 46th Street faces the through-block path and has one, six-over-six, double-hung wood window and one, smaller, four-over-four, double-hung wood window at each floor. Three-pane basement windows align with the windows above. A brick chimney extends above the roof just west of the gable peak.

South façade (side of 39-86 46th Street): The three-bay side façade of 39-86 46th Street faces the through-block path. One-over-one, double-hung windows in all openings replace the historic six-over-six and smaller, four-over-four sash in the center bays. Sliding windows at the basement window replace the historic three-pane, awning windows, and align with the six-over-six sash above. There is a wood vent in the gable, and a brick chimney extends above roofline, just west of gable peak.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	Stoop	areaway	changes/notes
39-64 west side	46th Street faces int. garden court	154	86		1/1 metal	non-historic w/ storm door	brick & concrete	chain-link fence; side yard is paved w/ brick	1st bay of 1st floor is enlarged to accommodate a door; light above door; thru-wall ac unit under window
39-64	46th Street faces thru-block path	154	86	R'	1/1 aluminum	historic & non-historic doors w/ & w/o storm doors	brick or painted concrete	chain-link fence & gate w/ brick piers set on concrete curb	window grille, vent, light & pipe rail at basement; light fixtures near doors; vent at porch; projecting thru-wall ac units below 1st floor window and both 2nd floor bays; both bays are painted black w/ single pane flanking windows; parapet reconstructed
39-64 east side	46th Street	154	86	-	1/1 aluminum	non-historic door with aluminum storm door	Brick steps w/ metal railing	chain-link fence & gate w/ brick piers & curb	cast-iron porch is replaced w/ historic brick infill at both floors - 3 bays at 1st fl, 2 bays at 2nd floor (east façade); 1/1 at each floor & light fixture & porch side door at 1st floor (north façade); antenna at roof
39-66 north side	46th Street faces thru-block path	154	87	-	historic 6/6 & 4/4 wood w/ storms				brick painted white at interior window sills; three pane casement window in gable peak; flue cap at chimney
39-66	46th Street	154	87	G	historic 6/6 & 2/2 wood with storms	historic door w/ metal storm door	concrete stoop w/ metal railing	metal railing & gate w/ brick piers on brick cheek wall	historic door surround; bay is painted white; raised planting beds in areaway
39-70	46th Street	154	88	G'	1/1 aluminum	historic door w/ aluminum storm door	concrete stoop w/ metal railing	cast concrete curb	white painted foundation, light, window grilles, pipe rail & sliding windows at basement; historic door surround; mailbox near door; bay is painted white w/ single pane flanking windows; wires at façade

39-72	46th Street	154	89	A	1/1 aluminum; casements at porch	non-historic door	brick steps w/ metal railing	low brick cheek wall	façade has been cleaned and repointed; light & sliders at basement; non-historic vertical wood infill and altered openings at porch - single pane casement at front, paired casement windows at side; light near door; wires at façade
39-74	46th Street	154	90	A'	1/1 aluminum; picture windows at porch	non-historic door	brick steps w/ pipe railing and brick walk	scalloped cast-stone curb & low concrete curb; blue-stone pavers in areaway	jalousie window at basement; non-historic vertical wood infill and altered openings at porch - picture window at front, door and casement windows at side; light near door; aluminum siding in porch gable; projecting thru-wall ac unit btwn 2nd floor windows; pointing at parapet
39-76	46th Street	154	91	A	1/1 aluminum; sliders at porch	non-historic door w/ aluminum storm door	concrete step w/ metal railing	scalloped cast-stone set on concrete curb	single-pane window w/ guard at basement; aluminum siding at porch – paired, single-pane sliding windows at front façade, picture window at side
39-78	46th Street	154	92	A'	1/1 aluminum; historic multi-light casements at porch	non-historic door	concrete step w/ metal railing	low concrete curb	façade has been cleaned; non-historic door at basement; historic wood porch infill w/ non-historic door; projecting thru-wall ac unit at 1st floor; vent at 2nd floor; pointing at parapet
39-80	46th Street	154	93	A	1/1 aluminum	non-historic wood & glass door	concrete steps	scalloped cast-stone	single pane windows, vent & non-historic door at basement; non-historic vertical wood porch infill w/ single pane window at front, 3 single pane windows at side; mailbox near door; projecting thru-wall ac unit at 1st floor; spot repointing
39-82	46th Street	154	94	A'	1/1 vinyl	non-historic door	brick and concrete with metal railing	low concrete curb	spigot at basement; non-historic vertical wood infill & altered openings at porch-single pane sliders at front, door at side; porch roof painted brown; metal awning & flag at door; projecting thru-wall ac unit at 2nd fl
39-84	46th Street	154	95	G	1/1 vinyl w/ 6/6 snap-in muntins	historic wood & glass door	concrete w/ extended metal railing	wood picket fence w/ gate & low concrete curb	façade has been cleaned & repointed; sliders at basement; historic door surround; flanking windows in bay are single pane w/ multi light snap-ins; paved walk along façade; satellite at roof

39-86	46th Street	154	96	G'	1/1 vinyl w/ snap-in muntins	historic wood & glass door	concrete w/ extended metal railing	wood picket fence w/ gate	façade has been cleaned; sliders at basement; historic door surround; bay has asphalt shingle roof and flanking windows are single pane w/ multi light snap-ins; projecting thru-wall ac unit under bay; paved walk along façade; REAR - white paint or coating at roof
39-86 south side	46th Street faces thru-block path	154	96		1/1 vinyl				sliders at basement; graffiti at 1st floor; satellite dish at 2nd floor; wires at façade; brick chimney is painted white & deteriorated

39-90 46th Street

Borough of Queens, Tax Map Block/Lot: 154/1

Front façade of 44-19 Skillman Avenue – see description under 44-19 Skillman Avenue.

46th Street between 39th Avenue and Skillman Avenue – east side

39-01, 39-03, 39-05, 39-07, 39-09, 39-11, 39-13, 39-15, 39-17, 39-19, 39-21, 39-23 46th Street

Borough of Queens, Tax Map Block/Lot: 149/139, 39, 138, 38, 137, 37, 136, 36, 135, 35, 34, 33

Court Name: Hamilton
Date: 1925
Type: Row house



39-01 46th St

39-03 46th St

39-05 46th St

39-07 46th St

39-09 46th St

39-11 46th St



39-13 46th St 39-15 46th St 39-17 46th St 39-19 46th St 39-21 46th St



39-23 46th St (side)

General Description:

Front façades (west, south façade of 39-23 46th Street): Row of twelve, two-story flat roof, and two-story-plus-attic gable roof row houses divided into four different types, G', G, A', A, A', A, A', A, A, C, A', X'. The slate shingled, gable roofs of the first, second, ninth, tenth and eleventh buildings are eaves front, with a cross gable above the tenth building that faces the street. The flat roof, center buildings are recessed from the streetwall and feature an open brickwork parapet. The flat roof, southernmost (twelfth) building is farther recessed and set perpendicular to the row, facing the through-block path. The flat roof buildings feature geometric soldier, stretcher, header and projecting brick coursing, including a denticulated brick cornice, stepped piers and brick openwork at the parapet level. Other decorative details include projecting bay windows, wood pilasters at the enclosed entry porticos, brick soldier coursing above the foundation and above and below the second-floor windows, projecting header sills, and projecting and flat square-shaped geometric brick patterning at the second floor. The historic enclosed porch, windows and doors remain at 39-13 and 39-15 46th Street. Basement entries exist at all buildings except for 39-01 and 39-03 46th Street. The grassy front yards are surrounded by curbs or low masonry walls.

Rear façades (east, north façade of 39-23 46th Street): The rear facades are partially visible from 39th Avenue. The four-bay rear façades of 39-01 and 39-03 are the mirror image of each other. No. 39-01 46th Street has a four-over-four, double-hung wood window paired with a door in the first bay, another four-over-four, double-hung window, a six-over-six, double-hung window in the third bay, and a historic, two-story brick open porch with doors at each floor in the last bay. The first bay at the second floor has a six-over-six, double-hung wood window, instead of a door. The two-bay rear facades of 39-05 to 39-15 46th Street are each the mirror image of the adjacent building. No. 39-05 46th Street has a door paired with a smaller six-over-six, double-hung window in the first bay, and a six-over-six, double-hung window in the second bay of the first floor. The second floor features a smaller four-over-four, double-hung window in the first bay, and paired six-over-six, double-hung windows in the second bay. Generally, where the windows on the front facades have been replaced, they have also been replaced at the rear. Buildings at the southern end of the row are very minimally visible or not visible from public thoroughfares.

West façade (side of 39-23 46th Street): The three-bay side façade of 39-23 46th Street faces the street. Historically, the center bay had a door on each floor with a two-story, cast-iron porch, flanked by six-over-six, double-hung windows. One-over-one windows replace the historic sash and non-historic porch infill replaces the door in the center bay. The large, grassy side yard is surrounded by a chain-link fence set on a low, concrete curb.

East façade (side of 39-23 46th Street): The two-bay side façade of 39-23 46th Street faces the interior garden court. One-over-one, double-hung windows in both openings at the first and second floors replace the historic six-over-six sash.

North façade (side of 39-01 46th Street): The two-bay side façade of 39-01 46th Street faces 39th Avenue and has two, six-over-six, double-hung wood windows at the first and second floors. Three-pane, awning windows at basement level line up with the six-over-six sash and there are paired six-over-six windows in the gable peak. The north-facing facade of the historic open, rear brick porch has an arched opening at the first floor and an open brickwork parapet at the second floor. A brick wall with projecting piers and curved brick ends extends from the facade along 39th Avenue, serving as the northern border of the interior garden court. Metal gates provide access to the garden at the east and west interior garden paths. There is a small, grassy side yard, surrounded by a low concrete curb, between the building and wall and the sidewalk.

South façade (side of 39-21 46th Street): The two-bay side façade of 39-21 46th Street faces the through-block path. One-over-one, double-hung windows with snap-in muntins in all openings at both floors and paired at the gable, replace the historic, six-over-six sash.

Individual Descriptions

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-01 north side	46th St faces 39th Ave	149	139		6/6 wood w/ storms			low cast- stone curb	façade has been repointed; sliding windows w/ guards at basement; graffiti at 1st floor; projecting thru-wall ac units at 1st & 3rd floors; storm & grille at north-facing side of open rear porch; historic (north façade only) brick openwork & wood lattice at 2nd floor; antenna at chimney
39-01	46th Street	149	139	G'	6/6 wood w/ storms	non- historic door w/ storm	brick w/ brick openwork walls; repainted	low concrete or cast-stone curb	façade has been cleaned; sliding window w/ guards, conduit & utility box at basement; non-historic door surround, historic hood & mailbox near door; vent at 2nd floor; wires at façade; REAR - extended brick open, 2-story porch (rear was historically wood), 1/1 replaces 4/4, non-historic door, window grille, light & conduit at 1st floor, non-historic (matching) brick openwork, brick piers & corrugated roof at 2nd floor; antenna at chimney; some pavers in yard

39-03	46th Street	149	39	G	6/6 wood w/ storms	historic door w/ storm	brick w/ brick openwork walls; repointed	loose brick curb	single-pane windows w/ grille; historic door hood & mailbox near door; wires at facade; some pavers in yard; REAR - 1/1 replaces 4/4; historic wood & glazed porch infill w/ 4/4 wood sash at 1st floor, non-historic door & wood railing at 2 nd floor
39-05	46th Street	149	138	A'	1/1 vinyl w/ snap-ins	non-historic door	brick w/ metal railing	low brick wall	6/6 snap-in muntins; non-historic door, light & jalousie window w/ grille at basement; non historic vinyl siding at porch - 1/1, door & light at front; porch roof is green; wires at facade; REAR - non-hist. door & light at 1st fl; wood picket fence in yd
39-07	46th Street	149	38	A	1/1 vinyl w/ snap-ins	non-historic door	brick w/ metal railing	loose brick curb	façade has been cleaned; 6/6 snap-in muntins; non-historic door, sliders, painted foundation & wires at basement; non historic vinyl siding at porch - 2x 1/1 at front, 1/1, door & light at side; porch roof is green; wires at façade; parapet is partially tarred; REAR - facade has been repointed; non-historic door, light & candle holders at 1st floor; wood picket fence in yard
39-09	46th Street	149	137	A'	1/1 vinyl	non-historic door	brick w/ pipe railing	loose brick curb	single-pane at basement; non-historic vertical wood infill at porch - 1/1 at front; door, porthole window, projecting thru-wall ac & light at side; thru-wall ac unit & vent at 2nd fl; parapet is partially coated/ tarred; wires at facade; antenna at roof; REAR - facade has been repointed; non-historic paired sliding doors in enlarged opening & light at 1st floor; 1-story brick addition, terrace & projecting thru-wall ac unit at 2nd fl; 1/1 at wood fence in yard
39-11	46th Street	149	37	A	6/6 wood w/ storms; casements at porch	non-historic door	terrazzo w/ metal railing		façade has been cleaned; pipe rail, grey painted foundation & light at basement; historic wood porch infill - door & transom at front, replacement wood casements at front & side; porch roof is painted black; vent at 2nd floor; parapet is partially coated
39-13	46th Street	149	136	A'	1/1 vinyl w/ snap-ins; casements at porch	historic door	brick	loose brick curb	6/6 snap-in muntins; single-pane window, non-historic door & wood rail at basement; historic wood porch infill, door w/ transom at front, multi-light casements at front & side; porch roof & foundation are painted green; parapet is partially tarred

39-15	46th Street	149	36	A	6/6 wood w/ storms; casements at porch	non-historic door	brick	scalloped cast-stone	sliders in enlarged opening at basement; historic wood porch infill, door w/ transom at front, multi-light casements at front & side; porch roof & foundation are painted green; flagpole at porch; vent at 2nd fl; bluestone coping at parapet; antenna at roof
39-17	46th Street	149	135	A	1/1 vinyl w/ snap-ins; fixed windows at porch	non-historic door	wood steps w/ pipe railing	scalloped cast-stone	sliders, white painted foundation & light at basement; non-historic vertical wood porch infill, fixed window w/ snap-ins at front, white painted panes at north side, door, light & fixed window w/ snap-ins at south side; porch roof is tarred; brick patch at 2nd floor
39-19	46th Street	149	35	C	1/1 vinyl w/ snap-ins	non-historic door	brick w/ pipe railing	loose brick curb	6/6 snap-in muntins; jalousie windows & white painted foundation at basement; non-historic brick infill w/ slate shingled roof at porch, door, light & mailbox at north side, 1/1 at west & south side; 2x 1/1 w/ snap-ins in cross gable
39-21	46th Street	149	34	A'	1/1 vinyl w/ snap-ins; casements at porch	non-historic door	brick w/ metal railing	loose brick curb	8/12 snap-in muntins; single-pane window w/ grille at basement; non-historic vinyl siding at porch, door & light at north side, 3 casements at west & south side; light at south side of porch & 2nd floor; wires at façade; chimney is tarred
39-21	46th St faces thru-block path	149	34		1/1 vinyl w/ snap-ins				8/8 or 8/12 snap-in muntins; wires & antenna at façade
39-23	46th Street west side	149	33		1/1 vinyl	non-historic doors w/ grilles	brick w/ metal railing	loose brick curb	façade has been cleaned & repointed; sliders at basement; historic cast-iron porch removed, non-historic wood infill at 1st floor - 4x 1/1 at west side, door w/ decorative wood surround & 2 lights at south side; historic metal railing at 2nd floor; wires at facade; metal coping at parapet
39-23	46th St faces thru-block path	149	33	X'	1/1 vinyl	non-historic door	brick	wood picket fence & low concrete curb	façade has been cleaned & repointed; sliders dryer vent & spigot at basement; wood pilasters removed at historic enclosed brick porch; bays are aluminum clad w/ red painted bases & tarred roofs; metal coping at parapet; entire areaway is paved w/ cast-stone pavers
39-23	46th St east side faces int. garden ct.	149	33		1/1 vinyl			wood picket fence & low concrete curb	minimally visible from 47th Street; parapet repointed; antenna at roof

39-25, 39-27, 39-29, 39-31, 39-33, 39-35, 39-37, 39-39, 39-41, 39-43, 39-45, 39-47, 39-49, 39-51 46th Street
 Borough of Queens, Tax Map Block/Lot: 149/32, 31, 130, 30, 129, 29, 128, 28, 127, 27, 126, 26, 125, 25

Court Name: Hamilton
 Date: 1925
 Type: Row house



39-25 46th St (side) 39-27 46th St 39-29 46th St 39-31 46th St 39-33 46th St 39-35 46th St



39-37 46th St 39-39 46th St 39-41 46th St 39-43 46th St 39-45 46th St 39-47 46th St 39-49 46th St 39-51 46th St (side)

General Description:

Front façades (west, north facade of 39-59 44th Street): Row of 14, two-story flat roof or two-story-plus-attic gable roof row houses divided into three different types and two mirror images, X, A', A, A', A, A', F, A', A, A', A, A', A. X'. The flat roof, center buildings, 39-31 to 39-45 are recessed from the streetwall, and the flat roof, northernmost and southernmost buildings are more recessed and set perpendicular to the row, facing the through-block path. The slate shingled, gable roofs of 39-27, 39-29, 39-47 and 39-49 46th Street are eaves front. The flat roof buildings feature bluestone coping and decorative, geometric, soldier, stretcher, header and projecting brick coursing, including a corbelled brick cornice, stepped projecting piers and concrete panels at the parapet level. Other decorative details include projecting bay windows, wood pilasters, brick soldier

coursing above the foundation and above the second-floor windows, projecting header sills, and a corbelled, projecting brick panel and peaked parapet at the center buildings, 39-37 and 39-39 46th Street. All buildings have under porch or under stoop basement entries. The historic enclosed porch, windows and doors remain on 39-47 46th Street. No. 39-37 46th Street, row house type F, historically had a concrete panel and at-grade door, accessing a through-building path to the rear facades, instead of a six-over-six, double-hung wood window in the third bay of the first floor. Individual grassy front yards are surrounded by low concrete curbs.

Rear façades (east, south facade of 39-25 46th Street, north façade of 39-51 46th Street): The rear facades are very minimally visible or not visible from public thoroughfares.

West façades (sides of 39-25 and 39-51 46th Street): The three-bay side façades of 39-25 and 39-51 46th Street face the street. The center bay has a door on each story, accessing the historic two-story, cast-iron porch, flanked by one-over-one, double-hung wood windows that replace the historic six-over-six sash. The porches extend to the side wall of the adjacent building covering the second and third bays at 39-25 and first and second bays at 39-51 46th Street. The large, grassy side yards are surrounded by low, masonry curbs.

East façades (sides of 39-25 and 39-51 46th Street): The two-bay side façades of 39-25 and 39-51 46th Street face the interior garden court and are partially visible from 47th Street. Historic six-over-six, double-hung wood windows remain in both openings at the first and second floors.

North façade (side of 39-27 46th Street): The two-bay side façade of 39-27 46th Street faces the through-block path. One-over-one, double-hung windows in both openings at both floors replace the historic six-over-six sash. Paired one-over-one, double-hung windows in the gable replace the historic four-over-four sash.

South façade (side of 39-49 46th Street): The two-bay side façade of 39-49 46th Street face the through-block path. One-over-one, double-hung windows in both openings at both floors replace the historic six-over-six sash. A single picture window in the gable replaces the historic, paired four-over-four, double-hung windows.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-25 east side	46th St faces int. garden ct.	149	32		1/1 vinyl			low concrete curb	façade has been repointed; minimally visible from the public thoroughfare
39-25	46th St faces thru- block path	149	32	X	1/1 aluminum	historic door	brick	low concrete curb	façade has been repointed; historic brick enclosed porch - roof & wood trim painted brown; light at door; wires at façade; satellite at roof; cast-stone coping

39-25 west side	46th Street	149	32		1/1 aluminum	historic door w/ storm at 1st; non- historic at 2nd floor	brick	low concrete curb or loose brick	façade has been repointed; historic 2-story cast-iron porch w/ historic wood & glass infill, door w/ transom & sidelights at north side, 4x 6/1 windows at west side; mailbox & light near door; non-historic door, light & metal railing at 2nd fl; wires at façade; cast-stone coping at parapet; antenna at roof
39-27 north side	46th St faces thru- block path	149	31		1/1 vinyl				wires at façade; antenna at roof
39-27	46th Street	149	31	A'	1/1 vinyl; casements at porch	historic door w/ storm	brick w/ cheek wall & pipe railing	loose brick curb	jalousie window at basement; historic wood porch infill w/ replacement windows, door, single-pane window & transom at north side, 4 casements at west side; wood lattice under porch; light & brick patch at 1st fl; skylight & vent pipes at roof; flue cap at chimney
39-29	46th Street	149	130	A	6/6 wood; multi-light wood casements at porch	non-historic door	brick w/ metal railing	loose brick curb	sliding window at basement; historic wood porch infill w/ multi-light windows, door, multi-light window & transom at south side, 3 multi-light casements at west side; wood lattice under porch
39-31	46th Street	149	30	A'	1/1 vinyl; sliders at porch	non-historic door	brick w/ cheek walls	scalloped cast-stone curb	jalousie window, non-historic door w/ storm & light at basement; non-historic aluminum sided porch infill, door, flagpole & sliders at west side, sliders at north side; projecting thru-wall ac sleeve at 1st fl; window guards at 2nd fl; repointing at parapet; wires at facade; antenna at roof
39-33	46th Street	149	129	A	1/1 vinyl; sliders w/ snap-ins at porch	non-historic door w/ storm	brick w/ cheek walls	low concrete & railroad tie curb	façade has been repointed; metal railing & jalousie windows at basement; non-historic aluminum sided porch infill, door & sliders at west side, sliders at south side; light at 1st fl; projecting thru-wall ac unit at 2nd fl; painted cast-stone coping at parapet
39-35	46th Street	149	29	A'	1/1 vinyl; 6/1 wood at porch	non-historic door w/ storm	brick w/ cheek walls & pipe railing	cast-stone block curb	façade has been repointed; metal railing & sliding windows w/ grille at basement; non-historic wood porch infill, door, 6/1, mail slot & light at west side, 2x 6/1 at north side; wires at façade; black painted cast-stone coping at parapet; antenna at roof

39-37	46th Street	149	128	F	single-pane aluminum casements or sliders	non-historic wood door	brick w/ cheek walls, cast-stone treads/ coping & pipe railing	cast-stone block curb	3rd bay at 1st fl historically had a concrete panel & at-grade door to a thru-building passage; metal railing & sliding windows at basement; non-historic vertical wood porch infill, door, round canvas awning, sidelight, projecting thru-wall ac & light at south side, paired single-pane windows at west side; 1st fl windows altered, paired sliders & single-pane window in enlarged openings replace both 6/6; 2 projecting thru-wall ac units at 2nd fl; flashing at projecting decorative brickwork; painted or tarred cast-stone coping at parapet; parapet has been repointed; stucco at concrete panel at parapet
39-39	46th Street	149	28	A'	1/1 aluminum	non-historic door	brick w/ cheek walls	scalloped cast-stone curb	non-historic door, light & sliding window at basement; non-historic vertical wood porch infill, door, sliding windows, flagpole & light at west side, sliding windows at north side; bracketed projecting thru-wall ac unit at 2nd fl; cast-stone coping at repointed parapet; wood lattice in yard
39-41	46th Street	149	127	A	single-pane aluminum sliders	non-historic door	brick w/ cheek walls & pipe railing	cobble-stone curb	façade has been repointed; non-historic door & sliding window at basement; non-historic vertical wood porch infill (painted black & red), door, single-pane window & 2 lights at south side, paired sliding windows at west side; brick patch at 2nd floor; cast-stone coping at reconstructed parapet
39-43	46th Street	149	27	A'	1/1 vinyl; picture window at porch	non-historic door w/ storm	brick w/ cheek walls & metal railing	cast-stone or cobble-stone curb	sliding window & non-historic door at basement; non-historic vertical wood porch infill, door, 1/1 window, alarm box & light at north side, picture window w/ snap-in muntins at west side; projecting thru-wall ac unit at 2 nd floor; metal coping & repointing at parapet
39-45	46th Street	149	126	A	6/6 wood w/ storms	historic door w/ storm	wood porch deck & steps	cast-stone block curb	façade has been repointed; historic open porch, wood deck & stairs; light at porch ceiling; projecting thru-wall ac unit & vent at 1st fl; wires at façade; metal coping at parapet; antenna at roof; wood picket fence in yard
39-47	46th Street	149	26	A'	1/1 vinyl; multi-light or single-pane casements at porch	non-historic door	brick w/ cast-stone treads & metal railing	cast-stone block curb	sliding windows, vent & wood rail at basement; historic wood porch infill, 3 multi-light casements at west side; door, painted transom, vent & multi-light at north side; wood lattice under porch; wood post from railing at 2nd fl porch; proj. thru-wall ac unit at 2nd fl; wires at facade; flue cap at chimney; antenna at roof

39-49	46th Street	149	125	A	1/1 vinyl	non-historic door	brick w/ wood railing		facade has been repointed; single-pane window & 2 vents at basement; historic wood porch infill w/ replacement windows, 2 casements & fixed window at west side; door, transom panel, light & fixed window at south side; projecting thru-wall ac unit at 1st floor; wood railing at 2nd floor porch; vent at 2nd floor; wires at facade; vent pipe roof
39-49 south side	46th St faces thru-block path	149	125		1/1 vinyl				facade has been repointed; picture window w/ sliders & projecting thru-wall ac unit at gable; wires at façade
39-51 west side	46th Street	149	25		1/1 vinyl w/ snap-ins	non-historic doors w/ grilles	concrete patio & steps	wood picket fence & low concrete curb	façade has been pointed; historic 2-story cast-iron porch
39-51 side	46th St faces thru-block path	149	25	X'	1/1 vinyl w/ snap-ins	historic door	brick	wood picket fence & low concrete curb	historic brick enclosed porch - roof & wood trim painted green; 2 lights above door; bays are aluminum clad; wires at façade; parapet has been repointed
39-51 east side	46th Street faces int. garden ct	149	25		1/1 vinyl w/ snap-ins			wood picket fence & low concrete curb	façade has been repointed; minimally visible from the public thoroughfare

39-55, 39-57, 39-59, 39-63, 39-65, 39-67, 39-71, 39-73, 39-75 46th Street
 Borough of Queens, Tax Map Block/Lot: 149/23, 21, 20, 19, 18, 16, 15, 14, 12

Court Name: Hamilton
 Date: 1925
 Type: Row house



39-55 46th St (side) 39-57 46th St 39-59 46th St 39-63 46th St 39-65 46th St 39-67 46th St 39-71 46th St 39-73 46th St 39-75 46th St

General Description:

Front façades (west, north facade of 39-55 46th Street): Row of nine, two-story flat roof, or two-story-plus-attic gable roof row houses divided into four different types and two mirror images, X, G', G, F', Y', Y, G, G', G. The flat roof center buildings are recessed from the streetwall, with the northernmost building more recessed and set perpendicular to the row, facing the through-block path. The slate shingled, gable roofs of the second, third and the two southernmost buildings, are eaves front. The flat roof buildings feature geometric soldier, stretcher, header and projecting brick coursing, including a denticulated brick cornice, stepped piers and brick openwork at the parapet level. Other decorative details include projecting bay windows, wood pilasters at the enclosed porticos, paneled wood door surrounds and hoods supported by carved wood brackets, and brick soldier coursing above the foundation and above the second-floor windows. All buildings have under porch or under stoop basement entries, except for 39-67, 39-73 and 39-75 46th Street. Individual grassy front yards are surrounded by curbs or low masonry walls.

Rear façades (east, south facade of 39-55 46th Street): The four- and three-bay rear facades of 39-73 and 39-75 46th Street are minimally visible from 47th Street. No. 39-73 46th Street has one-over-one, double-hung windows (replacing the historic six-over-six sash) in the first and third bays, a four-over-four, double-hung window in the second bay, and a door in the last bay, at the first and second floors. There is a non-historic, enclosed porch in the first bay at the first floor and a wood railing at the second-floor terrace. The third-floor gable of these end buildings is cut out to create an open terrace with a wood railing at that floor. The rear wall at the third floor has two bays with one six-over-six, double-hung window and a door, and a single six-over-six, double-hung window on each gable facade return. A brick chimney extends above the roof between the third and fourth bays. Like the front facades, the three-bay rear of 39-75 is the mirror image of 39-73 46th Street, without the four-over-four window bays at both floors. Other rear facades are not visible or very minimally visible from public thoroughfares.

East façade (side of 39-55 46th Street): The two-bay side façade of 39-55 46th Street faces the interior garden court and is minimally visible from 47th Street. One-over-one, double-hung windows replace historic six-over-six, double-hung wood windows in both openings at the first and second floors. Three-pane, awning windows at basement level line up with the six-over-six sash above.

West façade (side of 39-55 46th Street): The three-bay side façade of 39-55 46th Street faces the street. A one-over-one, double-hung window replaces the historic six-over-six sash in the first bay and a non-historic, enclosed wood porch covers the second two bays at the first floor, replacing the historic, two-story, cast-iron porch. The center bay has a door that accesses the terrace on the second floor, flanked by one-over-one, double-hung windows that replace the historic six-over-six sash. The large, grassy side yard is surrounded by a low, concrete curb.

North façade (side of 39-57 46th Street): The two-bay side façade of 39-57 46th Street faces the through-block path. Single-pane and one-over-one, double-hung windows at both floors replace the historic four-over-four wood sash in the first bays and the historic six-over-six sash in the second bays. There is another one-over-one, double-hung window (historically six-over-six) in the gable. A brick chimney extends above the northern portion of the roof, just east of the peak.

South façade (side of 39-75 46th Street): The three-bay side façade of 39-75 46th Street faces the through-block path. One-over-one, double-hung windows with snap-in muntins replace the historic six-over-six sash in the first and third bays, and smaller, four-over-four, double-hung, center windows. There is a one-over-one, double-hung window (historically six-over-six) in the gable. A brick chimney extends from the southernmost portion of the roof just between the second and third bays. The small, paved side yard is surrounded by a wood picket fence and low concrete curb.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-55 east side	46th St faces interior garden court	149	23		1/1 aluminum			chain-link fence & low concrete curb	minimally visible from 47th Street; façade has been repointed
39-55	46th St faces thru-block path	149	23	X	1/1 aluminum	non- historic door	brick	chain-link fence w/ gate & low concrete curb	façade has been repointed; historic brick enclosed porch & wood trim-painted brown; light above door; bays are painted brown
39-55 west side	46th Street	149	23		1/1 aluminum	non-hist. sliding doors at porch	brick w/ cast-stone treads	chain-link fence w/ gate & low concrete curb	historic 2-story porch removed; non-historic vertical wood porch infill at 1st floor - paired sliding doors at north & west facades; light above door; non-historic door w/ storm & metal railing at 2nd floor
39-57 north side	46th St faces thru-block path	149	21		1/1 aluminum				single-pane in reduced masonry opening at 2nd floor
39-57	46th Street	149	21	G'	1/1 vinyl; casements at bay	non- historic door	brick w/ cast-stone & metal railing	cobblestone curb	non-historic door, metal railing & light at basement; spot repointing at facade; non-historic door surround & hood w/ asphalt shingles; light & mailbox near door; bay is enlarged w/ 4 casement windows & synthetic slate shingle roof; projecting thru-wall ac unit at 2nd floor; wood picket fence garbage enclosure & condenser unit in yard
39-59	46th Street	149	20	G	1/1 vinyl; casements at bay	non- historic door	brick w/ cast-stone & metal railing	low brick/ CMU wall	non-historic door, sliders w/ grilles & light at basement; non-historic door surround & hood w/ asphalt shingles; light & mailbox near door; picture window w/ flanking single-pane casement & synthetic slate shingle roof at bay; wires & conduit at facade; flue cap at tarred chimney
39-63	46th Street	149	19	F'	1/1 vinyl	non- historic door w/ storm	brick & concrete steps	low concrete curb	façade has been cleaned & repointed; non-historic door w/ grille, jalousie window w/ grille, metal railing & utility box at basement; non-historic vinyl siding at enclosed porch; vent at 1st floor; wires at facade

39-65	46th Street	149	18	Y'	1/1 vinyl	historic doors w/o & w/ storm	brick & concrete steps	low concrete curb	pipe/metal railing, corrugated plastic awning, non-historic door & light at basement; non-historic vinyl siding at enclosed porch, glazing painted at thru-building path door; non-historic door surround & hood w/ asphalt shingles in 4th bay; bracketed, projecting thru-wall ac unit at 2nd floor; wires at facade
39-67	46th Street	149	16	Y	1/1 vinyl	non-historic doors w/o & w/ grille	brick steps, concrete steps w/ metal steps	scalloped cast-stone curb	sliding window w/ guard & utility box at basement; non-hist. door surround & hood w/ asphalt shingles in 1st bay; non-hist. vinyl siding at enclosed porch w/ extended roof/ awning & asphalt roof, thru-building path door removed; light & mailbox at door; wires at facade; spalled brick & roof drain at parapet
39-71	46th Street	149	15	G	1/1 aluminum w/ snap-ins	non-historic door	brick steps w/ cheek wall & metal rail	low brick wall; yard is 2/3 paved	single-pane windows at basement; 6/6 snap-in muntins; non-hist. vinyl siding at enclosed porch w/ extended roof/ awning & asphalt roof; wires at facade; parapet has been repointed, partially reconstructed
39-73	46th Street	149	14	G'	6/6 & 4/4 wood w/ storms at 1st; 1/1 vinyl at 2nd floor	non-historic door	brick steps w/ metal railing	wood picket fence; wood lattice at north lot line	single-pane windows at basement; bay is painted green; historic door surround & hood-roof is painted green; bracketed window ac at 2nd floor; chimney is tarred; 1/1 & tarred facade at north-facing gable; REAR - non-historic wood infill at 1st floor of enclosed rear porch; historic door & wood railing at 2nd floor porch; jalousie window replaces 4/4 at 2nd floor; wood shingles, trellis & wood railing at 3rd floor; wood deck & wood picket fence in yard
39-75	46th Street	149	12	G	1/1 vinyl w/ snap-ins	non-historic door w/ storm	brick steps w/ metal railing	high wood picket fence on low concrete/ railroad tie curb	single-pane windows at basement; bay is painted white; historic door surround & hood-roof is painted green; vent & mailbox near door; flagpole at 2nd floor; wires at facade; flue cap at chimney; REAR - non-historic brick infill at 1st floor of enclosed rear porch; stainless steel railing at 2nd floor porch; vinyl siding, awnings & wood railing at 3rd floor; wood deck, railroad ties, wood picket fence & pavers in yard
39-75 south side	46th Street faces thru-block path	149	12		1/1 vinyl w/ snap-ins			high wood picket fence & low concrete/ railroad tie curb	1/1 in reduced opening at 1st floor; wires, dryer vent & light; non-historic brick infill at 1st floor of enclosed rear porch; stainless steel railing at 2nd floor porch; repointing & flue cap at chimney

39-79, 39-81, 39-83, 39-89 46th Street

Borough of Queens, Tax Map Block/Lot: 149/1

West side façade of 46-01 to 31 Skillman Avenue – see description under 46-01 to 46-31 Skillman Avenue

47th Street between 39th Avenue and Skillman Avenue – west side

39-02, 39-04, 39-06, 39-08, 39-10, 39-12, 39-14, 39-16, 39-18, 39-20, 39-22, 39-24 47th Street

Borough of Queens, Tax Map Block/Lot: 149/40, 140, 41, 141, 42, 142, 43, 143, 44, 144, 45, 46

Court Name: Hamilton
Date: 1925
Type: Row house



39-24 47th St (front & side) 39-22 47th St 39-20 47th St 39-18 47th St 39-16 47th St



39-14 47th St 39-12 47th St 39-10 47th St 39-08 47th St 39-06 47th St 39-04 47th St 39-02 47th St

General Description:

Front façades (east, south façade of 39-24 47th Street): Row of twelve, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, X, A', A', A, A', A, A', A, A', A, G', G. The slated shingled, side gable roofs of the second, third, fourth, eleventh and twelfth buildings have slightly flared eaves, with a cross gable that faces the street shared by the third and fourth buildings. The flat roof, center buildings are recessed from the streetwall. The flat roof, southernmost (twelfth) building is farther recessed and set perpendicular to the row, facing the through-block path. The flat roof buildings feature cast-stone coping and geometric soldier, stretcher, header and projecting brick coursing, including a denticulated brick cornice, stepped piers and brick openwork at the parapet level. Other decorative details include projecting bay windows, wood pilasters at the enclosed entry porticos, brick soldier coursing above the foundation and above the second floor windows, projecting header sills, and projecting and flat square-shaped geometric brick patterning at the second floor. The historic enclosed porch, windows and door remain at 39-06 and 39-24 47th Street. There are basement entries at all buildings except 39-02 and 39-04 47th Street. The grassy front yards are surrounded by curbs or low masonry walls. The front yards at 39-18, 39-20 and 39-22 are tiered, with the sidewalk portion at grade, and a raised planting bed behind a stone wall closer to the buildings' façades.

Rear façades (west, north façade of 39-24 47th Street): The rear façades are partially visible from 39th Avenue. The four-bay rear façades of 39-02 and 39-04 are the mirror images of each other. No. 39-02 47th Street has a historic, two-story brick and wood open porch with doors at each floor in the first bay, a six-over-six, double-hung window in the second bay, a four-over-four, double-hung window, and another four-over-four, double-hung wood window paired with a door in the last bay. The last bay at the second floor has a six-over-six, double-hung wood window, instead of a door. The two-bay rear façades of 39-06 to 39-16 47th Street are also each the mirror image of the adjacent building. No. 39-06 47th Street has a six-over-six, double-hung window in the first bay, and a door paired with a smaller six-over-six double-hung window in the second bay at the first floor. The second floor features paired six-over-six, double-hung windows in the first bay, and a smaller four-over-four, double-hung window in the second bay. Generally, where the windows on the front façades have been replaced, they have also been replaced at the rear. Buildings at the southern end of the row are very minimally visible or not visible from the public thoroughfare.

East façade (side of 39-24 47th Street): The intact three-bay side façade of 39-24 47th Street faces the street. There is a six-over-six, double-hung window in the first bay, and the historic two-story, cast-iron porch, with historic wood and glazed infill, occupies the second and third bays at the first floor. A historic door, accessing the second-floor terrace, is located in the center bay of the second floor, flanked by historic six-over-six, double-hung windows. The large, grassy side yard is surrounded by a low, concrete or cobblestone curb.

West façade (side of 39-24 47th Street): The two-bay side façade of 39-24 47th Street faces the interior garden court. There are historic six-over-six, double-hung wood windows in both openings at the first and second floors. There are sliding windows and an entry at basement level.

North façade (side of 39-02 47th Street): The two-bay side façade of 39-02 47th Street faces 39th Avenue and has six-over-six, double-hung wood windows in both openings at the first floor. One-over-one, double-hung windows replace the historic six-over-six sash at the second floor and at the double opening in the gable. Three-pane, awning windows at basement level align with the six-over-six sash above. The north-facing facade of the historic open, rear brick porch has an arched opening at the first floor and an open brickwork parapet at the second floor. A brick wall with projecting piers and curved brick ends, extends from the facade along 39th Avenue, serving as the northern border of the interior garden court. Metal gates provide access to the garden at the east and west interior garden paths. There is a small, grassy side yard, surrounded by a low concrete curb, between the building and wall and the sidewalk.

South façade (side of 39-22 47th Street): The two-bay side façade of 39-21 46th Street faces the through-block path. One-over-one, double-hung windows in both openings at both floors and paired at the gable, replace the historic, six-over-six sash.

Individual Descriptions:

#	Street	block	lot	bdg type	window material	door	stoop	areaway	changes/notes
39-02 side	47th Street faces 39th Ave	149	40		6/6 wood w/ storms at 1st; 1/1 vinyl at 2nd & 3rd floors			plastic curb	grilles at basement windows; vent at 2nd floor; metal grill in arched opening at north façade of historic open brick porch; brick openwork at 2nd floor; paired 1/1 in gable
39-02	47th Street	149	40	G	1/1 vinyl	historic door w/ storm	concrete w/ metal railing	loose brick curb	grilles at basement windows; hist. door surround & hood; hood roof & bay are tarred; proj. thru-wall ac unit in decorative brick panel at 2nd fl; REAR - historic 2-story brick & wood open porch, non-historic door & light at 1st fl porch, historic door w/ grille & metal rail at 2nd floor terrace; historic door & vent at 1st floor; skylight at roof
39-04	47th Street	149	140	G'	1/1 vinyl	non-historic door	concrete w/ metal railing	loose brick curb	sliders w/ window grilles at basement; historic door surround & hood; hood roof is tarred; bay is alum clad; mailbox near door; REAR - non-historic aluminum siding infill at 1st floor porch, 1/1 at north façade, metal rail & non-historic door at 2nd floor; non-historic door & vent at 1st floor; thru-wall ac unit at 2nd floor
39-06	47th Street	149	41	A	6/6 wood w/ storms; casements at porch	historic door	concrete steps	cast-stone curb	sliders & painted concrete cheek walls at basement; historic wood porch infill, door w/ transom & light at front; multi-light casements at front & side; wires at façade; cast-stone coping; REAR - non-historic door at 1st floor; dryer vent at façade; parapet tarred
39-08	47th Street	149	141	A'	1/1 vinyl	non-historic door w/ storm	concrete steps	cast-stone curb; some pavers in yard	single-pane window in enlarged opening & light at basement; non-historic wood siding at porch, door, 1/1, light & mailbox at front; 2x 1/1 at side; wires at façade; 2 satellites at roof; REAR - façade is painted red/brown; non-historic door

39-10	47th Street	149	42	A	1/1 vinyl	non-historic door w/ storm	brick step; concrete steps at path	painted concrete wall; raised planting bed	façade has been cleaned; window grille, non-historic door, light & conduit at basement; projecting tripartite bay w/ asphalt shingle roof in enlarged opening at 1st fl; non-historic aluminum siding & brick pier infill at porch, door, 1/1 & mailbox at front, 2x 1/1 & vent at side; projecting thru-wall ac units at 1st & 2nd fl; wires & conduit at facade; satellite & repointing at parapet; REAR - non-historic door w/ grille at 1st fl; light & vent at facade
39-12	47th Street	149	142	A'	1/1 vinyl; multi-light at porch	non-historic door	brick step; concrete steps at path	brick & stone wall w/ raised planting bed	single-pane window, light, historic door & conduit at basement; projecting thru-wall ac unit at 1st floor; non-historic brick infill at porch, door, light, fixed window & mailbox at front; repointing at parapet; REAR - small 6/6 removed - brick infill; non-historic door & dryer vent at 1st floor; wood lattice fence
39-14	47th Street	149	43	A	1/1 vinyl w/ snap-ins; casements at porch	non-historic door	brick w/ cast-stone steps, concrete patio & metal railing	low brick wall	single-pane w/ grille & spigot at basement; non-historic brick infill at porch, door at front; casements w multi-light snap-ins at front & side; projecting thru-wall ac units at 1st & 2nd floors; parapet repointed; antenna at roof; raised concrete patio on brick wall at yard
39-16	47th Street	149	143	A'	1/1 vinyl	non-historic door w/ storm	brick w/ cast-stone steps, concrete patio & metal railing	low brick wall	non-historic door, aluminum sliders w/ guard & light at basement; non-historic brick infill at porch, door & light at front; paired casements w/ grille at front & side; light at porch side; wires & conduit at façade; parapet repointed; raised concrete patio on brick wall at yard
39-18	47th Street	149	44	A	1/1 aluminum; single-pane at porch	non-historic door	brick w/ metal railing	tiered yard w/ raised planting bed behind bluestone wall	façade has been repointed; non-historic door, window w/ grille & dryer vent at basement; non-historic brick infill w/ historic wood cornice at porch, door, sidelight & light at front; 1/1 in reduced opening replaces 6/6 at 1st floor; light & projecting thru-wall ac unit at 2nd floor; non-historic door & metal railing at 2nd floor terrace; 1/1 in cross gable at 3rd floor; skylight at roof; flue cap at chimney

39-20	47th Street	149	144	A'	1/1 vinyl	non-historic door	brick w/ metal railing	low brick wall w/ piers, cast-stone finials & metal railing; raised planting bed behind bluestone wall	windows w/ grille, vent w/ screen & utility box at basement; non-historic brick infill w/ historic wood cornice at porch, door, 1/1, mailbox, flagpole & light at front, vent at side; window grille at 1st floor; non-historic door, rigid metal awning & metal railing at 2nd floor terrace; 1/1 in cross gable at 3rd floor; repointing at 3rd floor; wires & conduit at facade; flue cap at chimney; raised planting bed behind bluestone wall w/ sloped concrete sidewalls
39-22	47th Street	149	45	A'	1/1 vinyl; 6/1 or 1/1 wood at porch	non-historic door w/ storm	brick w/ cast-stone treads & metal railing	patio w/ metal railing replaces raised planting bed on stone wall	grille at door, outlet & spigot at basement; non-historic brick infill at porch, door, 2x 1/1, door & light at front, 2x 6/1 w/ wood at north & south sides; light at 1st floor; window guard at 2nd floor terrace; chimney is stuccoed
39-22 side	47th Street faces thru-block path	149	45		1/1 vinyl				paired 1/1 in gable
39-24 east side	47th Street	149	46		6/6 wood w/ storms; casements at porch	historic doors w/ & w/o storms	concrete steps	low concrete curb or cobblestone curb	historic 2-story cast-iron porch w/ historic wood & glazed infill at the 1st floor, multi-light casements at east side, door w/ sidelights & transom at south side; light above door; wires & conduit at facade
39-24	47th St faces thru-block path	149	46	X	6/6 or 4/4 wood w/ storms; casements at 2nd fl	historic door	brick w/ metal railing	low concrete curb	historic brick porch infill; light above door; vinyl multi-light casements & 1/1 at 2nd floor; bays are painted black; terra-cotta coping at parapet; antenna at roof
39-24 west side	47th Street faces int. garden ct	149	46		6/6 wood w/ storms				partially visible from 46th Street; door w/ awning & light at 2nd bay of 1st floor

39-26, 39-28, 39-30, 39-32, 39-34, 39-36, 39-38, 39-40, 39-42, 49-44, 39-46, 39-48, 39-50, 39-52 47th Street
 Borough of Queens, Tax Map Block/Lot: 149/47, 48, 148, 49, 149, 50, 150, 51, 151, 52, 152, 53, 54, 55

Court Name: Hamilton
 Date: 1925
 Type: Row house



39-52 47th St (side) 39-50 47th St 39-48 47th St 39-46 47th St 39-44 47th St 39-42 47th St 39-40 47th St 39-38 47th St



39-36 47th St 39-34 47th St 39-32 47th St 39-30 47th St 39-28 47th St 39-26 47th St (side)

General Description:

Front façades (east, north facade of 39-26 47th Street, south façade of 39-52 47th Street): Row of 14, two-story flat roof, or two-story-plus-attic gable roof row houses divided into three different types and two mirror images, X, A', A, A', A, A', A, F', A, A', A, A', A, X'. The flat roof, center buildings, 39-32 to 39-46 are recessed from the streetwall, and the flat roof, northernmost and southernmost buildings are more recessed and set perpendicular to the row, facing the through-block path. The slate shingled, gable roofs of 39-28, 39-30, 39-48 and 39-50 47th Street are eaves front. The flat roof buildings feature bluestone coping and decorative, geometric soldier, stretcher, header and projecting brick coursing,

including a corbelled brick cornice, stepped projecting piers and concrete panels at the parapet level. Other decorative details include projecting bay windows, wood pilasters, brick soldier coursing above the foundation and above the second-floor windows, projecting header sills, and a corbelled, projecting brick panel and peaked parapet at the center buildings, 39-38 and 39-40 47th Street. All buildings have under porch or under stoop basement entries. Individual grassy front yards are surrounded by low curbs. Some front yards are tiered with at-grade portions adjacent to the sidewalk, and raised planting beds closer to the buildings, behind stone retaining walls.

Rear façades (west, south facade of 39-26 47th Street, north façade of 39-52 47th Street): The rear facades are very minimally visible or not visible from public thoroughfares.

East façades (sides of 39-26 and 39-52 47th Street): The three-bay side façades of 39-26 and 39-52 47th Street face the street. The center bay has a door on each story, accessing the historic two-story, cast-iron porch, flanked by one-over-one, double-hung wood windows that replace the historic six-over-six sash. The porches extend to the side wall of the adjacent building, covering the first and second bays at 39-26 and the second and third bays at 39-52 47th Street. The large, grassy side yards are surrounded by low, concrete curbs.

West façades (sides of 39-26 and 39-52 47th Street): The two-bay side façades of 39-26 and 39-52 47th Street face the interior garden court and are partially visible from 46th Street. Historic six-over-six, double-hung wood windows remain in both openings at the first and second floors and three-pane awning windows at the basement level align with the six-over-six sash above. A brick chimney extends above the parapet between the window bays.

North façade (side of 39-28 47th Street): The two-bay side façade of 39-28 47th Street faces the through-block path. One-over-one, double-hung windows in both bays at the second floor, replace the historic six-over-six sash. Brick infill in both openings at the first floor replaces the historic, six-over-six, double-hung wood windows. Paired, one-over-one, double-hung windows in the gable replace the historic four-over-four sash.

South façade (side of 39-50 47th Street): The two-bay side façade of 39-50 47th Street faces the through-block path. One-over-one, double-hung windows in both bays at the first and second floors replace the historic six-over-six sash. Paired, one-over-one, double-hung windows in the gable replace the historic four-over-four sash.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-26 west side	47th St faces int. garden ct	149	47		1/1 vinyl				minimally visible from the public thoroughfare; foundation is painted white; conduit at façade; flue cap at chimney; antenna at roof
39-26	47th Street faces thru- block path	149	47	X'	1/1 vinyl	non- historic door	brick & concrete w/ metal railing	chain-link fence & low concrete curb	spot repointing; historic brick enclosed porch w/ off-white painted roof & wood trim; light & 3 mailboxes near door; bays are aluminum clad w/ tarred roofs; parapet is partially tarred; antenna at roof

39-26 east side	47th Street	149	47		1/1 vinyl	non- historic doors	brick w/ cheek walls	low concrete curb	spot repointing; historic 2-story cast-iron porch w/ non-historic brick infill at 1st floor, door, mailbox, light & stucco at north side, 2x 1/1 at east side; spigot at 1st floor; conduit at façade; satellite at roof
39-28 north side	47th Street faces thru- block path	149	48		1/1 aluminum				brick infill at windows & painted or coated brick at 1st floor; projecting thru-wall ac units - 1 at 1st fl; 2 at 2nd fl, 1 at gable; wires at façade
39-28	47th Street	149	48	A	1/1 aluminum; casements at 1st floor	non- historic door w/ storm	concrete w/ brick cheek wall & metal railing	raised concrete patio w/ metal railing on stone/ concrete wall	sliding window w/ grille, clear plastic gate, wires & spigot at basement; non-historic brick infill at porch, door, light, glass block infill & awning at north side, 2x 1/1, wood panel & planting box at east side; tripartite window w/ casements flanking single-pane in enlarged opening & vent at 1st floor; antenna at roof
39-30	47th Street	149	148	A'	1/1 vinyl	non- historic door	brick w/ concrete cheek wall, cast-stone treads/ coping & metal railing	low brick wall; stone wall w/ raised planting bed	sliders w/ grille & non-historic door at basement; non-historic vertical wood siding at porch, door & light at south side, single-pane, horizontal awning window at east side; projecting thru-wall ac unit at 1st floor; flue cap at tarred chimney; antenna at roof
39-32	47th Street	149	49	A	1/1 vinyl; casements at 1st floor	non- historic door w/ storm	brick w/ cast- stone treads	scalloped cast-stone & low concrete curb	sliders w/ grille, non-historic door & spigot at basement; non-historic wood siding at porch, door, sidelight, flagpole & light at east side; paired sliders replace 6/6 & projecting thru-wall ac unit at 1st floor; window guards at 2nd floor; metal coping at parapet
39-34	47th Street	149	149	A'	1/1 aluminum	non- historic door	brick w/ cast- stone treads	low concrete curb; historic bluestone in concrete path	facade has been repointed; sliders, non-historic door & light at basement; non-historic alum. siding at porch, door, 1/1 & flagpole at east side, 2x 1/1 at south side; metal coping at parapet

39-36	47th Street	149	50	A	1/1 vinyl	non-historic door w/ storm	concrete steps; brick w/ cast-stone treads	chain-link fence w/ gate & low concrete curb; historic bluestone in concrete path	façade has been repointed; historic window, non-historic door & light at basement; non-historic aluminum siding at porch, door, 2 jalousie windows, mailbox & light at east side, jalousie window at north side; some tar at façade; metal coping at parapet
39-38	47th Street	149	150	F'	1/1 vinyl	historic door w/ storm	concrete steps; brick w/ cast-stone treads w/ metal railing	scalloped cast-stone curb; metal railing at path	spot repointing at façade; historic window, historic door & spigot at basement; non-historic brick infill at porch, door, 1/1, mail slot & light at east side, 1/1 at south side; metal flashing at projecting brickwork; metal coping at parapet
39-40	47th Street	149	51	A	1/1 vinyl; 6/6 wood w/ storms at porch	historic door	brick steps & concrete steps w/ metal railing	low brick wall	sliding window, non-historic door & light at basement; non-historic brick infill at porch, door, 6/6, flagpole & light at east side, 6/6 at north side; metal flashing at proj. brickwork; cast-stone coping at parapet; wires at façade
39-42	47th Street	149	151	A'	1/1 vinyl w/ snap-ins	non-historic door w/ storm	brick steps & concrete steps w/ metal railing	loose brick curb	spot repointing at façade; 6/6 snap-in muntins; sliding window w/ grille, non-historic door w/ storm & light at basement; non-historic brick infill at porch, door, 1/1, awning & light at east side, 1/1 at south side; some stucco at decorative brickwork, metal & cast-stone coping at parapet
39-44	47th Street	149	52	A	1/1 aluminum	non-historic door w/ grille	brick w/ metal railing	low brick wall	sliding window w/ grille, non-historic door & light at basement; non-historic brick infill at porch, door, 1/1 w/ grille, light & awning at east side, 1/1 at north side; paired 1/1 in enlarged opening at 1st floor; cast-stone coping at parapet
39-46	47th Street	149	152	A'	1/1 aluminum	non-historic door w/ storm	brick w/ metal railing	railroad tie curb; low brick wall at path	jalousie window w/ grille, non-historic door w/ storm & light at basement; non-historic brick infill at porch, door, 1/1, light, flagpole & awning at east side, projecting window bay w/ asphalt shingle roof at south side; projecting thru-wall ac units at 1st & 2nd fl; vent at 2nd fl; repointing & flashing at decorative brickwork; metal coping at parapet; antenna at roof

39-48	47th Street	149	53	A	1/1 wood at 1st; 6/6 wood at 2nd floor; both w/ storms	non-historic door w/ storm	concrete steps w/ brick cheek walls	scalloped cast-stone & low concrete curb; stone wall w/ raised planting bed	jalousie window at basement; non-historic brick infill at porch, door & 1/1 at north side, 2x 1/1 at east side; vent & metal railing at 2nd floor; repointing at parapet; solar panels, ice guard & antenna at roof
39-50	47th Street	149	54	A'	1/1 vinyl	non-historic door	concrete steps w/ brick cheek walls	scalloped cast-stone & low concrete curb; stone wall w/ raised planting bed	sliding window, non-historic door & spigot at basement; non-historic brick infill at porch, door, light & vent at south side, 2x 1/1 & wood lattice at east side; non-historic door w/ storm, metal railing & projecting thru-wall ac unit at 2nd floor; wires at facade; ice guards at roof; REAR - wood shingle dormer at roof
39-50 south side	47th Street faces thru-block path	149	54		1/1 vinyl				projecting thru-wall ac unit at 1st floor; paired 1/1 in gable; wires at facade
39-52 east side	47th Street	149	55		1/1 alum. w/ snap-ins	non-historic door at 1st; historic w/ storm at 2nd floor	brick w/ metal railing	metal lattice & wood post fence on high concrete curb	spot repointing; 6/6 snap-in muntins; historic 2-story cast-iron porch w/ non-historic vertical wood infill at 1st fl, door, light & mailbox at south side, tripartite sliders at east side; spigot & utility box at 1st fl; historic door w/ storm & metal railing at 2nd fl
39-52	47th Street faces thru-block path	149	55	X	1/1 alum. w/ snap-ins; casements at bay	non-historic, multi-light door	brick w/ metal lattice railing	metal lattice & wood post fence on high concrete curb	6/6 snap-in muntins; sliders at basement; historic brick porch infill w/ decorative wood trim removed; 2 lights near door; single-pane casements w/ snap-ins at bays; cast-stone coping at parapet
39-52 west side	47th Street faces int. garden ct	149	55		1/1 alum. w/ snap-ins				minimally visible from the public thoroughfare; 6/6 snap-in muntins; cast-stone coping

39-56, 39-58, 39-60, 39-64/64A, 39-66, 39-70, 39-72, 39-74/76, 39-78 47th Street
 Borough of Queens, Tax Map Block/Lot: 149/64, 66, 67, 68, 70, 71, 72, 74, 75

Court Name: Hamilton
 Date: 1925
 Type: Row house



General Description:

Front façades (west, north facade of 39-56 47th Street): Row of nine, two-story flat roof, or two-story-plus-attic gable roof row houses divided into seven different types and two mirror images, I', W, H, G', Y', Y, G, D', X'. The flat roof center buildings (fourth, fifth, sixth and seventh) are recessed from the streetwall, with the northernmost building more recessed and set perpendicular to the row, facing the through-block path. The slate shingled, gable roofs of the first, second and third buildings are eaves front with a cross-gable shared by 39-72 and 39-74 47th Street. The slate shingled, gable roof of the eighth building, 39-58 47th Street, faces the street. The flat roof buildings feature bluestone coping, geometric soldier, stretcher, header and projecting brick coursing including a denticulated brick cornice, stepped piers and brick openwork at the parapet level. Other decorative details include projecting bay windows, wood pilasters at the enclosed porticos, paneled wood door surrounds and hoods supported by carved wooden brackets, projecting header-course sills and brick soldier coursing above the foundation and above the second-floor windows. All buildings have under porch basement entries, except for 39-58 and 39-78 47th Street. Individual grassy front yards are surrounded by curbs or low masonry walls. The grassy front yards of the flat roof center buildings are tiered with at-grade portions adjacent to the sidewalk, and raised planting beds closer to the buildings, behind stone (front) and concrete (side) retaining walls.

Rear façades (east, south facade of 39-56 47th Street): The rear facades of 39-72, 39-74/76 and 39-78 47th Street are partially visible from 46th Street. The three-bay (39-78) and four-bay (39-72 and 39-74/76) façades feature a combination of six-over-six and four-over-four, double-hung wood windows and doors. The gable roof of all three buildings is cut out to create a third-floor terrace with a metal railing. A brick chimney extends from the third floor between the rear facades of 39-72 and 39-74/76 47th Street. Generally where front facade windows have been replaced, they have also been replaced at the rear. Other rear facades are not visible or are very minimally visible from public thoroughfares.

West façade (side of 39-56 47th Street): The two-bay side façade of 39-56 47th Street faces the interior garden court and is minimally visible from 46th Street. One-over-one, double-hung windows replace the historic six-over-six, double-hung wood windows in both openings at the first and second floors.

East façade (side of 39-56 47th Street): The three-bay side façade of 39-56 47th Street faces the street. There are six-over-six, double-hung windows in the first and third bays at both floors, with a door at the center bays, accessing the historic, two-story, cast-iron porch in the southern two bays. The large, grassy side yard is surrounded by a wood picket fence.

North façade (side of 39-58 47th Street): The two-bay side façade of 39-58 47th Street faces the through-block path. One-over-one, double-hung windows at both floors replace the historic wood multi-light casements or four-over-four wood sash, paired in the first bays and single in the second bays.

South façade (side of 39-78 47th Street): The three-bay side façade of 39-75 46th Street faces the through-block path. One-over-one, double-hung windows replace the historic six-over-six sash in the first and third bays, and smaller, four-over-four, double-hung, center windows. There is a one-over-one, double-hung window (historically six-over-six) in the gable. A brick chimney extends from the southernmost portion of the roof just between the first and second bays. The small side yard is surrounded by a wood picket fence on a low concrete curb.

Individual Descriptions:

#	Street	block	lot	bdg type	window material	door	stoop	areaway	changes/notes
39-56 west side	47th Street faces int. garden ct	149	64		historic 6/6 w/ storms			wood picket fence & low concrete curb	minimally visible from 46th Street
39-56	47th Street faces thru-block path	149	64	X'	historic 6/6 & 4/4 w/ storms	non-historic door	brick	wood picket fence & low concrete curb	historic brick enclosed porch & painted brown wood trim; porch roof is painted green; 2 lights at door; projecting thru-wall ac unit & window grille at 1st floor; 1 historic multi-light casement & 2x 1/1 vinyl at centers bays at 2nd floor; some brick replacement & terra-cotta coping
39-56 east side	47th Street	149	64		historic 6/6 w/ storms	historic door w/ storm & non-historic door	concrete steps & patio	wood picket fence & low cast-stone curb	historic, 2-story cast-iron porch; light at 1st floor; reduced parapet w/ some replacement brick & terra-cotta coping

39-58 north side	47th Street faces thru- block path	149	66		1/1 vinyl				vent at 1st floor & at roof
39-58	47th Street	149	66	D'	historic 6/6 w/ storms; 1/1 vinyl	historic door w/ storm door	brick w/ cheek wall w/ metal railings	scalloped cast- stone curb; perforated concrete block wall in yard	2 jalousie windows in enlarged openings, small wood shingle hood & utility box at basement; single- pane window at south-facing porch foundation; non- historic brick enclosed porch w/ wood clapboards in gable & slate shingle roof & light at entry, 4/4 wood at north & south-facing sides; 1/1 vinyl replace 4/4 sash; 6/6 in gable
39-60	47th Street	149	67	G	1/1 vinyl	historic door	brick steps	scalloped cast-stone curb; stone wall & raised planting bed	façade has been repointed; aluminum cladding at enclosed porch; window grille at 1st floor; wires at façade; stucco at sides of parapet
39-64	47th Street	149	68	Y	1/1 vinyl	historic doors	brick steps w/ metal railing	cobblestone curb; stone wall & raised planting bed	non-historic door at thru-building passage; aluminum cladding at enclosed porch & single door surround; window grilles at 1st floor; wires at façade; repainting & cast-stone coping at parapet
39-66	47th Street	149	70	Y'	1/1 vinyl	non- historic doors	brick steps w/ metal railing	low cobblestone wall; stone wall & raised planting bed	façade has been repointed; aluminum clad, non- historic enclosed porch & clad single door surround & hood; non-historic gray wood panel replaces thru- building passage door; mailbox & light near each door; wires at façade; bluestone coping; 2 satellites at roof; pavers adjacent to building
39-70	47th Street	149	71	G'	1/1 vinyl	non- historic doors	brick steps w/ metal railing	scalloped cast-stone curb; stone wall & raised planting bed	aluminum clad, non-historic enclosed porch; non- historic projecting bay w/ 4 casements replaces paired 6/6, thru-wall ac panel, both window openings shortened & alarm box at 1st floor; bluestone coping; parapet has been repointed; some brick pavers in yard; concrete sidewalk adjacent to building; wood fencing at both yard levels

39-72	47th Street	149	72	H	1/1 vinyl	non-historic door	brick steps w/ cast-stone treads & metal railing	brick cheek wall w/ piers, cast-stone finials & metal railing	façade has been repointed; sliding windows & pvc piping at basement; vinyl cladding at enclosed porch w/ non-historic, decorative wood door surround; mailbox near door; 1/1 in cross gable; flue cap at chimney; some cast-stone pavers & gate at north side of yard; REAR - non-historic vinyl porch infill at 1st floor; horizontal & diagonal vinyl siding & metal railing at 3rd floor
39-74 – 39-76	47th Street	149	74	W	1/1 vinyl	non-historic doors	brick steps w/ & w/o cast-stone treads & metal railing	brick cheek wall w/ piers, cast-stone finials & metal railing	sliding windows w/ grilles at basement; vinyl/aluminum cladding at enclosed porch; door to thru-building path is removed; mailbox near doors; historic door hood, & light near 1st bay; projecting thru-wall ac unit & window guard at 2nd floor; 1/1 in cross gable; flue cap at chimney; small concrete paved area in yard; REAR - non-historic brick porch infill at 1st floor, stainless steel railing at 2nd fl; asphalt shingle siding & metal railing at 3rd fl
39-78	47th Street	149	75	I'	1/1 aluminum	non-historic door	brick steps w/ cast-stone treads & metal railing	brick cheek wall w/ piers, cast-stone finials & metal railing	sliding windows at basement; mailbox & light near door; aluminum clad door surround & hood; bracket for thru-window ac at 1st floor; flue cap at chimney; REAR - red metal awning at 1st floor; 2 story open metal porch w/ metal spiral stair; metal railing & rigid metal awning at 2nd floor; window grilles at 2nd floor; aluminum siding & metal railing at 3rd fl terrace; wood picket fence & curb
39-78 south side	47th Street faces thru-block path	149	75		1/1 aluminum			wood picket fence & low concrete curb	window grilles at 1st floor; wires, conduit & 2 satellites at façade; top of chimney reconstructed; flue cap at chimney

39-80 to 39-94 47th Street – See description under 46-01 to 46-31 Skillman Avenue

47th Street between 39th Avenue and Skillman Avenue – east side

39-03, 39-07, 39-09, 39-11, 39-15, 39-17, 39-19 47th Street

Borough of Queens, Tax Map Block/Lot: 148/144, 43, 42, 41, 140, 39, 37

Court Name: Roosevelt
Date: 1927
Type: Row house



39-03 47th St (side)

39-07 47th St

39-09 47th St

39-11 47th St

39-15 47th St

39-17 47th St

39-19 47th St

General Description:

Front façades (west): Row of seven, two-story flat roof, or two-story-plus-attic gable roof row houses divided into three different types and two mirror images, Z, P', P, P', P, G', G. The flat roof, first five buildings are recessed from the streetwall, while the slate shingled, gable roofs of 39-17 and 39-19 47th Street, the two southernmost buildings, are eaves front. The flat roof buildings feature geometric soldier, stretcher, and header brick coursing and diamond-shaped brick patterning. Other decorative details include projecting bay windows, projecting brick piers, and brick soldier coursing above the foundation, and above the second-floor windows. All buildings have concrete steps flanked by cheek walls leading to basement entries, except for 39-17 and 39-19 47th Street. Historic enclosed porches and doors remain at 39-11 and 39-15 47th Street. Individual grassy front yards are surrounded by curbs or low masonry walls. The building at 47-08 39th Avenue, although connected to the northeast corner and set perpendicular to this row facing 39th Avenue, is excluded from this section and described under its 39th Avenue address.

Rear façades (east): The four-bay rear facades of 39-17 and 39-19 47th Street are minimally visible from 48th Street. No. 39-19 47th Street has a door in the first bay, one-over-one, double-hung windows (replacing the historic six-over-six sash) in the second and fourth bays, and a four-over-four, double-hung window in the third bay at the first and second floors. There a non-historic, enclosed porch in the first bay at the first floor and a metal rail at the second-floor terrace. A brick chimney extends above the roof between the third and fourth bays. Like the front facades, the rear of 39-17 is the mirror image of 39-19 47th Street. Other rear facades are not visible or are very minimally visible from public thoroughfares.

North façade (side of 39-03 47th Street): The three-bay side façade of 39-03 47th Street faces 39th Avenue. One-over-one, double-hung windows with snap-in muntins in the first and second bays at both floors replace the historic six-over-six and smaller, four-over-four wood sash, respectively. The third bay has a two-story porch with non-historic infill at the first floor and a door accessing the terrace at the second floor. There is a door and four-over-four, double-hung window at the basement level. A brick chimney extends above the parapet between the first and second bays.

South façade (side of 39-19 47th Street): The two-bay side façade of 39-19 47th Street faces the through-block path. One-over-one, double-hung windows with snap-in muntins in all openings replace the historic six-over-six sash in both bays at the first and second floors and the paired six-over-six sash in the gable. There is a vent in the gable, and sliding windows at the basement level align with the windows in the second bay above. The small, grassy side yard is surrounded by a concrete curb.

Individual Descriptions:

#	Street	block	lot	bdg type	window material	door	stoop	areaway	changes/notes
39-03 north side	47th St faces 39th Avenue	148	144		1/1 aluminum w/ snap-in muntins	historic doors w/ metal grilles at basement & 2nd floor	concrete steps to basement	low concrete curb; low brick wall at driveway	façade has been repointed; spigot at basement; 4/4 & 6/6 snap-in muntins; window grilles at 1st floor; vent at 2nd floor; non-historic infill & aluminum siding at porch, paired 1/1 w/ grilles at east façade; metal rail at 2nd floor; parapet has been reconstructed; paved driveway in side yard
39-03	47th Street	148	144	Z	1/1 aluminum w/ snap-in muntins	non-historic door w/ metal grille storm	brick/ concrete at porch	low concrete curb w/ metal gate	façade has been repointed; 2x 3-pane awning windows, grilles & wires at basement; 6/6 snap-in muntins; window grilles at 1st floor; non-historic infill & aluminum siding at west facade of side porch - door w/ storm, sidelight, light & mailbox; metal rail at 2nd floor; parapet has been reconstructed
39-07	47th Street	148	43	P'	1/1 aluminum; casements at porch	historic door	brick w/ cast-stone treads & metal rail	low concrete curb; wire mesh & post railing	façade has been cleaned; historic door w/ grille, light & painted concrete walls at basement; window grilles at 1st floor; light above door; non-historic brick infill - casements w/ multi-light snap-ins at front & side; pointing at porch; metal rail, non-historic door & storm at 2nd floor; repointing at parapet

39-09	47th Street	148	42	P	1/1 aluminum w/ snap-in muntins	non-historic door	brick w/ cast-stone treads & metal rail	metal rail w/ low brick wall & piers; raised planting bed	non-historic door, light & 1/1 in enlarged opening at basement; 4/4 & 6/6 snap-in muntins; wires & conduit at facade; non-historic brick infill & aluminum siding at porch, paired 1/1 at front & side; metal rail & non-historic door at 2nd floor; repointing at parapet
39-11	47th Street	148	41	P'	1/1 aluminum w/ snap-in muntins; casements at porch	historic door	brick w/ metal rail & concrete steps	cobblestone curb	historic door w/ grille, light & window grilles at basement; 6/6 snap-in muntins; projecting thru-wall ac at 1st floor; vent at 2nd floor; wires at facade; historic wood infill & multi-light casements at porch, wood infill replaces 1 window at north porch facade; flagpole & light at door; metal rail & historic door w/ grille at 2nd floor; pointing at parapet; cast-stone coping
39-15	47th Street	148	140	P	1/1 aluminum w/ snap-in muntins; fixed at porch	historic door	brick steps & concrete steps	large stones in yard	historic door w/ storm, paired casements & utility box at basement; 6/6 & 8/8 snap-in muntins; conduit at facade; historic wood infill & fixed windows at porch w/ multi-light snap-ins; metal rail & historic door w/ storm at 2nd floor; pointing at parapet
39-17	47th Street	148	39	G'	1/1 aluminum w/ snap-in muntins	historic door	brick w/ metal rail	metal rail w/ brick wall & piers; raised planting bed	façade has been cleaned; utility box, wires & 1/1 at basement; 4/4 snap-in muntins, projecting thru-wall ac unit at 1st floor; bay is painted white w/ a tan/red roof & base; wires at façade; REAR - 1/1 aluminum windows; brick infill at 1st floor porch; non-historic door & metal railing at 2nd floor; 1/1 in reduced openings in second bay
39-19	47th Street	148	37	G'	1/1 aluminum w/ snap-ins & storms	non-historic door w/ storm	brick w/ metal rail	loose brick; stone in yard	sliding windows, wires & spigot at basement; 6/6 snap-in muntins; bay is painted white; light above & mailbox near door; wires at façade; REAR - non-historic wood infill at 1st floor; non-historic door & metal railing at 2nd floor
39-19 south side	47th St faces thru-block path	148	37		1/1 alum. w/ snap-ins; 6/6 w/ storms in gable			low concrete curb (missing in some spots)	utility box & sliding windows at basement; 6/6 snap-in muntins; projecting thru-wall ac units at 1st & attic floors; light & conduit at facade; non-historic porch infill at south side of enclosed rear porch, 2x casements at 1st fl, metal rail at 2nd fl

39-21, 39-23, 39-25, 39-27, 39-29, 39-31, 39-33, 39-35, 39-37, 39-39, 39-41, 39-43, 39-45 47th Street

Borough of Queens, Tax Map Block/Lot: 148/36, 135, 35, 134, 34, 133, 33, 132, 32, 131, 31, 30, 29

Court Name: Roosevelt Court
Date: 1927
Type: Row house



39-21 47th St 39-23 47th 39-25 47th 39-27 47th 39-29 47th St 39-31 47th St 39-33 47th St 39-35 47th St 39-37 47th St 39-39 47th St 39-41 47th St 39-43 47th St 39-45 47th (side)

General Description:

Front façades (west, south façade of 39-45 47th Street): Row of 13, two-story flat roof, and two-story-plus-attic gable roof row houses divided into four different types, A', A, A', A, A', A, F', A, A', A, B', A, X'. The slated shingled, gable roofs of the first, second, eleventh and twelfth buildings are eaves front and pitched steeply to create a third story. The flat roof, center buildings are recessed from the streetwall. The flat roof, southernmost building is farther recessed and set perpendicular to the row, facing the through-block path. The flat roof buildings feature bluestone coping, soldier, stretcher, header and projecting geometric brick coursing, including a denticulated brick cornice, stepped piers and projecting triangular and cross-shaped brickwork at the parapet level. Decorative details include projecting bay windows, brick soldier coursing above the foundation and above the second-floor windows, projecting header sills, projecting and flat geometric brick patterning and pilasters, and wood pilasters at the enclosed entry porticos. The historic open porch with wood deck, windows and door remain on 39-37 47th Street. No. 39-33 47th Street, row house type F', historically had a doorway accessing a through-building path to the rear facades, instead of a six-over-six, double-hung wood window in the first bay of the first floor. All buildings have under porch basement entries. The grassy front yards are tiered with at-grade portions adjacent to the sidewalk, and raised planting beds closer to the buildings, behind stone (front) and concrete (side) retaining walls.

Rear façades (east, north façade of 39-45 47th Street): The two-bay rear facades of 39-21, 39-23 and 39-25 47th Street are partially visible from 48th Street. Like the front facades, each rear facade is the mirror image of the adjacent building and historically featured a door paired with a four-over-four, double-hung window and a single, six-over-six, double-hung wood window at the first floor, and a four-over-four, double-hung window and paired, six-over-six, double-hung wood windows at the second floor. Generally, where the front windows have been replaced, they have also been replaced at the rear. The other rear facades are very minimally or not visible from public thoroughfares.

West façade (side of 39-45 47th Street): The three-bay side façade of 39-45 47th Street faces the street. The center bay has a door on both stories accessing the historic, two-story, cast-iron porch, flanked by one-over-one, double-hung windows that replace the historic six-over-six sash. There is no window in the third bay at the second floor. The large, grassy side yard is surrounded by a low concrete curb.

East façade (side of 39-45 47th Street): The two-bay side façade of 39-45 47th Street faces the interior garden court. The historic six-over-six, double-hung wood windows remain in both openings at the first and second floors. Three-pane, awning windows at the basement level line up with the six-over-six sash above.

North façade (side of 39-21 47th Street): The two-bay side façade of 39-21 47th Street faces the through-block path. The historic six-over-six sash in both openings at the first and second floors and at the paired opening in the gable have been replaced by one-over-one, double-hung windows or single-pane casements. There is a small vent in the gable peak and sliding windows at the basement level align with the windows above. The small, grassy side yard is surrounded by a low, concrete curb.

South façade (side of 39-43 47th Street): The one-bay side façade of 39-43 47th Street faces the through-block path. One-over-one, double-hung windows replace the historic six-over-six sash at the first and second floors and at the paired opening in the gable. There is a small vent in the gable peak and a three-pane, awning window at the basement level aligns with the windows above.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-21 north side	47th St faces thru-block path	148	36		1/1 aluminum; casements			low concrete curb	façade has been cleaned & repointed; sliders at basement; 1/1 at 1st & 2nd floors; single-pane casements & small vent in gable; light at façade
39-21	47th Street	148	36	A'	1/1 aluminum	non-historic door	brick steps & concrete steps w/ pipe rail	low wood curb; stone wall (front), concrete wall (side), raised planting bed	non-historic door & sliding window w/ guard at basement; non-historic vertical wood infill at porch - large, single-pane window at front; light near door; vent at 2nd fl; copper dormer w/ 3, single pane casements at roof; REAR - 1st fl openings altered, 1/1 replaces door, paired sliding doors in enlarged opening; light & vent at 1st floor; skylight & copper dormer w/ 3, single-pane casements at roof

39-23	47th Street	148	135	A	1/1 aluminum	non-historic door	brick steps & concrete steps w/ pipe rail	stone wall (front), concrete wall (side), raised planting bed; historic bluestone in concrete path	façade has been cleaned & repointed; sliding windows w/ grille at basement; projecting thru-wall ac units at 1st & 2nd fl; vent at 2nd fl; conduit at facade; non-historic vertical wood infill at porch - large, single pane window at front; light near door; conduit at south-facing facade return; flue cap at chimney; REAR - 1st fl openings altered, 1/1 replaces door, paired sliding doors in enlarged opening; light at 1st floor
39-25	47th Street	148	35	A'	1/1 aluminum; casements at porch	non-historic door	brick w/ metal rail	low concrete curb; stone wall (front), concrete wall (side), raised planting bed; historic bluestone in concrete path	façade has been repointed; awning windows, non-historic door & light at basement; projecting thru-wall ac units at 1st & 2nd floors; vent at 2nd floor; non-historic brick infill at porch, single-pane casements - 2 at front & 3 at side; light near door; REAR - 1st floor openings altered, 1/1 replaces door, paired sliding doors in enlarged opening; light & vent at 1st floor
39-27	47th Street	148	134	A	1/1 aluminum; casements at porch	non-historic door	brick w/ metal rail	scalloped cast-stone; stone wall (front), concrete wall (side), raised planting bed; historic bluestone in concrete path	façade has been cleaned; sliding windows & non-historic door at basement; non-historic brick infill at porch - single-pane casements at front & side; transom above, light & mail slot near door
39-29	47th Street	148	34	A'	1/1 wood w/ storms	non-historic door	brick steps & concrete steps	stone wall (front), concrete wall (side), raised planting bed; historic bluestone in concrete path	non-historic door w/ storm & jalousie window w/ grille at basement; façade has been repointed; projecting thru-wall ac unit at 1st floor; historic wood infill at porch w/ replacement 1/1 windows at front & side; glass is painted white in transom above door; wood lattice under porch; wires at facade; tarred bluestone coping & antenna at roof
39-31	47th Street	148	133	A	1/1 vinyl w/ snap-ins	non-historic door	brick steps & concrete steps	stone wall (front), concrete wall (side), raised planting bed; historic bluestone in concrete path	façade has been repointed; single-pane window w/ grilles & light at basement; projecting thru-wall ac units at 1st floor; historic wood infill & multi-light casements at porch front, solid wood panel at side; projecting diamond-shaped brickwork on buff brick base at parapet; wires & conduit at facade; antenna at roof

39-33	47th Street	148	33	F'	1/1 aluminum at 1st floor; historic 6/6 w/ storms at 2nd	non-historic door	brick	scalloped cast-stone; stone wall (front), concrete wall (side), raised planting bed; historic bluestone in concrete path	non-historic door w/ grille, jalousie window w/ grille & light at basement; brick infill & basement window in historic door opening (see gen. desc.) at 1st bay of 1st floor; window grilles at basement; paired 1/1 in enlarged opening cuts decorative panel & pilaster at 1st floor; non-historic infill & aluminum siding at porch w/ replacement 1/1 windows at front & side; 2 projecting thru-wall ac units at 2nd floor; antenna at roof
39-35	47th Street	148	132	A	1/1 aluminum; casements at 1st floor	non-historic door w/ storm	brick w/ stucco cheek wall	entire yard is raised bed w/ castle stucco wall; historic bluestone in concrete path	3, single-pane casements in enlarged opening at 1st floor; non-historic infill & off-white & castellated parapet at porch w/ 1 casement at front; light above door; repointing at 2nd floor lintels; metal coping at parapet
39-37	47th Street	148	32	A'	historic 6/6 w/ storms	historic door w/ storm	concrete w/ metal rail	scalloped cast-stone; stone wall (front), concrete wall (side), raised planting bed; historic bluestone in concrete path	intact w/ added storms; jalousie, non-historic door w/ storm & light at basement; historic open porch & wood deck w/ non-historic metal gate & railing; wood lattice under porch; projecting thru-wall ac at 2nd floor; conduit at façade
39-39	47th Street	148	131	A	1/1 aluminum	non-historic door	concrete w/ metal rail	scalloped cast-stone; stone wall (front), concrete wall (side), raised planting bed; historic bluestone in concrete path	façade has been cleaned; non-historic door, sliders, spigot & utility box at basement; vent at 1st floor; non-historic multi-color wood infill & 1/1 at porch front & side, fish scale wood shingle & decorative, multi-colored, painted wood trim; light near door
39-41	47th Street	148	31	B'	1/1 vinyl w/ snap-ins	historic door	brick w/ metal rail & brick cheek wall	low brick wall; stone wall (front), concrete wall (side), 2 raised planting beds; historic bluestone in concrete path	sliders, vent w/ screen & light, vent & spigot at basement; 6/6 & 8/8 snap-in muntins; non-historic brick porch infill w/ 1/1 at front & 2x1/1 at side; lights & hood at door; flue cap at chimney; off-white stucco at chimney & north gable façade; lower part of areaway is raised & surrounded by low brick wall

39-43	47th Street	148	30	A	1/1 vinyl	historic door	brick w/ metal rail & brick cheek wall	paved low portion; stone wall (front), concrete wall (side), raised planting bed; historic bluestone in concrete path	non-historic door w/ storm, casement w/ grille in enlarged opening & spigot at basement; non-historic brick porch infill w/ 1/1 at front & side; light above door & at facade; flue cap at chimney; lower part of areaway is concrete paved
39-43 south side	47th St faces thru-block path	148	30		1/1 aluminum				grille at basement; paired 1/1 in gable; enlarged & 2nd vent in gable
39-45 west side	47th Street	148	29		1/1 vinyl	non-historic door & historic door w/ screen	concrete deck at porch & concrete steps	concrete curb	sliders at basement; historic 2-story cast-iron porch; light at 1st floor; historic door w/ screen at 2nd floor; some scalloped cast-stone pavers in yard
39-45	47th St faces thru-block path	148	29	X'	1/1 aluminum; 1 historic casement at 2nd floor	historic door	brick & concrete w/ metal railing	low concrete curb	sliding windows at basement; historic brick enclosed porch; lights near door; 1 historic casement at 2nd bay of 2nd floor; bays are clad/painted white; coating bluestone coping at parapet
39-45 east side	47th Street	148	29		1/1 aluminum			low concrete curb	conduit at façade; flue cap at chimney

39-51, 39-53, 39-55, 39-57, 39-59, 39-61, 39-63, 39-65, 39-67, 39-69 47th Street

Borough of Queens, Tax Map Block/Lot: 148/27, 26, 25, 24, 23, 22, 21, 20, 19, 17

Court Name: Roosevelt
Date: 1927
Type: Row house



39-51 47th St (side) 39-53 47th St 39-55 47th St 39-57 47th St 39-59 47th St 39-61 47th St 39-63 47th St 39-65 47th St 39-67 47th St 39-69 47th St (side)

General Description:

Front façades (west, north facade of 39-51 47th Street, south facade of 39-69 47th Street): Row of ten, two-story flat roof or two-story-plus-attic, slate shingled, gable roof row houses divided into three different types and their mirror images, X, D, A', A, A', A, A', A, D', X'. The eaves front, gable roof center buildings, 39-55 to 39-65 47th Street, are recessed from the streetwall, with a shared cross gable at 39-59 and 39-61 47th Street. The gable front roofs of 39-53 and 39-67 47th Street create additional cross gables with the adjacent eaves front houses. The flat roof, first and last buildings, 39-51 and 39-69 47th Street, are farther recessed and set perpendicular to the row, facing the through-block path. The flat roof buildings feature geometric soldier, stretcher, header and projecting brick coursing, including stepped piers at the parapet level. Other decorative details include projecting bay windows, wood pilasters, projecting header-brick sills and brick soldier coursing above the foundation and above the second-floor windows. All buildings have under porch or basement entries with concrete steps and flanking concrete cheek walls. A historic door and enclosed porch remain at 39-51 47th Street. Individual grassy front yards are surrounded by curbs or low masonry walls.

Rear façades (east, south facade of 39-51 47th Street, north facade of 39-69 47th Street): The rear facades are not visible or are very minimally visible from public thoroughfares.

East façade (side facades of 39-51 and 39-69 47th Street): The two-bay side façades of 39-51 and 39-69 47th Street face the interior garden court. One-over-one, double-hung windows replace historic six-over-six, double-hung wood windows in both openings at the first and second floors.

West façade (side facades of 39-51 and 39-69 47th Street): The three-bay side façades of 39-51 and 39-69 47th Street face 47th Street. The center bay has a door on both stories with a historic two-story, cast-iron porch, flanked by one-over-one, double-hung windows that replace the historic six-over-six sash. The large, grassy side yard is surrounded by a low, concrete or brick curb.

North façade (side of 39-53 47th Street): The three-bay side façade of 39-53 47th Street faces a through-block path. One-over-one, double-hung windows in the first and second bays at both floors replace the historic six-light casements. In the third bays, single-pane casements replace the historic six-light windows at both floors. Concrete steps, flanked by concrete cheek walls, lead to a basement entry.

South façade (side of 39-67 47th Street): The three-bay side façade of 39-67 47th Street faces the through-block path. Paired one-over-one, double-hung windows in the first bay and single, one-over-one, double-hung windows in the second and third bays replace the historic six-over-six sash. Concrete steps, flanked by concrete cheek walls, lead to a basement entry.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-51 east side	47th St faces int. garden ct	148	27		1/1 aluminum			low concrete curb	minimally visible from the public thoroughfare; tarred bluestone coping at parapet
39-51	47th St faces thru-block path	148	27	X	1/1 aluminum	historic door	brick w/ metal railing	low concrete curb	historic brick infill at porch, trim is painted brown; lights flank door; bays are aluminum clad; reconstructed parapet w/ cast-stone coping; wires at façade; antenna at roof
39-51 west side	47th Street	148	27		1/1 aluminum	non-historic doors w/ storms	concrete steps & patio	white soldier brick curb	historic cast-iron porch is painted brown; brick at 1st floor porch is painted off-white; mailbox near door; some repointing & bluestone coping at parapet; antenna at roof
39-53 north side	47th Street	148	26		2/2 wood w/ storms; casements & awning windows	non-historic storm door at bulkhead			corrugated plastic bulkhead w/ storm door at basement steps; paired, single-pane casements in 3rd bay of 1st floor; 2x 3 awning windows in 3rd bay of 2nd floor; antenna at roof

39-53	47th Street	148	26	D	1/1 aluminum	non-historic	brick w/ brick cheek wall & metal railing	1/2 of yd is paved w/ concrete curb around small planting beds	jalousie window at basement; non-historic door hood & projecting entry; 2 lights & 2 mailboxes at door; projecting thru-wall ac at 2nd floor; 1/1 & vent in gable; wires at façade; pavers in yard
39-55	47th Street	148	25	A'	1/1 vinyl	non-historic	brick w/ metal railing	high concrete curb	sliding window & non-historic door at basement; white painted foundation & 3-light awning window under porch; non-historic porch infill w/ aluminum siding, single-pane windows at front & side; light, flagpole & mailbox near door
39-57	47th Street	148	24	A	1/1 vinyl w/ snap-ins	non-historic w/ storm	brick & concrete w/ metal railing	high concrete curb	1/1 w/ grille, non-historic door w/ storm & pipe rail at basement; 6/6 snap-in muntins; projecting thru-wall ac unit at 1st floor; non-historic porch infill w/ aluminum siding, door & single-pane window at front & 1/1 at side; porch roof is tarred; light above & flagpole near door; vent at 2nd floor; wires at facade; satellite at roof
39-59	47th Street	148	23	A'	1/1 vinyl	non-historic	brick & concrete w/ metal railing	metal railing w/ brick cheek walls & piers	facade has been cleaned; 1/1 w/ grille, metal railing; red metal awning & projecting thru-wall ac unit at basement; tripartite w/ picture window flanked by 1/1 in enlarged opening at 1st floor; non-historic wood porch infill w/ historic wood pilasters at front, 2x1/1 w/ grilles at side; light near door; 1/1 in gable; antenna at roof
39-61	47th Street	148	22	A	1/1 vinyl; wood 6/6 at porch & 2/2 at gable	non-historic door w/ storm	brick & concrete w/ metal railing	metal railing w/ brick cheek walls & piers	sliding window w/ grille & non-historic door at basement; projecting thru-wall ac unit & picture window in enlarged opening at 1st floor; non-historic wood porch infill, sidelights at front, 2x historic 6/6 at south side; light above door; fixed, 2/2 wood in gable; 2 satellite dishes & antenna at roof
39-63	47th Street	148	21	A'	single-pane casements w/ operable transoms	non-historic	brick & concrete w/ cast-stone treads w/ metal railing	cobblestone curb	façade has been cleaned & repointed; single-pane awning window & non-historic door at basement; non-historic porch infill w/ vertical vinyl siding, single-pane w/ snap-ins at front; light above door; wires at façade; satellite dish at roof; chimney is tarred

39-65	47th Street	148	20	A	1/1 vinyl	non-historic w/ griller	brick & concrete w/ cast-stone treads w/ metal railing	raised planting bed w/ CMU wall	façade has been repointed; pipe railing, jalousie window & non-historic door w/ grille at basement; projecting thru-wall ac unit & tripartite w/ picture window flanked by 1/1 in enlarged opening at 1st floor; non-historic porch infill w/ vinyl siding, 1/1 at front & side; light above door; ice guards & antenna at roof
39-67	47th Street	148	19	D'	1/1 aluminum	non-historic door	brick w/ cheek walls & pipe railing; concrete steps at path	raised paved yard; chain-link fence	historic door surround & hood - painted white; mailbox near door; 1/1 in gable; raised concrete paved yard is surrounded by chain-link fence
39-67 south side	47th St faces thru-block path	148	19		1/1 aluminum		concrete steps		concrete steps w/ painted cheek walls & light at basement; vents at roof
39-69 west side	47th Street	148	17		1/1 aluminum	non-historic doors w/ storms	concrete patio w/ metal railing & brick steps	3/4 concrete paved driveway w/ metal gate	façade has been cleaned & repointed; sliding windows, outlet & spigot at basement; historic 2-story cast-iron porch; light at 1st floor; 2 roof drains thru decorative brickwork at reconstructed parapet; wires at façade; antenna at roof; extended patio at 1st floor w/ metal railing
39-69	47th St faces thru-block path	148	17	X'	1/1 aluminum	non-historic door	brick w/ cast-stone & metal railing	1/2 low concrete curb; 1/2 chain-link fence	façade has been repointed; single-pane window at basement; non-historic wood trim & 2 lights at door; projecting thru-wall ac at 1st floor; bays are aluminum clad w/ non-historic wood brackets; wires & conduit at façade; window guards; parapet has been reconstructed; antenna at roof
39-69 east side	47th St faces int. garden ct	148	17		1/1 aluminum			chain-link fence	minimally visible from the public thoroughfare; repointing, wires & conduit at façade; 2 satellites & antenna at roof; flue cap at chimney; basketball hoop in yard

39-73, 39-75, 39-79, 39-81, 39-83, 39-87 47th Street

Borough of Queens, Tax Map Block/Lot: 148/15, 14, 13, 12, 11, 9

Court Name: Roosevelt
Date: 1927
Type: Row house



39-73 47th St (side) 39-75 47th St 39-79 47th St 39-81 47th St 39-83 47th St 39-87 47th St

General Description:

Front façades (west, north facade of 39-73 47th Street): Row of six, two-story flat roof, or two-story-plus-attic, gable roof row houses divided into four different types and two mirror images, X, P', Q, Q', F', F. The flat roof, first four buildings are recessed from the streetwall, with the northernmost building more recessed and set perpendicular to the row, facing the through-block path. The slate shingled, gable roofs of 39-83 and 39-87 47th Street, the two southernmost buildings, are eaves front. The flat roof buildings feature geometric soldier, stretcher, header and projecting brick coursing, including a denticulated brick cornice, stepped piers and brick openwork at the parapet level. Other decorative details include projecting bay windows, wood pilasters, and brick soldier coursing above the foundation, and above and below the second-floor windows. All buildings have basement entries with concrete steps and flanking concrete cheek walls, except for 39-75, 39-79 and 39-87 47th Street. The historic door, surround and hood remain at 39-79 47th Street. Individual grassy front yards are surrounded by curbs or low masonry walls.

Rear façades (east, south facade of 39-73 47th Street): The rear facades of 39-83 and 39-87 47th Street are minimally visible from 48th Street. Each façade is the mirror image of the other and features two six-over-six, double-hung windows and a door paired with a four-over-four, double-hung window at the first floor, and three six-over-six, double-hung windows at the second floor. The center bays at 39-83 have four-over-four instead of six-over-six sash in the center bays. The third-floor gable of these end buildings is cut out to create an open terrace with a metal railing at that floor. The rear wall has two bays with one six-over-six, double-hung window and a door, and a single, six-over-six, double-hung window on each gable facade return. Other rear facades are not visible or very minimally visible from public thoroughfares.

East façade (side of 39-73 47th Street): The two-bay side façade of 39-73 47th Street faces the interior garden court. One-over-one, double-hung windows replace the historic six-over-six, double-hung wood windows in both openings at the first and second floors. Three-pane, awning windows at basement level line up with the six-over-six sash.

West façade (side of 39-73 47th Street): The three-bay side façade of 39-73 47th Street faces 47th Street. The center bay has a door on each story with a historic two-story, cast-iron porch, flanked by one-over-one, double-hung windows that replace the historic six-over-six sash. The large, grassy side yard is surrounded by a low, concrete curb.

North façade (side of 39-75 47th Street): The two-bay side façade of 39-75 47th Street faces the through-block path. One-over-one, double-hung windows in both openings at both floors replace the historic four-over-four wood sash in the first bays and the historic six-over-six sash in the second bays.

South façade (side of 39-87 47th Street): The three-bay side façade of 39-87 47th Street faces the through-block path. One-over-one, double-hung windows replace the historic six-over-six sash in the first and third bays, and smaller, four-over-four, double-hung, center windows. There is a one-over-one, double-hung window (historically six-over-six) in the gable. Basement windows align with the larger openings above and a brick chimney extends from the southernmost portion of the roof just between the second and third bays. The small, paved side yard is surrounded by a chain-link fence and low concrete curb.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-73 east side	47th St faces int. garden ct	148	15		1/1 aluminum			low concrete curb	minimally visible from the public thoroughfare; facade has been repointed; light at 1st fl; wires at façade; parapet reconstructed w/ brick & perforated concrete block
39-73	47th St faces thru- block path	148	15	X	1/1 aluminum	historic door	brick w/ metal railing	low concrete curb	façade has been repointed; conduit box at basement; historic brick porch infill, door surround & pilasters; window guards at 1st fl; bays & porch roof are painted brown; wires at façade; parapet reconstructed w/ blue-stone coping; flue cap at coated chimney
39-73 west side	47th Street	148	15		1/1 aluminum; casements	non-historic door at 1st; historic door at 2nd floor	brick w/ metal railing	low concrete curb	façade has been repointed; white wood lattice at foundation & porch; non-historic brick infill framed by historic cast-iron porch, door, mailbox & light at north façade, 3 casements at west; railing, green metal awning & historic door w/ storm door at 2nd floor terrace; wires & conduit at façade; parapet reconstructed
39-75 north side	47th Street	148	14		1/1 vinyl w/ snap- ins			wood & cast-stone curb w/ gate	façade has been cleaned & repointed; some 6/6 snap-in muntins; vent at 1st floor; parapet reconstructed w/ cast-stone coping; wood gate at areaway

39-75	47th Street	148	14	P'	1/1 vinyl w/ snap-ins; 6/6 wd at porch	non-historic door	concrete w/ metal railing		façade has been cleaned & repointed; 6/6 snap-in muntins; non-historic aluminum siding clad infill at porch, 2x6/6 at front & side; flagpole & mailbox near door; parapet has been reconstructed w/ cast-stone coping; wires at façade
39-79	47th Street	148	13	Q	1/1 vinyl; casements & sliders	non-historic & historic doors	brick steps & concrete steps w/ metal railing	low concrete curb	facade has been cleaned; historic door, surround & hood w/ green painted roof in 4th bay; non-historic brick infill at porch & adjacent brick addition, door, sidelight, transom & paired casements at west porch facade; paired sliders at front & side of addition, glass block infill at north addition facade; light near door; projecting thru-wall ac unit at addition & 1st fl; non-historic door at 2nd fl terrace; parapet has been reconstructed w/ cast-stone coping; wires at facade; satellite dish at roof
39-81	47th Street	148	12	Q'	1/1 aluminum; multi-light awning window at porch	non-historic doors w/ or w/o grilles	brick w/ metal railing	metal rail & gate w/ low brick wall, piers & cast-stone finials	grille storm door, light, conduit & spigot at basement; metal awning w/ metal columns replaces hist. door hood in 1st bay; light near door; non-historic brick infill at porch, multi-light awning window at front, door, mailbox & light at north side; reconstructed parapet w/ brick & perforated concrete block; wires at facade; satellite at roof; 2/3 of yard is paved w/ red/ bluestone pavers set in concrete
39-83	47th Street	148	11	F'	1/1 aluminum; fixed window at porch	non-historic doors	brick w/ metal railing	2/3 cast-stone pavers; low brick wall & planting bed	facade has been cleaned & repointed; non-historic door, metal rail, light & painted concrete cheek walls at basement; non-historic brick infill at porch, multi-light awning/picture window at front, door, mailbox & light at north side; wires at facade; flue cap at chimney; composite siding at north facing gable; 2/3 of yard is paved w/ cast-stone pavers; REAR - wires, conduit & light at facade; deck w/ metal railing at 1st floor; non-historic door w/ storm, composite siding at 3rd fl; tarred chimney at roof; chain-link fence in rear yard
39-87	47th Street	148	9	F	1/1 vinyl; sliders at porch	non-historic door	brick w/ side-walls	low concrete curb	window grilles at 1st fl; non-historic brick infill at porch, sliders at front & side; mailbox near door; wires at façade; metal gate at side yard; REAR - grilles at 1st fl; vinyl siding & non-historic door w/ storm at 3rd fl; carport, chain-link fence at yard; 1/2 yard is concrete paved
39-87 south side	47th St faces thru-block path	148	9		1/1 vinyl			chain-link fence & low concrete curb; gate	sliding windows, pipe rail & vent at basement; window grilles at 1st floor; conduit at façade; flue cap at chimney; small side yd is concrete paved as driveway w/ metal gate

47th Street between Skillman Avenue and 43rd Avenue – west side

41-02, 41-04, 41-08, 41-10, 41-12, 41-16, 41-18 47th Street

Borough of Queens Tax Map Block/Lot: 137/35, 36, 37, 38, 39, 40, 41

Court Name: Colonial
Date: 1924
Type: Row house



41-18 47th St 41-16 47th St 41-12 47th St 41-10 47th St 41-08 47th St 41-04 47th St 41-02 47th St

General Description:

Front façades (east): Row of seven, two-story row houses divided into three types: F', N, N', O, N, N', F. Houses at both ends of the row have flat roofs with simple parapet walls and cast-stone coping and are recessed from the street. The center five buildings have slate shingled, eaves front, pitched roofs with brick chimneys extending above the peak at every building. There are basement entries at all buildings except 41-18 47th Street. Decorative details include brick soldier coursing above the foundation and second-floor windows and projecting header-course sills. The front yards feature two grass areas, surrounded by low concrete curbs, flanking a paved path of broken blue or red stone set in concrete.

Rear Facades (west): The rear facades are very minimally or not visible from public thoroughfares.

North façade (side of 41-02 47th Street): The three-bay side façade of 41-02 47th Street faces Skillman Avenue. Casement windows with snap-in muntins in all openings replace historic six-over-six and smaller, center four-over-four, double-hung windows at both floors. A brick chimney extends above the parapet from the western portion of the roof. Historically, at the basement level, three-pane awning windows, currently replaced with single-pane windows, aligned with the six-over-six sash. There is a non-historic, one-and-a-half story, brick garage structure at the rear yard. The attached garage has a wood door and aluminum garage door at the first floor and diamond-shaped brick patterning at the parapet of the north facade.

South façade (side of 41-18 47th Street): The three-bay side façade of 41-18 47th Street has one-over-one, double-hung windows in all openings that replace the historic six-over-six and smaller, center four-over-four windows at both floors. Historically, at the basement level, three-pane awning windows, currently replaced with sliding windows, aligned with the six-over-six sash. The small side yard is paved with concrete.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
41-02 north side	47th Street (faces Skillman Avenue)	137	35		aluminum casements w/ snap-ins			brick cheek wall & piers w/ metal railing	single-pane windows at basement; multi-light snap-in muntins, 2 thru-wall ac units at 1st floor; 1 1/2 story brick addition w/ garage door at rear; repointing at parapet; flue cap at chimney
41-02	47th Street	137	35	F	aluminum casements w/ snap-in	non-historic door	brick w/ cast-stone treads & metal railing	brick cheek wall & piers w/ metal railing	non-historic wood door at basement; multi-light snap-in muntins; non-historic brick enclosed porch, door, light & paired casements at east side, single casement at north side; extended porch/ patio at stoop; projecting thru-wall ac unit, 2 fire alarm horns, dryer vent & altered openings at 2nd floor; brick infill in center bay & 4 casements in enlarged 1st bay at 2nd floor; most of areaway is paved w/ perimeter planting bed
41-04	47th Street	137	36	N'	1/1 aluminum	non-historic doors w/ grilles	brick & concrete w/ metal railing	brick cheek wall & piers w/ cast-stone finials & metal railing w/ gates	non-hist. door, alum. sliders, light & pipe rail at basement; thru-wall ac units at basement, 1st & 2nd fl; hist. porch configuration w/ non-hist. vinyl siding at enclosed portion & non-hist. metal porch columns at open porch; mailbox at porch; porch roof is tarred; lights near both doors; pipe rail at 1st fl; flue cap at tarred chimney
41-08	47th Street	137	37	N	1/1 aluminum	historic (south) & non-historic (north) doors w/ storms	brick & concrete w/ metal railing	chain-link fence w/ gates & low concrete curb	facade has been repointed; awning, door grille, light, pipe rail & jalousie window w/ grille at basement; historic porch configuration w/ historic wood siding & some alum. cladding at enclosed portion & non-historic metal porch columns at open portion; light near south door; porch roof is tarred; pipe rail at 1st floor; light & conduit at façade; chimney is tarred; antenna at roof
41-10	47th Street	137	38	O	1/1 aluminum	non-historic wood doors, south door w/ grille	brick w/ metal railings	chain-link fence w/ gates & low concrete curb	non-historic door, light & brick infill or vent at window openings at basement; metal awnings w/ metal supports over both entries; mailboxes near both doors; thru-wall ac units at 1st & 2nd floors; light at facade; additional metal downspout at façade; chimney is tarred
41-12	47th Street	137	39	N'	historic 6/6 wood w/ storms, 3-pane hopper at porch	non-historic wood door w/ storm	brick	chain-link fence w/ gate & low concrete curb	facade repointed; non-historic door & pipe railing at basement; non-historic brick porch enclosure, hopper windows at north & east sides, historic wood siding at recessed center entry; asphalt shingle porch roof; proj. thru-wall ac units at 1st & 2nd fl; chimney is tarred

41-16	47th Street	137	40	N	1/1 aluminum	non-historic doors w/ grille (south) or storm (north)	brick w/ (south) & w/o (north) metal railing	chain-link fence w/ gate & low concrete curb	non-historic door, vent, pipe railing & wires at basement; historic porch configuration w/ historic wood siding at enclosed portion & non-historic wood porch column & metal railing at open portion; porch shed roof is tarred; light near south entry; conduit/wires at façade; some additional pavers in yard; wires at south-facing facade return
41-18	47th Street	137	41	F'	1/1 aluminum	non-historic w/ storm	hist. brick w/ cheek walls & metal railing	chain-link fence w/ gate & low concrete curb	non-historic enclosed brick porch, 2x 1/1 & door at east side, 1/1 at south side; porch roof is painted silver; grilles at 1st floor windows; 3 brick courses replaced above 2nd floor windows; wires at façade; parapet has been repointed; altered paving at areaway
41-18 south side	47th Street	137	41		1/1 aluminum			chain-link fence & low concrete curb	4x aluminum sliders & additional window openings at basement; window grilles at 1st fl; wires & conduit at façade; repointing at parapet; flue cap at chimney; small side yard is paved

41-20, 41-22, 41-24, 41-26, 41-28, 41-30, 41-32, 41-34 47th Street
 Borough of Queens Tax Map Block/Lot: 137/43, 45, 46, 47, 48, 49, 50, 51

Court Name: Colonial
 Date: 1924
 Type: Row house



41-34 47th St 41-32 47th St 41-30 47th St 41-28 47th St 41-26 47th St 41-24 47th St 41-22 47th St 41-20 47th St

General Description:

Front façades (east): Row of eight, two-story row houses divided into two types, B, A, A', A, A', A, A', B'. All buildings have flat roofs with simple parapet walls and cast-stone coping; the center six buildings are recessed from the streetwall. Basement entries exist below the stoop at all buildings except 41-20 and 41-34 47th Street. Decorative details include brick soldier coursing above the foundation and second-floor windows, and cast-stone sills. The front yards feature two grass areas, surrounded by low concrete curbs, flanking a paved path of broken blue or red stone set in concrete.

Rear Facades (west): The rear facades are very minimally or not visible from public thoroughfares.

North façade (side of 41-20 47th Street): The two-bay side façade of 41-20 47th Street is covered with cream-colored stucco. Three, six-over-six, double-hung windows in the first bay replace the historic projecting bay, and a single one-over-one, double-hung window replaces the historic six-over-six sash in the second bay at the first floor. The second floor has a single one-over-one, double-hung window in the first bay, which replaces a historic six-over-six window, and a jalousie window that replaces the historic, smaller, four-over-four window in the second bay. A basement window with jalousie panes aligns with the second opening. The small, grassy side yard and path to the rear yards have been paved with concrete.

South façade (side of 41-34 47th Street): The two-bay side façade of 41-34 47th Street has a single one-over-one, double-hung window, which replaces a historic six-over-six window, in the first bay and a tripartite window in the second bay of the first floor. The second floor has a smaller one-over-one, double-hung window in the first bay, which replaces a historic four-over-four window, and a single, one-over-one window that replaces the historic, six-over-six sash in the second bay. There is a single-pane window in the first bay at the basement level. The small, grassy side yard and path to the rear yards have been paved with concrete.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	notes
41-20 north side	47th Street	137	43		1/1 aluminum, 6/6 wood w/ storms at 1st floor			chain-link fence; concrete paved driveway at side yard	façade has been stuccoed; jalousie window at basement; historic projecting bay replace w/ 3x 6/6 windows & aluminum siding at 1st floor; jalousie window in 2nd bay at 2nd floor; concrete paved driveway in side yard; wood stockade fence at rear of side yard
41-20	47th Street	137	43	B'	1/1 & fixed aluminum	non-historic wood door w/ storm	brick w/ metal railing	chain-link fence w/ gate & low concrete curb	façade has been repointed; jalousie window at basement; paired 6/6 at 1st floor replaced w/ tripartite - fixed window & flanking sashes; metal awning & light above door; mailbox near door; spot repointing at parapet; antenna at roof

41-22	47th Street	137	45	A'	1/1 & fixed aluminum	non-historic door w/ storm	brick w/ metal railing	chain-link fence; concrete paved driveway at areaway	non-historic door & single-pane window at basement; non-historic enclosed porch w/ aluminum siding, single-pane window, door, metal awning & mailbox at east side, single-pane window at south side; asphalt shingle roof at porch; spot repointing/repair above 2nd floor windows & at parapet; concrete driveway in yard
41-24	47th Street	137	46	A	1/1 aluminum; casements at porch	non-historic door w/ storm	brick w/ metal railing	chain-link fence w/ gate; low concrete curb; concrete paved driveway at areaway	non-historic door, single-pane window & pipe rail at basement; non-historic brick porch enclosure w/ asphalt shingle roof, paired casements, door, light & mailbox at east side, paired casements at north side; non-matching brick infill at 2nd floor; wires & spigot at façade; small planting bed & concrete driveway in areaway
41-26	47th Street	137	47	A'	1/1 alum.; metal hopper & fixed windows at porch	non-historic door w/ storm	brick w/ metal railing	chain-link fence or low concrete curb; concrete paved driveway at areaway	non-historic door at basement; non-historic brick porch enclosure w/ asphalt shingle roof, 3-light hopper window, door & light at east side, fixed window at south side; projecting thru-wall ac unit at 1st floor; wires at façade; metal coping at parapet; small planting bed & concrete driveway in areaway
41-28	47th Street	137	48	A	1/1 aluminum w/ thick panning	non-historic door	brick w/ brick cheek wall	chain-link fence w/ gate; low concrete curb; concrete paved driveway at areaway	repointing at façade; non-historic door at basement; non-historic enclosed porch w/ vinyl siding & asphalt shingle roof, 2x 1/1 & door at east side, 2x 1/1 at north side; wood lattice at porch foundation; wires at façade; antenna at roof; small planting bed & concrete driveway in areaway
41-30	47th Street	137	49	A'	1/1 aluminum	historic door w/ storm	brick w/ brick cheek wall & metal railing	chain-link fence w/ gate & loose brick curb	jalousie window & non-historic door at basement; non-historic enclosed porch enclosure w/ vinyl siding & asphalt shingle roof, 2x 1/1, door & light at east side, 2x 1/1 at south side
41-32	47th Street	137	50	A	1/1 aluminum	non-historic door	brick w/ metal railing	chain-link fence w/ gates; low concrete curb	single-pane window & non-historic wood door at basement; non-historic enclosed porch enclosure w/ vinyl siding & asphalt shingle roof, 2x 1/1, door, metal awning & light at east side, 2x 1/1 at north side

41-34	47th Street	137	51	B	1/1 aluminum w/ storms	non-historic door w/ grille	brick w/ metal railing	chain-link fence & low concrete curb; most of areaway is concrete paved	façade has been repointed; metal awning, light & mailbox near door; most of areaway is concrete paved w/ perimeter & other planting beds
41-34 south side	47th Street	137	51		1/1 & fixed aluminum			chain-link fence & low concrete curb; concrete paved driveway at side yard	façade has been repointed; 2 new openings at basement; historic bay at 1st floor replace w/ flat tripartite, alum. fascia board & brick infill; light & wires at façade; concrete paved driveway at side yard; wood stockade fence at rear of side yard

41-36, 41-40, 41-42, 41-44, 41-48, 41-50, 41-52 47th Street
 Borough of Queens Tax Map Block/Lot: 137/53, 55, 56, 57, 58, 59, 1

Court Name: Colonial Court
 Date: 1924
 Type: Row house



41-52 47th St 41-50 47th St 41-48 47th St 41-44 47th St 41-42 47th St 41-40 47th St 41-36 47th St

General Description:

Front façades (east): Row of seven, two-story row houses divided into three types: D, N, N', O, N, N', D'. Houses at both ends of the row have flat roofs with simple parapet walls with cast-stone coping and are recessed from the streetwall. The center five buildings have slate shingled, eaves front, pitched roofs with brick chimneys extending above the peak at every building. Decorative details include brick soldier coursing at the first-floor sill level and above the second-floor windows, projecting header-course sills and cast-stone coping at the parapet. There are basement

entries at all buildings except 41-36 and 41-52 47th Street. The front yards feature two grass areas, surrounded by low concrete curbs, flanking a paved path of broken blue or red stone set in concrete.

Rear Facades (west): The three-bay rear facades are partially visible from 43rd Avenue and feature two, six-over-six, double-hung wood windows flanking a center, four-over-four, double-hung wood window at the second floor. The first floor of these facades is very minimally visible, except at 41-52 47th Street, which is currently obscured by a non-historic rear yard addition (described below). The gable roof of the center five buildings, 41-40 to 41-50 47th Street, is cut-out to create a third-floor terrace with a chain-link fence railing. The vertical walls created by the cut-out appear to be clad with corrugated metal and have a combination of multi-light windows and doors. Generally where front facade windows have been replaced, they have also been replaced at the rear. The individual rear yards are surrounded by fences.

North façade (side of 41-36 47th Street): The four-bay side façade of 41-36 47th Street has one-over-one, double-hung windows in all openings at both floors that replace historic six-over-six sash in the first and last bays and smaller, six-pane single-sash casement windows at the center bays. Sliding windows at the basement level align with the first and last openings. The small grassy side yard has been paved with concrete and is surrounded by a chain-link fence.

South façade (side of 41-52 47th Street): The four-bay side façade of 41-52 47th Street faces 43rd Avenue. One-over-one, double-hung windows in all openings replace historic six-over-six sash in the first and last bays and smaller, six-pane single-sash casement windows at the center bays of both floors. The westernmost bay at the first floor has been enlarged and currently has sliding windows. The small grassy side yard is surrounded by a chain-link fence.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	notes
41-36 north side	47th Street	137	53		1/1 aluminum			chain-link fence w/ gate & low concrete curb	sliding windows at basement; repointing at parapet; wires at façade; 2 satellites at roof; side yard is concrete paved driveway; wood stockade fence at rear of side yard
41-36	47th Street	137	53	D'	1/1 aluminum	non- historic door w/ grille	historic brick w/ brick cheek walls	chain-link fence w/ gate & cast-stone curb; 1/2 of yard is paved	sliding windows & utility meters at basement; historic door surround & hood, metal awning, mailbox, & light near door; wires & conduit at façade; repointing at parapet; 2 satellites at roof; northern portion of areaway is paved w/ concrete

41-40	47th Street	137	55	N'	1/1 vinyl	non-historic doors, northern door w/ grille	historic brick, non-historic wood railing	wood 2x6 curb	single-pane window w/ guard, non-historic door w/ grille & round hole in brick at basement entry; historic porch configuration w/ wood railing removed & screens added at open portion, historic clapboards at enclosed portion; porch roof is painted silver; mailbox near door; window grilles at 1st fl; bracketed thru-window ac unit at 2nd fl; flue cap at tarred chimney; satellite & antenna at roof
41-42	47th Street	137	56	N	1/1 vinyl	non-historic doors	historic brick at north; concrete w/ tiles at south entry	chain-link fence w/ low concrete curb	non-historic door, light, railing, window guards & metal awning at basement; non-historic brick south porch w/ sliding window (east) & door (south) & historic clapboard enclosed center porch; porch roof is painted silver; window grilles at 1st floor & porch; bracketed thru-window ac unit & mailbox at 1st floor; green paint at facade near 2nd floor windows; some tarred brick at 2nd floor; flue cap at tarred chimney; asphalt shingles at roof REAR – 1-story, full width rear addition
41-44	47th Street	137	57	O	1/1 vinyl	non-historic doors, south door w/ storm	brick w/ brick cheek walls	chain-link fence w/ gates & low concrete curb	facade has been repointed; painted foundation, non-historic door & sliding windows at basement; non-historic enclosed brick porches at both entries; asphalt shingled shed roof at extended north porch, 1/1, door, mailbox, light & conduit at east side, single-pane window at north & south sides; asphalt shingled gable roof at south porch, door, mailbox & light at east side, 1/1 at north & south sides; 1/1 at 1st floor covered by porch; planter boxes at 2 nd fl; wires & conduit at facade; additional downspout in center of facade; antenna & satellite at roof
41-48	47th Street	137	58	N'	1/1 vinyl w/ simulated divided lights	non-historic doors	historic brick	chain-link fence w/ gate & low concrete curb; historic red & blue-stone path	Single-pane windows w/ grilles, chain-link fence & gate & non-historic door at basement; historic wood clapboard at center enclosed porch w/ light & non-historic door surround; non-historic wood siding at north enclosed porch, 2x 1/1 at east side, door, mailbox & light at north side; porch roof is tarred; flue cap & antenna at roof

41-50	47th Street	137	59	N	2/2 aluminum w/ storms	non-historic doors w/ storms	historic brick w/ some concrete patching	chain-link fence w/ gate & low concrete curb; most of yard is paved	façade has been pointed; metal fence & gate, painted brick, jalousie window w/ grille & non-historic door at basement; historic wood clapboard at center enclosed porch w/ light & metal awning; non-historic brick infill at south enclosed porch, 2x 2/2 & mailbox at east side, door, mailbox, light & conduit at south side; porch roof is tarred; sign at 2nd fl; flue cap at chimney; most of areaway is concrete paved; planting beds: REAR – rear façade painted white
41-52	47th Street	137	1	D	1/1 vinyl	non-historic door	brick	chain-link fence w/ gate & low concrete curb	façade has been repointed; single pane window w/ grille at basement; non-historic surround, light & mailbox at door; window grilles at 1st floor windows; REAR - 2-story, non-historic, flat roof brick addition at rear; west side - enclosed porch w/ door, light & brick stoop w/ metal railing, & 1/1 at 1st floor, projecting tripartite bay at 2nd floor; south side - paired 1/1 at 1st floor & 1/1 at 2nd floor; wires at facade; chain-link fence & some paving at rear yd
41-52 south side	47th Street faces 43rd Avenue	137	1		1/1 vinyl			non-historic chain-link fence	façade has been repointed; vent & window grilles at 1 st floor; wires at facade

47th Street between Skillman Avenue and 43rd Avenue – east side

41-05 47th Street

Borough of Queens Tax Map Block/Lot: 136/26

See description with the row at 47-02 to 47-18 Skillman Avenue.

41-11, 41-13, 41-15, 41-19 47th Street

Borough of Queens Tax Map Block/Lot: 136/25, 24, 23, 22

Court Name: Colonial
Date: 1924
Type: Row house



41-11 47th Street

41-13 47th Street

41-15 47th Street

41-19 47th Street

General Description:

Front facades (west): Row of four, two-story, flat roof row houses, consisting of one type and its mirror image, F', F, F', F. Decorative details include brick soldier coursing above the foundation and second-floor windows, cast-stone sills, and coping at the parapet. No. 41-13 47th Street features the original, twelve-light, wood and glass door and six-over-six, double-hung wood windows. Fences surround two of the four individual, grassy front yards.

Rear facades (east): The three-bay rear facades are visible from 48th Street and feature two, six-over-six, double-hung wood windows and a multi-light wood and glass door paired with a smaller, six-over-six, double-hung wood window at the first floor. Like the front facades, each building is the mirror image of the adjacent building with the doors alternating in the last or first bays. The center bays at the center buildings (41-13 and 41-15 47th Street) historically featured smaller, four-over-four, double-hung wood windows. There are three, six-over-six, double-hung wood windows at the second floor. Generally, where the front windows have been replaced, they have also been replaced at the rear.

North façade (side of 41-11 47th Street): The three-bay side façade of 41-11 47th Street faces the through-block path. One-over-one, double-hung windows in all bays at both floors replace the historic six-over-six sashes in the first and third bays and smaller, four-over-four double-hung

windows in the center bay. Aluminum single-pane windows at the basement level line up with the six-over-six sash above. The side yard is concrete-paved and surrounded by chain-link fence.

South façade (side of 41-19 47th Street): The three-bay side façade of 41-19 47th Street faces the through-block path. One-over-one, double-hung windows in all bays at both floors replace the historic six-over-six sashes in the first and third bays and smaller four-over-four, double-hung windows in the center bay. A projecting three-sided bay was originally located at the westernmost bay of the first floor; this bay has been removed and replaced with a one-over-one window. Aluminum sliding windows at the basement level line up with the six-over-six sash. The small, side yard is half paved with concrete and surrounded by chain-link fence set on a low, concrete curb.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
41-11 side	47th Street, faces thru-block path	136	25		1/1 aluminum			chain-link fence; concrete driveway at side yard	façade has been cleaned & repointed; aluminum casement windows, 1 reduced & 1 new opening at basement; parapet reconstructed w/ new brick in a diamond-shaped pattern; wires at façade; REAR - metal awning/ carport at rear of paved side yard
41-11	47th Street	136	25	F'	1/1 aluminum	non-historic wood and glass door	concrete & brick w/ casts tone coping & metal railing	non-historic brick cheek walls w/ brick piers & metal railing	facade has been cleaned & repointed; wires & 2 vents at basement; window grilles at 1st floor & basement; non-historic, stucco & faux stone enclosed porch, 2 single-pane windows, awning & light at north side, sliders, door & mailbox at west side; parapet reconstructed in diamond-shaped pattern; wires at facade; tar flashing where the porch roof meets the brick facade; REAR - facade has been cleaned; window grilles at 1st floor; awning above door; 1/1 in reduced opening at 1st bay, 2nd floor; conduit/wires at façade; parapet reconstructed; concrete stoop w/ metal railing
41-13	47th Street	136	24	F	historic 6/6 wood sash, aluminum casement w/ snap-ins at porch	historic wood & glass door	concrete & brick w/ metal railing	low concrete curb	largely intact w/ replacement windows at porch; wood door, metal handrail & light at basement; thru-wall ac unit at 1st floor; historic wood porch infill w/ replacement windows; light near door; wires & alarm box at façade, tar flashing at the porch roof; REAR - mostly intact; single-pane casement in center bay at 1st floor; wires at façade; flue cap at chimney; chain-link fence at rear yard

41-15	47th Street	136	23	F'	1/1 aluminum with storms	non-historic door	brick w/ non-historic metal railings	non-historic metal fence & low concrete curb; ½ of areaway is paved; panting beds	façade has been cleaned & repointed; jalousie windows, non-historic door, light & white painted brick at basement; non-historic metal fence, gate & fiberglass enclosure at basement entry; wood lattice under porch; non-historic enclosed porch clad w/ aluminum siding, 2x 1/1 & flagpole at west, 2x 1/1 at north side; white painted brick below 1st floor windows; tar flashing where the porch roof meets the brick facade; wires at façade; metal coping at parapet; REAR - window grilles at 1st floor; non-historic door w/ storm; non-historic metal balcony mounted at 2nd floor; chimney at north end of building; concrete stoop w/ metal railing; chain-link fence at rear yard
41-19	47th Street	136	22	F	1/1 aluminum; 6/1 & 6/6 wood at porch	historic wood & glass door w/ storm	brick w/ non-historic metal railings	low concrete curb; ½ of yard is paved w/ pavers	sliders & non-historic door at basement; white PVC fence at basement; historic enclosed porch configuration clad w/ aluminum siding; mailbox near entrance; wood lattice under porch; tar flashing at porch roof; wires at façade; REAR - sliders at basement; non-historic door w/ grille & light at 1st floor; wires & conduit at façade; chimney at southern end of building; brick stoop & cheek walls; part of yard is paved; chain-link fence
41-19 side	47th Street, faces thru-block path	136	22		1/1 aluminum			non-historic chain-link fence; driveway at side yard	façade has been repointed; aluminum sliders at basement; three-sided projecting bay window removed w/ scarring visible at the westernmost bay at the 1st floor; wires at façade; 1/2 of side yard is concrete paved driveway

41-23, 41-31 47th Street

Borough of Queens Tax Map Block/Lot: 136/20, 18

Court Name: Colonial
Date: 1924
Type: Apartment

General Description:

Colonial Court is composed of row houses and six apartment houses. Described here are the apartment houses, two of which face 47th Street and four of which face 48th Street. All six of the apartment houses are similar in design and form. Paired in twos, the apartment houses have contiguous flat rooflines and no visual interruptions separating the pairs. All are five bays wide with central towers and are three stories high with basements. Common alterations include the replacement of all windows with aluminum sashes and the removal of original door awnings. Original windows were six-over-six wood double-hung sash, and the original doors were wood and glass single doors featuring fifteen rectangular panes.

Individual Descriptions:



41-23 47th Street: Five bays wide with slightly recessed central tower; bordered to the south by 41-31 47th Street, of which it is a mirror image; main entrance in central tower; entrance consists of replacement metal and glass door and replacement metal frame, sidelights and round-headed transom panel; entrance fronted by concrete steps partially clad with non-historic tile; windows consist of paired and single replacement one-over-one aluminum sashes and frames; windows in central bay offset from rest of fenestration; brick header sills at all windows; central tower topped by a low pitched pediment-shaped front-facing gable that rises above an otherwise flat roof; soldier-bond string course above basement- and third-floor windows. Alterations: Replacement windows and window frames; replacement door and door frame; removal of metal-clad awning with carved wood brackets at main entrance; non-historic lamps at entrance. North elevation: Three bays

wide; recessed entrance at easternmost bay; windows consist of replacement one-over-one aluminum sashes and frames; brick header sills at all windows; contrasting red brick at top of the façade; flat roof. Site features: Building fronted by flat lawn and non-historic chain-link fence. Rear elevation: See below, following entry for 41-31 47th Street.



41-31 47th Street: Five bays wide with slightly recessed central tower; bordered to the north by 41-23 47th Street, of which it is a mirror image; main entrance in central tower; entrance consists of replacement metal and glass door and replacement metal frame, sidelights and round-headed transom panel; entrance fronted by concrete steps clad with non-historic tile; windows consist of paired and single replacement one-over-one aluminum sashes and frames, all with exterior storm windows; windows in central bay off-set from rest of fenestration; brick header sills at all windows; central tower slightly recessed and topped by a low pitched pediment-shaped front-facing gable that rises above an otherwise flat roof; soldier-bond string course above basement- and third-floor windows. Alterations: Replacement windows and window frames; replacement door

and door frame; removal of metal-clad awning with carved wood brackets at main entrance; tile cladding at front steps; metal window grilles mounted to basement windows at southernmost two bays; entire façade inappropriately repointed with contrasting mortar. South elevation: Three bays wide; entrance at easternmost bay with non-historic exterior enclosed porch with shed roof; windows consist of replacement one-over-one aluminum sashes and frames; brick header sills at all windows; flat roof; extensive repointing at this façade; brick at top of façade of a redder hue. Site features: Building fronted by flat lawn and non-historic chain-link fence. Rear elevation: See below.



Rear elevations, 41-23 and 41-31 47th Street: The rear facades of these two buildings are contiguous, with no visual interruptions between them. Twelve bays wide; symmetrical façade; exterior brick chimney at the center of the façade; two basement-level entrances with simple wood or metal doors; all windows with non-historic one-over-one aluminum sash; two iron fire escapes; soldier-bond string course above basement- and third-story windows. Alterations: Two small rooftop additions visible from the rear of the building; replacement windows and frames; replacement basement doors; four gutter downspouts mounted to the façade; various conduits and utility boxes mounted to the façade.

41-35, 41-39, 41-41, 41-45 47th Street

Borough of Queens Tax Map Block/Lot: 136/17, 16, 15, 13

Court Name: Colonial
 Date: 1924
 Type: Row house



41-35 47th Street

41-39 47th Street

41-41 47th Street

41-45 47th Street

General Description:

Front facades (west): Row of four, two-story, flat roof row houses, consisting of one type and its mirror image, F', F, F', F. Decorative details include a brick soldier course at the first-floor sill level and above the second-floor windows, standing seam metal shed roof entry porches, cast-stone sills, and coping at the parapet. A historic enclosed porch door and windows remain at 41-39 47th Street. The grassy front yards are divided by chain-link fences.

Rear facades (east): The three-bay rear facades are visible from 48th Street and feature two, six-over-six, double-hung wood windows and a multi-light wood and glass door paired with a smaller, six-over-six, double-hung wood window at the first floor. Like the front facades, each building is the mirror image of the adjacent building with the doors alternating in the last or first bays. The center bays at the center buildings (41-39 and 41-41 47th Street) historically featured smaller, four-over-four, double-hung wood windows. There are three, six-over-six, double-hung wood windows at the second floor. Generally, where the front windows have been replaced, they have also been replaced at the rear.

North façade (side of 41-35 47th Street): The three-bay side façade of 41-35 47th Street faces the through-block path. One-over-one, double-hung windows in all bays at both floors replace historic six-over-six windows in the first and third bays and smaller, four-over-four, double-hung windows in the center bay. A projecting three-sided bay was originally located at the westernmost bay of the first floor; this bay has been removed and replaced with brick infill. Aluminum sliding windows at the basement level line up with the six-over-six sash. The small side yard is a concrete paved driveway surrounded by metal or chain-link fences.

South façade (side of 41-45 47th Street): The three-bay side façade of 41-45 47th Street faces the through-block path. One-over-one, double-hung windows in all bays at both floors replace historic, six-over-six windows in the first and third bays and smaller, four-over-four double-hung windows in the center bays. Three-pane, awning windows at the basement level line up with the second and third bays above. The small side yard is half-paved and surrounded by a chain-link fence and a low, concrete curb.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
41-35 side	47th Street, faces thru-block path	136	17		1/1 aluminum			Chain-link fence; side yard is concrete paved driveway	façade has been repointed; jalousie window in center bay, brick infill in 3rd bay at 1st floor; dryer vent & metal coping at parapet; flue cap at chimney; side yard is concrete paved driveway
41-35	47th Street	136	17	F'	1/1 aluminum	non-historic doors	brick/brick w/ cast-stone treads & metal railing	brick cheek walls w/ brick piers & metal railings & gate; mostly paved w/ brick planting bed	façade has been repointed; jalousie windows at basement; non-historic brick porch infill, door, light & mail slot at north, 1/1, door, light & flower box at west; REAR - non-historic door w/ grille; light & conduit at façade; concrete stoop w/ pipe rail; chain-link fence at rear yard; part of yard is paved

41-39	47th Street	136	16	F	1/1 vinyl; historic 6/6 wood w/ screens at porch	non- historic door w/ historic transom	brick w/ metal railings	chain-link fence & low concrete curb	historic window & door, light & wires at basement; historic wood enclosed porch w/ historic windows; light, mailbox & flower box at porch; spigot & wires at facade; wood lattice at foundation beneath porch; window grilles at 1st floor; wires at facade; REAR - facade has been cleaned; historic door w/ storm; vent at 2nd floor; satellite at roof; concrete stoop w/ pipe rail; part of yard is paved w/ chin link fence; metal shed in yard
41-41	47th Street	136	15	F'	historic wood 6/6 w/ storms; fixed & 1/1 alum. at porch	non- historic doors	painted concrete	chain-link fence w/ gate & painted concrete curb	grey painted foundation, non-historic door w/ grille & thru-wall a/c unit at basement; non-historic porch enclosure clad w/ aluminum siding, 1/1 w/ grille & door at north side, picture window, light & door at west side; wires attached to façade; coping is tarred; satellite at roof; flue cap at chimney; REAR - full width, enclosed wood & glass, shed roof porch, casement windows w/ transoms; chimney at north end of facade; satellite at chimney; chain-link fence at rear yard
41-45	47th Street	136	13	F	1/1 aluminum	non- historic doors, 1 w/ grille	painted concrete	chain-link fence & concrete curb; most of areaway is paved w/ pavers; planting beds	facade has been repointed; vent/ screen at basement; non-historic porch enclosure clad w/ aluminum siding, door, mailbox & 1/1 w/ grille at west, door w/ grille at south side; window grilles at 1st fl; wires & light at facade; satellite at roof; flue cap at chimney; REAR - shed roof awning at facade; chimney at south end of facade; chain-link fence at rear yard
41-45 side	47th Street, faces thru- block path	136	13		1/1 aluminum			chain-link fence; much of side yard is paved	vent at basement; window grilles at 1st floor; light & conduit at façade; non-historic shed at eastern corner; 1/2 of yard is paved

47th Street between 43rd Avenue and Queens Boulevard – west side

43-02 47th Street

Borough of Queens Tax Map Block/ Lot: 141/ 27

Side façade of 46-16 43rd Avenue – see description under 46-16 43rd Avenue

**43-06, 43-12, 43-16, 43-22, 43-28, 43-32, 43-38 47th Street
46-16 43rd Avenue (aka 43-02 47th Street)**

Borough of Queens Tax Map Block/ Lot: 141/ 27

Court Name: Wilson Court
Date: 1928
Type: Apartments

General Description:

Wilson Court is a series of eight apartment buildings, with seven buildings facing 47th Street and one facing 43rd Avenue (46-16 43rd Avenue). While all are slightly varied, the buildings share common materials, massing and decorative features. Each apartment building is generally five bays wide (except 43-16 and 43-38, which are six and seven bays wide, respectively) with a central tower that rises slightly above a flat roofline (except 43-22, which has an entirely flat roofline). All of the seven buildings that face 47th Street are attached, and 43-16 through 43-32 47th Street are slightly inset from the street. The buildings have facades of common bond brick with Art Deco brick decoration, such as slightly projecting diamond and zigzag shapes, corbels and dentils at the tops of main façades and roof parapets.



Individual Descriptions:

46-16 43rd Avenue (aka 43-02 47th Street): Five bays wide; symmetrical façade with gabled tower at the central bay; central bay flanked by engaged brick piers; main entrance consists of a steel and glass door and is set in a slightly recessed entryway with a brick surround; decorative brick in a diamond pattern above the entryway; soldier-bond string course above the basement windows and fourth-floor windows; all windows except for those in the central bay are non-historic aluminum one-over-one sash; windows in the central bay are offset from the rest of the fenestration; windows in the central bay are historic six-over-six wood sash in wood frames; basement windows to the east of the entrance have non-historic jalousie panes; basement windows to the west of the entrance are non-historic aluminum one-over-one sash; all windows except for basement windows have brick header sills; central tower rises slightly above the roofline and has a single diamond-shaped opening in its front-facing gable; the diamond-shaped opening has a brick header surround and has been filled in with concrete; the otherwise flat roof

is capped with a stepped parapet; decorative brick at the top of the main façade and parapet includes slightly projecting zigzag shapes, corbels and dentils. Alterations: Replacement doors, windows and frames (except the windows in the central bay, which are historic); inappropriate repointing near the top of the façade and in the central bay; inappropriate brick repair in a string course above the first-story windows; non-historic intercom to the right of the entryway; non-historic sconce above the entryway; wrought-iron grilles at the third- and fourth-story windows. West elevation: Similar features to main façade; non-historic one-over-one aluminum windows; slightly projecting brick string course above first-story windows; non-historic stucco cladding at the basement level; non-historic sconce and conduit above first floor. East elevation: Similar features to main façade; abuts the north elevation of 43-06 47th Street; non-historic one-over-one aluminum windows.



43-06 47th Street: Nearly identical and attached to its southerly neighbor at 43-12 47th Street; six bays wide; nearly symmetrical façade with a gabled tower at the central bay; central bay flanked by engaged brick piers; main entrance consists of a non-historic steel and glass door and is set in a slightly recessed entryway with brick surrounds; decorative brick in a slightly projecting diamond pattern above the entryway; soldier-bond string course above the basement windows; all windows except for those in the central bay are non-historic aluminum one-over-one sash; windows in the central bay are offset from the rest of the fenestration; windows in central bay are historic six-over-six wood sash in wood frames; basement windows to the south (left) of the entrance have been filled in with decorative concrete block; all windows have brick header sills; the central tower rises slightly above the roofline with a single eight-pointed star-shaped opening in its front-facing gable; the star-shaped opening has a brick surround is filled in with concrete; decorative brick at the top of the main façade and parapet includes slightly projecting zigzag shapes, corbels and dentils. Alterations: Replacement door and frame; replacement windows and frames (except in the central bay); non-historic intercom to the

right of the entryway; non-historic light fixture above the entryway; non-historic wrought-iron grilles at windows in the central bay and two southernmost windows at the first story.



43-12 47th Street: Nearly identical and attached to its northerly neighbor at 43-06 47th Street; six bays wide; nearly symmetrical façade with a gabled tower at the central bay; central bay flanked by engaged brick piers; main entrance consists of a non-historic steel and glass door and is set in a slightly recessed entryway with brick surrounds; decorative brick in a slightly projecting diamond pattern above the entryway; secondary basement-level entrance, which leads through the building and to the interior courtyard, at the northernmost bay; soldier-bond string course at the basement level; all windows except for those in the central bay are non-historic aluminum one-over-one sash; windows in the central bay are offset from the rest of the fenestration; windows in central bay are historic six-over-six wood sash in wood frames; all windows have brick header sills; the central tower rises slightly above the roofline with a single eight-pointed star-shaped opening in its front-facing gable; the star-shaped opening has a brick surround and is filled in with concrete; decorative brick

at the top of the main façade and parapet includes slightly projecting zigzag shapes, corbels and dentils. Alterations: Replacement door and frame; replacement windows and frames (except in the central bay); non-historic intercom to the right of the entryway; non-historic sconces on either side of the entryway; wrought-iron grilles at most windows; conduit mounted to the wall to the south of the main entryway.



43-16 47th Street: Six bays wide; nearly symmetrical façade with a tower at the central bay; central bay flanked by engaged brick piers; main entrance consists of a non-historic steel and glass door and is set in a slightly recessed entryway with brick surrounds; decorative brick in a slightly projecting diamond pattern above the entryway; six projecting header-bond string courses below the first-floor windows; all windows except for those in the central bay are non-historic aluminum one-over-one sash; windows in the central bay are offset from the rest of the fenestration; windows in central bay are historic six-over-six wood sash in wood frames; fixed vents at basement level to the north of the entryway and decorative concrete block at basement level to the south of the entryway; all windows have brick header sills; the central tower rises slightly above the flat roofline and is topped with a flat roof with a stepped parapet; decorative brick at the top of the main façade and parapet includes slightly projecting zigzag shapes, corbels and dentils. Alterations: Replacement door and frame; replacement windows and frames (except in the central bay); non-historic intercom to the right of the entryway; non-historic sconces on either side of the entryway; wrought-iron grilles at some windows; conduit mounted to the wall to the south of the main entryway.

43-22 47th Street: Five bays wide; symmetrical façade; main entrance flanked by engaged brick piers that ascend to about the top of the first-story windows; main entrance consists of a non-historic steel and glass door set in a slightly recessed entryway with a simple brick header surround; decorative historic iron balconet at the window directly above the main entryway; secondary basement-level entrance, which leads through the building and to the interior courtyard, at the northernmost bay; decorative header string courses above the basement windows; all windows except for those in the central bay are non-historic aluminum one-over-one sash; windows in the central bay are offset from the rest of the fenestration; windows in central bay are historic six-over-six wood sash in wood frames; the window above the entryway in the central bay has a decorative brick surround with tile set in a diamond pattern; basement window openings have been filled in with decorative concrete blocks, except for the window at the southernmost bay, which consists of a fixed metal vent; secondary entrance at basement level at the northernmost bay; all windows have brick header sills; flat roof with a stepped parapet; decorative brick at the top of the main façade and parapet includes slightly projecting zigzag shapes and dentils. Alterations: Replacement door and frame; replacement windows and frames (except in the central bay); non-historic intercom to the right of the main entryway; non-historic sconce and conduit above the main entryway; wrought-iron grilles in some windows; non-historic iron rail at secondary entrance; non-historic sconce above secondary entrance; large antenna mounted to roof somewhat north of center.





43-28 47th Street: Nearly identical and attached to its southerly neighbor at 43-32 47th Street; five bays wide; symmetrical façade with a tower at the central bay; central bay flanked by engaged brick piers; main entrance consists of a steel and glass door set in a slightly recessed entryway with brick surrounds; decorative brick in a slightly projecting diamond pattern above the entryway; soldier-bond string course above the basement windows; all windows except for those in the central bay are non-historic aluminum one-over-one sash; windows in the central bay are offset from the rest of the fenestration; windows in central bay are historic six-over-six wood sash in wood frames; basement window openings have been filled in with decorative pierced concrete blocks; all windows have brick header sills; the central tower rises slightly above the flat roofline and is topped with a flat roof with a stepped parapet; decorative brick at the top of the main façade and parapet includes slightly projecting zigzag shapes and corbels. Alterations: Replacement door and frame; replacement windows and frames (except in the central bay); non-historic

intercom to the right of the entryway; non-historic sconce and conduit above main entryway; conduit mounted to wall south of main entryway; wrought-iron grilles at some windows; large antenna mounted to roof near central tower; non-historic iron fence fronting building. Site features: Low stone retaining wall and non-historic iron fence; concrete steps and a concrete path leading to the entryway; raised lawn on either side of the concrete path; two trees.



43-32 47th Street: Nearly identical and attached to its northerly neighbor at 43-28 47th Street; five bays wide; symmetrical façade with a tower at the central bay; central bay flanked by engaged brick piers; main entrance consists of a steel and glass door set in a slightly recessed entryway with brick surrounds; decorative brick in a slightly projecting diamond pattern above the entryway; secondary basement-level entrance, which leads through the building and to the interior courtyard, at the northernmost bay; soldier-bond string course above the basement windows; all windows except for those in the central bay are non-historic aluminum one-over-one sash; windows in the central bay are offset from the rest of the fenestration; windows in central bay are historic six-over-six wood sash in wood frames; basement window openings have been filled in with decorative pierced concrete blocks; all windows have brick header sills; the central tower rises slightly above the flat roofline and is topped with a flat roof with a stepped parapet; decorative brick at the top of the main façade and parapet includes slightly projecting zigzag shapes and corbels. Alterations: Replacement door and frame; replacement windows and frames

(except in the central bay); non-historic intercom to the right of the entryway; two non-historic sconces at entryway and one at the secondary entrance; wrought-iron grilles at some windows; conduit mounted to wall south of main entryway; non-historic iron rail at the secondary entrance. Site features: Low stone retaining wall and lawn on either side of the entryway; two trees.

43-38 47th Street: Seven bays wide; symmetrical façade with gabled tower at the central bay; central bay flanked by engaged brick piers; main entrance consists of a steel and glass door set in a slightly recessed entryway with brick surrounds; historic iron light fixture (without lamp) above main entrance door; secondary basement-level entrance, which leads through the building and to the interior courtyard, at the northernmost bay; soldier-bond string course above the basement- and first-floor windows; all windows except for those in the central bay are non-historic aluminum



one-over-one sash; windows in the central bay are offset from the rest of the fenestration; windows in central bay are historic six-over-six wood sash in wood frames; basement windows have been filled in with decorative concrete block; all windows have brick header sills; first-floor windows have brick header surrounds; the central tower rises slightly above the roofline with a single eight-pointed star-shaped opening in its front-facing gable; the star-shaped opening has a brick surround and is filled in with concrete; the otherwise flat roof is capped with a stepped parapet; decorative brick at the top of the main façade and parapet includes slightly projecting zigzag shapes and corbels. Alterations: Replacement door and frame; replacement windows and frames (except in the central bay); non-historic intercom to the right of the main entryway; non-historic sconce above the main entryway and another above the secondary entryway; non-historic iron rail at secondary entrance; wrought-iron grilles at some windows; large antenna mounted to roof of building.

43-42, 43-44, 43-46 47th Street

Borough of Queens, Tax Map Block/Lot: 141/43

Name: Little Friends School
Date: 1928
Type: School

Description



43-42 47th Street: Four bays wide; asymmetrical façade; bays separated by engaged brick piers; northernmost bay projects slightly; entrance in northernmost bay is slightly recessed with a decorative brick voussoir surround; non-historic fabric awning over entrance; door consists of a wood and glass paneled double door with a round-headed transom; historic iron lantern box affixed to transom; three windows at the second story of the northernmost bay, which consist of historic wood four-light fixed sashes; southernmost three bays have regularly spaced fenestration and one entrance per bay; the entrances in these three bays are recessed and each consists of a single metal door with a metal transom panel; each of the three bays has a large fixed aluminum multi-pane window at the first floor and two three-pane aluminum casement windows at the second floor; all windows in southernmost three bays have aluminum frames; upper-floor windows have child safety glass in

the lower panes; all second-story windows have brick header sills; the windows and entrances at the first floor of the three southernmost bays are topped by wide plaster bands that extend the width of the bays, between the engaged brick piers; the two floors are divided by a band of decorative projecting brick; the parapet of the building at the three southernmost bays has decorative brick in a projecting denticulated pattern; flat roof with a chain-link fence around its perimeter. Alterations: Replacement doors and frames (except the door and frame in the northernmost bay); entrance steps at second bay from the north have been clad with non-historic tile; replacement windows and frames in the southernmost three bays; non-historic fabric awning above door at northernmost bay; chain-link fence around the perimeter of the roof; badly repaired brick and replacement brick at the top northernmost corner of the building.

47th Street between 43rd Avenue and Queens Boulevard – east side

43-01, 43-05 47th Street, 47-02 to 47-18 43rd Avenue, 43-06 to 43-20 48th Street

Borough of Queens, Tax Map Block/Lot: 140/25

Court Name: Monroe Court
Date: 1927
Type: Apartments

General Court Description:

Monroe Court is a series of seven court apartment buildings. The buildings of the Monroe Apartments complex are situated in an inverse C-shape around an interior garden court, with the primary facades facing inward and the street-facing facades secondary. The buildings are located at the northern part of the block, with a court entrance at 47th Street (through 43-05 47th Street) and two others at 48th Street (through 43-08 and 43-16 48th Street). Although four of the buildings have facades facing 43rd Avenue, there are no entrances to the court along the avenue. One of the buildings is located entirely within the block (to the rear of 43-16 48th Street), and is not visible from the street. Because the primary facades face inward, the street-facing facades are simple and less ornamented.

Individual Descriptions:



43-05 (aka 43-01 to 43-05) 47th Street, street façade: Eight bays wide; nearly symmetrical façade with central entrance; flat roof; main entrance consists of a steel and glass door with a round-headed opening and a partial brick voussoir surround; brick and concrete steps lead from sidewalk to the main entrance; remnants of what appears to be a historic iron light fixture above the round-headed entrance; fenestration consists of non-historic one-over-one aluminum sash windows of varying widths; basement windows filled in with decorative pierced concrete block, or, in the case of the two windows immediately to either side of the entrance, fixed metal vents; all windows with brick header sills; decorative brick at fourth-story windows, including soldier-bond string courses and header bricks in the form of square shapes; decorative brick at the top of the façade consists of brick corbels. Alterations: Replacement windows and frames; replacement door and frame; non-historic lamp over door. South elevation: Similar to front-facing façade, with same fenestration and decorative brick at the top of the building; windows are replacement one-over-one aluminum sash; basement windows filled in with decorative pierced concrete block, except for the westernmost basement window, which has been covered with a metal panel; iron fire escape at upper three floors; parapet cut for egress onto fire escape; small brick wall projecting from the façade (perpendicular to the building) between two first-floor windows; two non-historic light fixtures and conduit mounted to wall above the first-story windows. North elevation: This elevation is also 47-02 43rd Avenue, and will be described under that address heading.

43-05 47th Street, courtyard façade: Similar to front façade and south-facing elevation; flat roof; tower at the northernmost portion of the façade, where the building meets the perpendicular courtyard façade of 47-02 43rd Avenue; windows slightly offset in tower; tower rises above roofline; entrance in tower slightly recessed with simple brick header surround and decorative brick in a basketweave pattern above the entrance; windows in tower consist of historic six-over-six wood sash; all other windows non-historic one-over-one aluminum sash; basement windows filled in with decorative pierced concrete block; decorative brick at fourth story, including soldier-bond string courses and header bricks in the form of square shapes; decorative brick at the top of the façade consists of triangular-shaped brick dentils; secondary entrance at basement level with historic iron railing; metal downspout at the southernmost end of the façade. Alterations: Replacement windows and door; conduit mounted to façade above tower entrance and at southernmost end of the façade.



47-02 43rd Avenue, street façade: This façade is also the north-facing elevation of 43-05 47th Street. Five bays wide; symmetrical façade; flat roof; fenestration consists of non-historic one-over-one aluminum windows of varying sizes; basement window openings filled in with decorative pierced concrete block; decorative brick at fourth story, including soldier-bond string courses and header bricks in the form of square shapes; decorative brick at the top of the façade consists of triangular-shaped brick corbels; two iron fire escapes mounted to the façade at the upper three floors of the two outermost bays. Alterations: Replacement windows; stucco cladding at the top of the parapet.



47-02 43rd Avenue, courtyard façade: Only a small two-bay portion of this façade is visible from the interior courtyard, sandwiched between the perpendicular courtyard façade of 43-05 47th Street and the courtyard façade of 47-08 43rd Avenue. Basement-level entrance with historic iron railing; windows are non-historic one-over-one aluminum sash; basement window openings filled in with decorative pierced concrete block; all windows with brick header sills; decorative soldier-bond string courses at fourth-story windows; triangular-shaped brick dentils at top of the facade; metal downspout mounted to façade between the two bays. Alterations: Replacement windows.



47-08 and 47-12 43rd Avenue, street façade: These two buildings will be described together, as they share a roofline and a contiguous façade without visual interruptions. Twelve bays wide; symmetrical façade; flat roof; fenestration consists of non-historic one-over-one aluminum windows of varying sizes; two projecting bay windows, one at each outermost bay at the fourth floor; these bay windows project slightly and rise somewhat above the otherwise flat roofline; bay windows are supported by small brick brackets and have flat roofs capped by stepped parapets; windows within the projecting bays are topped with decorative brick arches; basement windows filled in with decorative pierced concrete block; all windows (except bay windows) with brick header sills; basement-level entrance at the westernmost portion of the façade; decorative soldier-bond string course at the bottom of the fourth-floor windows; decorative brick at the top of the façade consists of triangular-shaped brick dentils and projecting brick in repeating diamond patterns; all brick at the top of the façade (from the top of fourth-floor windows to the roofline) has been resurfaced with stucco. Alterations: Replacement windows;

stucco resurfacing at the top of the façade (from the fourth-floor window heads to the roofline); conduit mounted to façade at westernmost bay; non-historic handrail at basement entrance.



47-08 43rd Avenue, courtyard façade: This façade is identical to its neighbor at 47-12 43rd Avenue, with which it shares a roofline and a contiguous façade with little visual interruption. Five bays wide; symmetrical façade with a slightly projecting tower at the central bay; main entrance located in the central bay; main entrance door is a non-historic metal and glass door with a slightly projecting brick surround and denticulated lintel; fenestration consists of non-historic one-over-one aluminum windows (except for those in the central bay); windows in the central bay are offset from the rest of the fenestration; windows in central bay have historic six-over-six wood sashes with wood frames; basement windows filled in with decorative pierced concrete block; all windows have brick header sills; decorative soldier-bond string courses at the top and bottom of the fourth-story windows; decorative brick in a basketweave pattern at the parapet; brick dentils at top of parapet; slightly projecting engaged piers at the top of the central tower; two iron fire escapes at the upper three stories of the façade—one at the first bay and the other straddling the fifth bay and the first bay of the neighboring façade (counting from north to south); cuts in the parapet to allow egress onto the fire escapes. Alterations: Replacement windows and frames (except for those in the central tower); replacement door and frame.

47-12 43rd Avenue, courtyard façade: This façade is identical to its neighbor at 47-08 43rd Avenue, with which it shares a roofline and a contiguous façade with little visual interruption. Five bays wide; symmetrical façade with a slightly projecting tower at the central bay; main entrance located in the central bay; main entrance door is a non-historic metal and glass door with a slightly projecting brick surround and denticulated lintel; fenestration consists of non-historic one-over-one aluminum windows (except for those in the central bay); windows in the central bay are offset from the rest of the fenestration; windows in central bay have historic six-over-six wood sashes and wood frames; basement windows filled in with decorative pierced concrete block; all windows have brick header sills; decorative soldier-bond string courses at the top and bottom of the fourth-story windows; decorative brick in a basketweave pattern at the parapet; brick dentils at top of parapet; slightly projecting engaged piers at the top of the central tower; two iron fire escapes at the upper three stories of the façade—one at the first bay (which straddles the fifth bay of the neighboring façade) and the other at the fourth and fifth bays (counting from west to east); cuts in the parapet to allow egress onto the fire escapes. Alterations: Replacement windows and frames (except for those in the central tower); replacement door and frame.



47-18 43rd Avenue, courtyard façade: Only a small two-bay portion of this façade is visible from the interior courtyard, sandwiched between the courtyard façade of 47-12 43rd Avenue and the perpendicular courtyard façade of 43-08 48th Street. Replacement one-over-one aluminum windows; two fixed vents at basement level; all windows with brick header sills; decorative soldier-bond string courses at fourth story windows; triangular-shaped brick dentils at top of the façade. Alterations: Replacement windows and frames; metal downspout mounted to façade between the two bays.

47-18 43rd Avenue, street façade: Also the north-facing elevation of 43-04 48th Street; five bays wide; symmetrical façade; flat roof; fenestration consists of non-historic one-over-one aluminum windows of varying sizes; basement windows filled in with decorative pierced concrete block, except for the central basement window, which has a fixed vent; all windows with brick header sills; decorative brick at fourth story windows, including soldier bond-string courses and header bricks in the form of square shapes; decorative brick at the top of the façade consists of triangular-shaped brick corbels; interior brick chimney at the eastern portion of the roof; iron fire escapes mounted to the façade at the upper three floors of the westernmost bay. Alterations: Replacement windows and frames; conduits mounted to facade at the first story.





43-08 and 43-04 48th Street, street façade: Nine bays wide; nearly symmetrical façade; flat roof; entrance located in approximately the center of the façade and consists of a steel and glass door in a slightly recessed entryway with a simple brick surround; fenestration consists of non-historic one-over-one aluminum sash windows of varying sizes; all windows with brick header sills; soldier-bond string course above fourth-floor windows; decorative brick at the top of the façade consists of triangular-shaped brick corbels; interior brick chimney at roof, slightly to the north of center; iron fire escape mounted to the façade, straddling the fifth and sixth bays (counting from south to north). Alterations: Replacement windows and frames; replacement door. North elevation: This elevation is also 47-18 43rd Avenue, and will be described under that address heading.

43-08 48th Street, courtyard façade: Flat roof; tower at the northernmost portion of the facade, where the building meets with the perpendicular courtyard façade of 47-18 43rd Avenue; windows slightly offset in tower, indicating a central stairway; tower rises somewhat above roofline; entrance consists of a non-historic metal and glass door and is slightly recessed with simple brick header surround; decorative brick in a basketweave pattern above the entrance; windows in tower are historic six-over-six wood sash in wood frames; all other windows are non-historic one-over-one aluminum sash; basement window openings filled in with decorative concrete block; basement-level entrance with concrete ramp and historic iron rail; decorative soldier-bond string course at the top of the fourth-story windows; decorative brick at the top of the façade consists of triangular-shaped brick corbels; iron fire escape at the upper three floors, straddling the last bay and the first bay of the neighboring façade (to the south); parapet cut at fire escape to allow for egress; metal downspout at the southernmost end of the façade. Alterations: Replacement windows and frames (except those in tower), replacement door and frame.





43-16 48th Street and 43-12 48th Street, street façade: These two buildings will be described together, as they share a roofline and a contiguous façade without visual interruptions. Twelve bays wide; flat roof with parapet that is stepped at either corner; two entrances—one located in the third bay and the other in the twelfth (counting from south to north); southernmost entrance recessed with a segmental-arched opening with brick voussoir surround; this entrance has concrete steps that lead to a metal and glass door; northernmost entrance consists of an open corridor that leads through the building to the central courtyard of the complex; this entrance has decorative radiating brick at the top of the entryway; fenestration consists of replacement one-over-one aluminum windows of varying sizes; basement window openings filled in with decorative concrete block, except for two northernmost basement-level bays which have replacement one-over-one aluminum sash windows; all windows with brick header sills; soldier-bond string course above fourth-floor windows; decorative brick at the top of the façade consists of header bricks in the form of square shapes and triangular-shaped brick corbels; iron fire escape mounted to the façade at the third and fourth bays (counting from south to north).

Alterations: Replacement windows and frames; replacement door and frame; some minimal non-historic signage mounted to façade.



43-12 48th Street, courtyard façade: Five bays wide; five stories high; symmetrical façade with a slightly projecting tower at the central bay; main entrance in central bay and consists of a non-historic metal-and-glass door; entrance has a round-headed transom with historic fixed wood multi-paned window, a brick header surround and keystone; rectangular-shaped entrance to a corridor that leads through the building to the street, located at the northernmost bay; fenestration consists of replacement one-over-one aluminum windows (except those in the central bay); windows in the central bay are offset from the rest of the fenestration; windows in central bay have historic six-over-six wood sashes; all windows have brick header sills; decorative soldier-bond string courses at the top of first- and fourth-story windows; triangular-shaped brick corbels at top of parapet; two iron fire escapes at the upper four stories of the façade—one at the first bay and the other at the fifth bay (counting from north to south; both of which straddle neighboring facades); cut in the parapet to allow egress onto the fire escape; metal downspout between the fourth and fifth bays. Alterations: Replacement windows and frames (except for those in the central tower); replacement door and frame.



43-16 48th Street, courtyard façade: Because of the situation of this building and its neighbor (43-10 48th Street) on an incline, the first-floor windows of 43-10 are at the same level as the basement-level windows of 43-18. Flat roof; tower at the southernmost portion of the facade, where the building meets with the perpendicular courtyard façade of 43-20 48th Street; windows slightly offset in tower; tower rises somewhat above roofline; entrance in tower consists of a non-historic metal and glass door, which is slightly recessed and has a simple brick header surround and a denticulated lintel; concrete ramp leading to main entrance with historic (at the ramp) and non-historic (at the platform) iron rails; windows in tower are historic six-over-six wood sash; all other windows replacement one-over-one aluminum sash; decorative soldier-bond string course at the top of the basement- and fourth-story windows; decorative brick at the top of the façade consists of triangular-shaped brick corbels; iron fire escape at the upper four floors, straddling the last bay of the neighboring façade (to the north); parapet cut at fire escape to allow for egress; metal downspout at the northernmost end of the façade. Alterations: Replacement windows and frames (except in tower); replacement door; replacement iron handrails at top of ramp and at entrance steps; wrought iron grilles in some windows.

43-20 48th Street, courtyard façade: Only a small two-bay portion of this façade is visible from the interior courtyard, sandwiched between the courtyard façade of 43-18 48th Street and the perpendicular courtyard façade of 43-20 48th Street. Entrance at westernmost bay, which shares the concrete platform and ramp of 43-18 48th Street; replacement one-over-one aluminum windows; brick header sills at all windows; decorative soldier-bond string course at top of fourth-story windows; triangular-shaped brick dentils at top of the façade. Alterations: Replacement windows and frames.



43-18 48th Street, within central court (north-facing façade): This building is located within the central courtyard, perpendicular to those facing 48th Street, and does not have a visible façade from the public thoroughfare. Five bays wide; symmetrical façade with a slightly projecting tower at the central bay; main entrance consists of a non-historic metal and glass door and has a slightly projecting brick surround and denticulated lintel; regularly spaced fenestration with non-historic one-over-one aluminum windows (except those in the central bay); windows in the central bay are offset from the rest of the fenestration; windows in central bay have historic six-over-six wood sashes; basement windows filled in with decorative concrete block; all windows have brick header sills; decorative soldier-bond string courses at the top of fourth-story windows; brick dentils at top of parapet; slightly projecting engaged piers at the top of the central tower. Alterations: Replacement windows and frames (except for those in the central tower); replacement door and frame; conduit mounted to the façade above first-story windows to the west of the central bay.

43-13, 43-17, 43-25, 43-31 and 43-37 47th Street

Borough of Queens, Tax Map Block/Lot: 140/22, 20, 18, 16, 14

Court Name: Carolin Gardens
Date: 1925
Type: Apartment

General Court Description:

The Carolin Gardens Apartments are a series of five apartment buildings, all facing 47th Street. Nos. 43-13, 43-17 and 43-25 are adjoined, with 43-17 projecting slightly in the center; 43-31 and 43-37 are also adjoined, sharing a continuous roofline. All five apartments are similar in massing and ornament, with facades that are mostly symmetrical and have a central tower that rises above a flat roof. The towers are topped with either a side-facing gabled roof or a pyramidal hipped roof. All buildings have common-bond brick facades that are minimally adorned; sparse ornament includes projecting bay windows on some buildings and metal-clad entrance awnings with carved wood brackets on others. All five buildings originally featured decorative pierced (43-17, 43-31 and 43-37) and non-pierced (43-13 and 43-25) brick parapets; those parapets were replaced by the current parapets, which are brick (of a slightly redder hue than the original brick) and feature a decorative diamond-shaped pattern. The parapets at the tops of the central towers have also been replaced.

Individual Descriptions:



43-13 47th Street: Mirror image of building at 43-25 47th Street; six bays wide; nearly symmetrical façade with a tower at the central bay; central bay slightly recessed; main entrance located in the central bay and consists of a non-historic wood-and-glass door with small flanking wood one-over-one windows with brick header sills; historic wood awning with a metal-clad roof and large wood brackets over main entryway; secondary entrance at basement level with historic wood and glass door; basement-level entrance fronted by concrete steps with a historic iron handrail; soldier-bond string course above the basement windows; all windows (except for basement windows) are six-over-six non-historic aluminum sash in aluminum frames; windows in the central bay are offset from the rest of the fenestration; northernmost basement windows are six-light steel casement sash; basement window immediately south of main entrance with fixed vents; southernmost basement window is three-pane

steel casement sash; all windows have brick header sills; the central tower rises slightly above the flat roofline and is topped with an altered side-facing gabled roof; decorative recessed brick at top portion of central tower; slightly contrasting decorative brick (of a somewhat redder hue) at the top of the main façade and parapet includes slightly projecting diamond shapes and dentils; parapet topped with metal coping. Alterations: Replacement windows and frames (except those flanking the entryway); replacement door (original door was wood and glass with 15 rectangular panes); original parapet at roof and top of tower removed and replaced with brick of a slightly different color; non-historic light fixture above the main entrance and another above the basement-level entrance; rain gutter at tower roof. North elevation: Similar to front façade; all windows are non-historic aluminum sash; all windows have brick header sills; soldier-bond string course above the basement windows; slightly contrasting decorative brick (of a somewhat redder hue) at the top of the façade and parapet includes projecting diamond shapes and dentils; parapet topped with metal coping. Site features: A non-historic chain link fence fronts the building.



43-17 47th Street: Five bays wide; symmetrical façade with a slightly projecting tower at the central bay; main entrance located in the central bay and consists of a non-historic wood and glass door with slightly projecting brick surround and denticulated brick lintel; basement level slightly projects under a canted soldier-bond string course; all windows (except for basement and bay windows) are six-over-six non-historic aluminum sash in aluminum frames; two projecting three-sided bay windows—one at either side of the central tower at the second story; the projecting bays have metal cladding, wood brackets and aluminum six-over-six and four-over-four windows; windows in the central bay are off set from the rest of the fenestration; uppermost central bay window is round-headed; northernmost basement windows are six-pane steel casement sash; southernmost basement windows are three-pane steel casement sash; all windows have brick header sills; the central tower rises slightly above the flat roofline and is topped with an altered pyramidal hipped roof; decorative recessed brick in square patterns at top portion of central tower; slightly contrasting decorative brick (of a somewhat redder hue) at the top of the main façade and parapet includes projecting diamond shapes and dentils; parapet topped with metal coping. Alterations: Replacement windows and frames; replacement door (original door was wood and glass with 15 rectangular panes); original parapet at roof and top of tower removed and replaced with brick of a slightly different color; non-historic sconce above the entryway; wrought-iron grilles in central bay windows; rain gutter at tower roof. Site features: A non-historic chain link fence fronts the building.



43-25 47th Street: Mirror image of building at 43-13; six bays wide; nearly symmetrical façade with a tower at the central bay; central bay slightly recessed; main entrance located in the central bay and consists of a non-historic wood and glass door with small flanking wood one-over-one windows with brick header sills; historic wood awning with a metal-clad roof and large wood brackets over main entryway; secondary recessed entry to basement level with modified historic iron rail to the north of the main entryway; soldier-bond string course above the basement windows; all windows (except for basement windows) are six-over-six non-historic aluminum sash in aluminum frames; windows in the central bay are offset from the rest of the fenestration; northernmost basement window with six-pane steel casement sash; southernmost basement window with three-pane steel casement sash; all windows have brick header sills; the central tower rises slightly above the flat roofline and is topped with an altered side-facing gabled roof; decorative recessed brick at top portion of central tower; slightly contrasting decorative brick (of

a somewhat redder hue) at the top of the main façade and parapet includes projecting diamond shapes and dentils; parapet topped with metal coping. Alterations: Replacement windows and frames (except those flanking the entryway); replacement door (original door was wood and glass with 15 rectangular panes); original parapet at roof and top of tower removed and replaced with brick of a slightly different color; non-historic light fixture above the entryway; rain gutter at tower roof. Site features: A non-historic chain link fence fronts the property; small trees on either side of the entryway.



43-31 47th Street: Similar to its neighbor at 43-37 47th Street, with which it shares a continuous roofline; five bays wide; symmetrical façade with a slightly recessed tower at the central bay; main entrance located in the central bay and consists of a non-historic wood and glass door with slightly projecting brick surround and denticulated brick lintel; soldier-bond and header-bond string course over basement windows; all windows (except some basement and bay windows) are six-over-six non-historic aluminum sash in aluminum frames; two projecting three-sided bay windows—one at either side of the central tower at the second story; the projecting bays have metal cladding, wood brackets and aluminum six-over-six and four-over-four windows; windows in the central bay are offset from the rest of the fenestration; southernmost basement windows are six-pane fixed steel casement sash; all windows have brick header sills; the central tower rises slightly above the flat roofline and is topped with an altered pyramidal hipped roof; decorative recessed brick at top portion of central tower; slightly contrasting decorative brick (of a somewhat redder hue) at the top of the main façade

and parapet includes projecting diamond shapes and dentils; parapet topped with metal coping. Alterations: Replacement windows and frames (except those at basement story); replacement door (original door was wood and glass with 15 rectangular panes); original parapet at roof and top of tower removed and replaced with brick of a slightly different color; non-historic sconce above the entryway; wrought-iron grilles in central bay windows; rain gutter at tower roof. North elevation: Similar to front façade; all windows are non-historic aluminum sash; all windows have brick header sills; soldier-bond string course above the basement windows; slightly contrasting decorative brick (of a somewhat redder hue) at the top of the façade and parapet includes projecting diamond shapes and dentils. Site features: A non-historic chain link fence fronts the property; small trees on either side of the entryway.



43-37 47th Street: Similar to its neighbor at 43-31 47th Street, with which it shares a continuous roofline; six bays wide; nearly symmetrical façade with a slightly projecting tower at the central bay; main entrance located in the central bay and consists of a non-historic wood and glass door with a slightly projecting brick surround and denticulated brick lintel; soldier-bond and header-bond string course over basement windows; all windows (except some basement and bay windows) are six-over-six non-historic aluminum sash in aluminum frames; two projecting three-sided bay windows—one at either side of the central tower at the second story; the projecting bays have metal cladding, wood brackets and aluminum six-over-six and four-over-four windows; windows in the central bay are offset from the rest of the fenestration; northernmost basement windows are six-pane steel casement sash; southernmost basement windows are three-pane steel casement sash; all windows have brick header sills; the central tower rises slightly above the flat roofline and is topped with an altered pyramidal hipped roof; decorative recessed brick at top portion of central tower; slightly contrasting decorative brick (of a somewhat redder hue) at the top of the main façade and parapet includes projecting diamond shapes and dentils; parapet topped with metal coping. Alterations: Replacement windows and frames (except those at basement story); replacement door (original door was wood and glass with 15 rectangular panes); original parapet at roof and top of tower removed and replaced with brick of a slightly different color; non-historic sconce above the entryway; wrought iron grilles in central bay windows; rain gutter at tower roof. Site features: A non-historic chain link fence fronts the property; small trees on either side of the entryway.

48th Street between Barnett Avenue and 39th Avenue – west side

Side façade of 47-19 39th Avenue – see description under 47-19 39th Avenue

48th Street between Barnett Avenue and 39th Avenue – east side

Sunnyside Gardens Park

Borough of Queens Tax Map Block/Lot: 123/12, 58

See description under 39th Avenue between 48th and 50th Streets

48th Street between 39th Avenue and Skillman Avenue – west side

39-02 48th Street

Borough of Queens Tax Map Block/Lot: 148/46

Side façade of 47-16 39th Avenue – see description under 47-16 39th Avenue

39-04, 39-08, 39-10, 39-12, 39-16, 39-18, 39-20 48th Street

Borough of Queens Tax Map Block/Lot: 148/47, 48, 49, 149, 50, 150, 51

Court Name: Roosevelt
Date: 1927
Type: Row house



39-20 48th Street

39-18 48th Street

39-16 48th Street

39-12 48th Street

39-10 48th Street

39-08 48th Street 39-04 48th Street

General Description:

Front façades (west): Row of seven, two-story flat roof, or two-story-plus-attic gable roof, row houses divided into two different types and their mirror images, G', G, I, I', I, I', I. The flat roof, last five buildings are recessed from the streetwall, while the slate shingled, gable roofs of 39-18 and 39-20 48th Street, the two southernmost buildings, are eaves front. The flat roof buildings feature geometric soldier, stretcher, and header brick coursing, diamond-shaped brick patterning, brick corbels and faceted brick colonettes. Other decorative details include projecting bay windows, projecting brick piers, and brick soldier coursing above the foundation, and above the second-floor windows. All buildings have under porch or under stoop basement entries, except for 39-04, 39-18 and 39-20 48th Street. The historic enclosed porch remains at the north-facing, side facade of 39-04 48th Street. The individual grassy front yards are surrounded by low curbs. The building at 47-16 39th Avenue, although connected to the northwest corner and set perpendicular to this row facing 39th Avenue, is excluded from this section and described under its 39th Avenue address.

Rear façades (east): The four-bay rear facades of 39-18 and 39-20 48th Street are minimally visible from 47th Street and are each the mirror image of the adjacent building. At the first floor, 39-20 has a door paired with a one-over-one, double-hung window (replacing smaller four-over-four sash) in the first bay, another one-over-one, double-hung window (replacing smaller four-over-four sash) in the second bay, a one-over-one, double-hung window (historically six-over-six sash) in the third bay, and a non-historic enclosed porch in the fourth bay. A one-over-one, double-hung window replaces paired six-over-six sash in the first and third bays at the second floor, another one-over-one, double-hung window replaces the smaller four-over-four window in the second bay, and there is a door to the second-floor porch terrace. The rear facades at the northern end of the row are not visible or are very minimally visible from public thoroughfares.

North façade (side of 39-04 48th Street): The three-bay side façade of 39-04 48th Street faces 39th Avenue. One-over-one double-hung windows in the second and third bays at both floors replace the historic, four-over-four and six-over-six wood sash, respectively. The first bays have a two-story porch with historic wood and glazed infill at the first floor and a door accessing the terrace at the second floor. A brick chimney extends above the parapet between the second and third bays.

South façade (side of 39-20 48th Street): The two-bay side façade of 39-20 48th Street faces the through-block path. One-over-one, double-hung windows in all openings replace the historic six-over-six sash in both bays at the first and second floors and the paired six-over-six sash in the gable. There is a vent in the gable, and a three-pane awning window at the basement level aligns with the window above. The small side yard is surrounded by a chain-link fence and low concrete curb.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-04 north side	48th St faces 39th Ave	148	47		1/1 aluminum; casements at porch	non-historic door w/ storm	concrete w/ painted concrete & brick side walls	wood curb w/metal gate; concrete paved driveway	non-historic door, light & metal awning at basement; historic wood porch infill w/ multi-light casements at north & west facade of 1st fl; non- historic door & metal rail at 2nd floor; paint at parapet; wires at façade; antenna at chimney; concrete paved driveway & stone wall in side yard

39-04	48th Street	148	47	I	1/1 aluminum	non-historic door w/ storm	brick w/ metal railing; concrete steps at path	low wood curb; stone wall in yard	jalousie window at basement; historic door hood & surround; pointing at parapet; historic 4/4 & multi-light casements at east façade of historic enclosed porch; antenna at roof
39-08	48th Street	148	48	I'	1/1 vinyl	historic door	brick w/ metal railing; concrete steps at path	painted concrete curb; 3/4 of areaway is paved; pipe trellis in yard	non-historic door w/ grille, brick/cast-stone wall, painted foundation & sliding windows w/ grilles at basement; historic door hood & surround; window guards at 2nd floor; pointing at parapet; bluestone coping; wires at façade; satellite at roof
39-10	48th Street	148	49	I	1/1 vinyl	historic door w/ storm	brick w/ cast-stone treads & metal railing	low concrete/ wood curb	jalousie window, non-historic door w/ storm, metal 'awning' & light at basement; historic door hood & surround; light near door; brick replacement at 2nd floor lintels; spot pointing at parapet; wires at façade; extended steps w/ low brick cheek wall; stone wall at side yard
39-12	48th Street	148	149	I'	1/1 vinyl	non-historic door w/ storm	brick w/ cast-stone treads & metal railing	chain-link fence & scalloped cast-stone/ concrete wall; metal gate at driveway	pointing at façade; non-historic door w/ grille, door hood & conduit at basement; historic door hood & surround; projecting thru-wall ac units at 1st & 2nd floor; coated, bluestone coping at parapet; wires at façade; loose bluestone-paved driveway w/ metal gate, no curb cut
39-16	48th Street	148	50	I	1/1 vinyl	historic door w/ storm	brick w/ metal railing; concrete steps at path	concrete curb	non-historic door w/ storm & wood picket fence at basement stairs; picture window w/ flanking 1/1 replace paired 6/6 at 1st floor; projecting thru-wall ac unit at 1st floor; non-historic door hood w/ asphalt shingles, light & alarm box near door; projecting thru-wall ac unit at 2nd floor; terra cotta coping at reconstructed parapet; wires at facade
39-18	48th Street	148	150	G	1/1 aluminum	non-historic door	brick w/ metal railing; concrete steps at path	cobblestone curb	sliders, utility box & vent at basement; bay is painted brown; light & mailbox near door; projecting thru-wall ac unit at 1st floor; wires at façade; 2x 6/6 & vent in north-facing gable
39-20	48th Street	148	51	G'	1/1 vinyl	non-historic door	brick w/ metal railing; concrete steps at path	metal fence; scalloped cast-stone, brick or cobblestone curb	sliders & vent at basement; bay is painted green w/ single pane, flanking windows; light near door; REAR - non-historic brick porch at 1st floor; metal railing at 2nd floor;
39-20 south side	48th St faces thru-block path	148	51		1/1 vinyl			chain-link fence & curb	sliders at basement; wires & antenna at façade; 4/4 in south-facing façade of rear brick porch at 1st floor; light at porch; metal rail at 2nd floor porch

39-22, 39-24, 39-26, 39-28, 39-30, 39-32, 39-34, 39-36, 39-38, 39-40, 39-42, 39-44, 39-46 48th Street

Borough of Queens Tax Map Block/Lot: 148/52, 152, 53, 153, 54, 154, 55, 155, 56, 156, 57, 157, 58

Court Name: Roosevelt
 Date: 1927
 Type: Row house



39-46 48th St (side)

39-44 48th St

39-42 48th St

39-40 48th St

39-38 48th St

39-36 48th St



39-34 48th St

39-32 48th St

39-30 48th St

39-28 48th St

39-26 48th St

39-24 48th St

39-22 48th St

General Description:

Front façades (west): Row of 13, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, X, A', A, A', A, A', F, A', A, A', A, A'. The slated shingled, gable roofs of the second, third, twelfth and 13th buildings are eaves front and pitched steeply to create a third story. The flat roof, center buildings are recessed from the streetwall. The flat roof, southernmost building is farther recessed and

set perpendicular to the row, facing the through-block path. The flat roof buildings feature soldier, stretcher, header and projecting geometric brick coursing, including a denticulated brick cornice, stepped piers, brick openwork and projecting diamond-shaped brickwork at the parapet level. Decorative details include projecting bay windows, brick soldier coursing above the foundation and above the second-floor windows, projecting header sills, projecting and flat geometric brick patterning and pilasters, and wood pilasters at the enclosed entry porticos. No. 39-38 48th Street retains its historic enclosed porch. No. 39-34 48th Street, row house type F, historically had a door accessing a through-building path to the rear facades, instead of a six-over-six, double-hung wood window in the third bay of the first floor. A projecting header-course lintel marks the door's former location. The grassy front yards are surrounded by low curbs or fences. All buildings have under porch, basement entrances.

Rear façades (east, north façade of 39-46 48th Street): The two-bay rear facades of 39-22, 39-24 and 39-26 48th Street are partially visible from 47th Street, and are each the mirror image of the adjacent building. No. 39-22 has a one-over-one, double-hung window (historically six-over-six sash) in the first bay, and a door paired with a smaller six-over-six, double-hung window in the second bay at the first floor. Historically, the second floor featured paired six-over-six, double-hung windows in the first bay, and a smaller four-over-four, double-hung window in the second bay.

East façade (side of 39-46 48th Street): The three-bay side façade of 39-46 48th Street faces the street. The center bay has a door on both stories accessing the historic, two-story, cast-iron porch, flanked by one-over-one, double-hung windows that replace the historic six-over-six sash. There is no window in the first bay at the second floor and the window opening in the third bay is offset from the window below. The large side yard is surrounded by a chain-link fence and gate.

West façade (side of 39-46 48th Street): The two-bay side façade of 39-46 48th Street faces the interior garden court and is partially visible from 47th Street. One-over-one, double-hung windows replace the historic six-over-six sash in both openings at both floors. A brick chimney extends above the parapet between the window bays.

North façade (side of 39-22 48th Street): The two-bay side façade of 39-22 48th Street faces the through-block path. One-over-one, double-hung windows replace the historic six-over-six sash in both openings at the first and second floors and at the paired opening in the gable. The small, grassy side yard is surrounded by chain-link fence set on a low, concrete curb.

South façade (side of 39-44 48th Street): The one-bay side façade of 39-44 48th Street faces the through-block path. There are six-over-six, double-hung wood windows in both openings at the first and second floors and paired, one-over-one, double-hung windows with snap-in muntins in the gable. A three-pane, awning window at the basement level aligns with the windows above.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-22 north side	48th Street faces through-block path	148	52		1/1 vinyl			chain-link fence & low concrete curb	some spalled brick; wires & antenna at façade; some cobblestone pavers in yard

39-22	48th Street	148	52	A	1/1 aluminum; picture window at porch	historic w/ grille at 1st, non-historic at 2nd floor	concrete w/ metal railing	chain-link fence w/ gate	façade has been repointed; sliders & wires at basement; non-historic brick porch infill, picture window, light, rigid awning & door at front of 1st floor, 1/1 at side; light & metal rail at 2nd fl; REAR - sliders replace paired 6/6 at 2nd floor
39-24	48th Street	148	152	A'	6/6 wood w/ storms	non-historic door at porch	concrete w/ metal railing	low concrete curb	façade has been repointed; grille at basement; non-historic porch infill, casement & door at front, 2 casements at side of 1st floor; alarm box & metal rail at 2nd floor; 2x 1/1 in south-facing gable
39-26	48th Street	148	53	A	1/1 vinyl	non-historic door	concrete	low concrete curb	sliders w/ guard, non-historic door & light at basement; non-historic vertical wood porch infill, 1/1 & door at front; porch roof is painted green; window guards at 2nd floor
39-28	48th Street	148	153	A'	1/1 vinyl	non-historic door	concrete w/ pipe rail	low concrete curb	façade has been repointed; non-historic vinyl siding at porch infill, 1/1 & door at front, paired single-pane at side; porch roof is painted grey
39-30	48th Street	148	54	A	1/1 vinyl	non-historic door	concrete w/ metal railings	chain-link fence	sliders at basement; non-historic brick porch infill, 1/1 & door at front, 2x 1/1 at side; bracketed, projecting thru-wall ac unit at 2nd floor
39-32	48th Street	148	154	A'	1/1 vinyl w/ snap-ins; casements at porch	non-historic door	concrete	chain-link fence w/ cast-stone curb	façade has been repointed; chain-link fence & glass block infill at basement; 8/8 snap-in muntins; non-historic vertical aluminum porch infill, casement window, mail slot & door at front, paired casements at side; projecting thru-wall ac unit at 1st floor; bluestone coping at parapet
39-34	48th Street	148	55	F	single-pane sliders; picture window	non-historic door	wood deck & steps	low wood curb	sliders w/ grilles in historic & new opening at basement; 6/6 window in 3rd bay of 1st floor was historically a door - paired sliders in enlarged opening at 1st fl cover 2nd & 3rd bays & truncates brick pilaster; projecting thru wall ac unit at 1st floor; non-historic vertical wood porch infill, single-pane at front, vent & door at side; wood lattice under porch; porch roof is tarred; antenna at roof
39-36	48th Street	148	155	A'	1/1 vinyl; 6/6 or 4/4 wood at porch	non-historic door	concrete w/ metal railing	chain-link fence & low concrete curb	non-historic door w/ grille, sliders w/ grille & vent at basement; historic porch infill & windows; wood lattice under porch; cast-stone coping at parapet; some pavers in yard

39-38	48th Street	148	56	A	6/6 wood w/ storms; casements at porch	non-historic door	concrete w/ metal railing	cast-stone curb	jalousie w/ grille & non-historic door at basement; historic porch infill & windows, roof is painted green; light near door; paired 6/6 in enlarged opening at 1st fl
39-40	48th Street	148	156	A'	1/1 vinyl	non-historic door	concrete w/ metal railing	low brick wall	façade has been repointed; non-historic door & jalousie window w/ grille at basement; non-historic composite siding porch infill, 1/1 & door at front, 3x 1/1 at side; light near door; porch roof is painted green; brick replacement at 2nd floor lintels; wires at facade; antenna at roof
39-42	48th Street	148	57	A	1/1 vinyl; single-pane sliders	historic door	brick patio & steps w/ metal railing	concrete curb	jalousie window w/ grille at basement; non-historic brick porch infill, 1/1, light & door at front, picture window at side; paired sliders in enlarged opening at 1st fl; projecting thru-wall ac units at 1st & 2nd fl; metal railing at porch, vent at 2nd fl; wires at facade; skylight at roof; vent & antenna in north-facing gable
39-44	48th Street	148	157	A'	6/6 wood w/ storms	historic door	brick patio & steps w/ metal railing	scalloped cast-stone curb	sliders at basement; non-historic brick porch infill, multi-light window & door at front, multi-light window at side; metal railing at porch, non-historic door w/ storm & vent at 2nd floor; antenna at roof; REAR - façade has been repointed, dormer w/ composite siding at roof
39-44 south side	48th Street faces thru-block path	148	157		6/6 wood w/ storms; 1/1 vinyl in gable				sliding windows at basement; 6/6 snap-in muntins in gable; conduit at facade
39-46 east side	48th Street	148	58		1/1 vinyl	historic doors w/ storms	concrete patio & steps w/ bluestone treads	chain-link fence & gate; 3/4 of yard is paved	facade has been pointed; 1/1 w/ grille at basement; historic 2-story cast-iron porch, 3 mailboxes & light at 1st floor; projecting thru-wall ac unit & metal awning w/ columns at 2nd floor; wires & conduit at facade; parapet is partially tarred; concrete paved driveway
39-46	48th Street faces thru-block path	148	58	X	1/1 aluminum	non-historic door	concrete w/ metal railing	chain-link fence; low concrete curb	single pane w/ grilles at basement; 2 dryer vents & projecting thru-wall ac at 1st floor; wood pilasters removed at porch; bays are painted white; projecting thru-wall ac at 2nd floor; conduit at facade; parapet is partially tarred; cast-stone coping at parapet
39-46 west side	48th Street faces int. garden ct	148	58		1/1 aluminum			wood lattice fence	wires & conduit at facade; parapet is partially tarred; flue cap at chimney; antenna at roof

39-52, 39-54, 39-56, 39-58, 39-60, 39-62, 39-64, 39-66, 39-68, 39-70 48th Street

Borough of Queens Tax Map Block/Lot: 148/61, 63, 64, 65, 66, 67, 68, 69, 70, 71

Court Name: Roosevelt
Date: 1925
Type: Row house



39-70 48th St (side) 39-68 48th St 39-66 48th St 39-64 48th St 39-62 48th St 39-60 48th St 39-58 48th St 39-56 48th St 39-54 48th St 39-52 48th St (side)

General Description:

Front façades (west): Row of ten, two-story flat roof, or two-story-plus-attic slate shingled, gable roof row houses divided into three different types and their mirror images, X, D, A', A, A', A, A', A, D', X'. The roofs of 39-54 and 39-68 48th Street are gable front. The flat roof center buildings, 39-56 to 39-66 48th Street, are recessed from the streetwall. The flat roof, first and last buildings, 39-52 and 39-70 48th Street, are farther recessed and set perpendicular to the row, facing the through-block path. The flat roof buildings feature geometric soldier, stretcher, header and projecting brick coursing, including a denticulated brick cornice, stepped piers and brick openwork or recessed header panels at the parapet level. Other decorative details include projecting bay windows, wood pilasters, projecting header brick sills and brick soldier coursing above the foundation and above the second-floor windows. All buildings have under porch or under stoop basement entries, except for 39-68 48th Street. Historic windows remain at 39-64 48th Street. The individual grassy front yards are surrounded by low curbs.

Rear façades (east, south facade of 39-52 48th Street and north façade of 39-70 48th Street): The rear façades are not visible or are very minimally visible from public thoroughfares.

West façade (side facades of 39-52 and 39-70 48th Street): The two-bay side façades of 39-52 and 39-70 48th Street face the interior garden court. One-over-one double-hung windows replace historic six-over-six, double-hung wood windows in both openings at the first and second floors. Three-pane, awning windows at the basement level line up with the six-over-six sash.

East façade (side facades of 39-52 and 39-70 48th Street): The three-bay side façades of 39-52 and 39-70 48th Street face 48th Street. The center bay has doors on both stories with a historic two-story, cast-iron porch, flanked by one-over-one double-hung windows that replace the historic six-over-six sash. There is a large, grassy side yard.

North façade (side of 39-54 48th Street): The two-bay side façade of 39-54 48th Street faces the through-block path. Paired one-over-one, double-hung windows in the first bay and single one-over-one double-hung windows in the second bays at both floors replace the historic six-light casement or four-over-four, double-hung wood windows. A jalousie window replaces the historic three-pane awning window at the basement level.

South façade (side of 39-68 48th Street): The two-bay side façade of 39-68 48th Street faces the through-block path. Single-pane windows in the first bay and paired one-over-one, double-hung windows in the second bays at both floors replace the historic six-light casement or four-over-four, double-hung wood windows in the first bays and six-over-six, double-hung wood windows in the second bays. A three-pane awning window at the basement level aligns with the six-over-six sash above.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-52 west side	48th Street faces int. garden ct	148	61		1/1 aluminum				minimally visible from the public thoroughfare; tarred coping at parapet
39-52	48th Street faces thru-block path	148	61	X'	1/1 aluminum	historic door	brick	low concrete curb; wood picket gate	façade has been spot repointed; 2 lights & 2 mail-boxes near door; bays are painted black; blues-tone coping at parapet; wires at façade; flue cap at chimney
39-52 east side	48th Street	148	61		1/1 aluminum	non-historic doors w/ storms	concrete patio & steps w/ metal railing	low concrete curb at path	façade has been spot repointed; historic 2-story cast-iron porch; light at mailbox at 1st floor; bluestone coping at pointed & partially tarred parapet
39-54 north side	48th Street	148	63		1/1 aluminum				jalousie window at basement; 2 vents & pipe rail/guard at roof
39-54	48th Street	148	63	D'	1/1 vinyl	non-historic door	brick w/ cast-stone treads & metal railing	concrete curb	jalousie window, light & pipe railing at basement entry; rigid metal awning, light & flagpole at door; aluminum cladding at door surround; white-coated chimney at southern edge of roof
39-56	48th Street	148	64	A	1/1 aluminum	non-historic door	brick w/ cast-stone treads & metal railing	low concrete curb	jalousie window, non-historic door & wood rail at basement; non-historic infill & vinyl siding at porch, single-pane, door & light at front, 2x single-pane & light at side; porch roof is painted green; bluestone coping at parapet; wires at façade

39-58	48th Street	148	65	A'	1/1 vinyl w/ snap-in muntins	historic door w/ storm door	brick & concrete w/ metal railing; concrete deck	railroad tie curb	façade has been repointed; single-pane window, non-historic door & pipe rail at basement; open porch w/ non-historic brick columns; porch roof is painted green
39-60	48th Street	148	66	A	1/1 vinyl	non-historic door	brick w/ cast-stone treads & low cheek walls	railroad tie curb	façade has been repointed; metal rail, single-pane window w/ grille, spigot & utility box at basement; non-historic porch infill w/ vinyl siding, door at front, 1/1 at side; projecting thru-wall ac units at 1st & 2nd floor; wires & conduit at façade
39-62	48th Street	148	67	A'	1/1 vinyl	non-historic door w/ grille	concrete deck, brick steps w/ metal railing	scalloped cast-stone curb	façade has been repointed; jalousie window & non-historic door w/ grille at basement; open porch w/ non-historic brick columns; light & mailbox at 1st floor; wires at façade
39-64	48th Street	148	68	A	6/6 wood w/ storms; 4/4 at porch	non-historic door w/ storm door	concrete w/ low cheek walls	cobblestone curb	jalousie window & wood fence at basement; aluminum siding at porch, 1 historic 4/4 window, door & mailbox at front, 2x 6/6 at side; porch roof is painted green; projecting thru-wall ac unit at 1st floor; wires at façade
39-66	48th Street	148	68	A'	1/1 aluminum	non-historic door w/ storm door	brick w/ metal railing	scalloped cast-stone & concrete curb	non-historic door is w/ altered opening, sliders w/ guards & metal rail at basement; façade has been cleaned & repointed; non-historic porch infill w/ aluminum siding & non-historic brick columns, door & mailbox at front; spigot at 1st floor
39-68	48th Street	148	70	D	1/1 aluminum w/ snap-ins	non-historic door w/ grille	brick & concrete w/ cheek walls	scalloped cast-stone & concrete curb	utility box & spigot at basement; façade has been repointed; some 4/4 or 6/6 snap-in muntins; sliders w/ grilles at basement; mailbox & rigid metal awning at door; tripartite w/ picture window flanked by 1/1 replaces paired 6/6 at 2nd fl; 2 flagpole holders at 2nd floor; 1/1 w/ 6/6 snap-ins & window guards in gable; 1/3 of yard is concrete paved; planting beds
39-68 south side	48th Street faces thru-block path	148	70		single-pane & 1/1 alum.				façade has been repointed; sliders at basement; single pane windows in reduced openings at 1st bays, both floors
39-70 east side	48th Street	148	71		1/1 aluminum	non-historic doors w/ storms	brick & concrete patio w/ metal railing	scalloped cast-stone & concrete curb	historic, 2-story cast-iron porch; projecting thru-wall ac unit & spigot at 1st floor; light & mailbox near door; repointing above 2nd floor windows & at parapet; roof drain at parapet

39-70	48th Street faces thru-block path	148	71	X	1/1 aluminum	non-historic door w/storms	brick & concrete w/ metal railing	chain-link fence & concrete curb	vent at basement; bays are aluminum clad; single-pane casement in 4th bay at 2nd floor; parapet repointed; 4 satellite dishes at roof; wires at façade; wood trellis at side yard
39-70 west side	48th Street faces int. garden ct.	148	71					chain-link fence & concrete curb	minimally visible from the public thoroughfare; parapet tarred; satellite at roof

39-74, 39-76, 39-80, 39-82, 39-84, 39-88 48th Street

Borough of Queens Tax Map Block/Lot: 148/73, 75, 76, 78, 79, 80

Court Name: Roosevelt
Date: 1925
Type: Row house



General Description:

Front façades (west): Row of six, two-story flat roof, or two-story-plus-attic gable roof row houses divided into four different types and two mirror images, F, F', Q, Q', P, X'. The flat roof, second, third and fourth buildings are recessed from the streetwall, with the northernmost building more recessed and set perpendicular to the row, facing the through-block path. The slate shingled, gable roofs of 39-84 and 39-88 48th Street, the two southernmost buildings, are eaves front. The flat roof buildings feature bluestone coping, geometric soldier, stretcher, header and projecting brick coursing, including a corbelled brick cornice, stepped piers and brick openwork at the parapet level. Other decorative details include projecting bay windows, wood pilasters, cast-stone sills and brick soldier coursing above the foundation, and above and below the second-floor windows. All buildings have basement entries flanked by concrete cheek walls, except for 39-76, 39-80 and 39-88 48th Street. The historic windows, doors and enclosed porch configuration remain at 39-76 48th Street. Individual grassy front yards are surrounded by fences or curbs.

Rear façades (east): The three-bay rear facades of 39-84 and 39-88 48th Street are minimally visible from 47th Street and are the mirror image of each other. These façades feature two, six-over-six, double-hung windows and a door paired with another six-over-six, double-hung window at the first floor, and six-over-six, double-hung windows flanking a smaller, four-over-four, double-hung window at the center bay of second floor. The center bay at the second floor of 39-88 has a full-size, six-over-six, double-hung window. The third-floor gable of these end buildings is cutout to create an open terrace with a metal railing at that floor. The rear wall has two bays with one six-over-six, double-hung window and a door, and a single, six-over-six, double-hung window on each gable facade return. Other rear facades are not visible or very minimally visible from public thoroughfares.

West façade (side of 39-74 48th Street): The two-bay side façade of 39-74 48th Street faces the interior garden court. One-over-one, double-hung windows replace historic six-over-six, double-hung wood windows in both openings at the first and second floors. Three-pane, awning windows line up with the six-over-six sash at basement level.

East façade (side of 39-74 48th Street): The three-bay side façade of 39-74 48th Street faces 48th Street. The center bay has a door on both stories accessing the historic two-story, cast-iron porch, flanked by one-over-one double-hung windows that replace the historic six-over-six sash. The large, grassy side yard is surrounded by a low, concrete curb.

North façade (side of 39-76 48th Street): The two-bay side façade of 39-76 48th Street faces the through-block path. One-over-one double-hung windows in both openings at both floors replace the historic six-over-six sash at the first floor and the historic six-over-six sash and smaller, four-over-four wood sash at the second floor.

South façade (side of 39-88 48th Street): The three-bay side façade of 39-80 48th Street faces the through-block path. One-over-one, double-hung windows replace the historic six-over-six sash in the first and third bays, and smaller, four-over-four, double-hung, center windows. There is a one-over-one, double-hung window (historically six-over-six) in the gable. A brick chimney extends from the southernmost portion of the roof just west of the gable peak. The small side yard is raised and paved as a driveway.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-74 west side	48th St faces int. garden ct	148	73		1/1 aluminum			low concrete curb & picket fence	minimally visible from the public thoroughfare; repointing & terra cotta coping at parapet; satellite at roof
39-74	48th St faces thru- block path	148	73	X'	1/1 aluminum	non- historic door	brick w/ metal railing	low concrete curb & picket fence	light above door; façade has been repointed at 2nd fl; bays are painted white & brown w/ silver roofs; picture windows flanked by 1/1 in bays; wires at façade; terra- cotta coping at roof; portion of parapet is coated
39-74 east side	48th Street	148	73		1/1 aluminum	non- historic doors w/ & w/o storms	concrete patio & steps	low concrete curb; wood picket fence w/ brick piers	light at 1st floor; façade has been repointed at 2nd floor; historic cast-iron porch; metal awning at 2nd floor door; wires at façade; antenna & terra-cotta coping at roof; concrete driveway in side yard

39-76 north side	48th Street	148	75		1/1 aluminum				façade has been cleaned & repointed; grilles at 1st floor; satellite at roof
39-76	48th Street	148	75	P	1/1 aluminum; 6/6 wood at porch	historic door w/ grille		metal railing & low concrete curb; 2/3 yd paved w/ pavers	façade has been cleaned & repointed; window grilles at 1st fl; historic porch windows & configuration, door & 2x 6/6 at front, 2x 6/6 at side; historic wood bottom infill is stuccoed & painted green; porch roof is painted white; bluestone coping at parapet; wires at façade; antenna & satellite at roof
39-80	48th Street	148	76	Q'	1/1 vinyl	non- historic doors w/ storms	concrete stoop	metal railing & low concrete curb	spot repointing at facade; 2 projecting thru-wall ac units at 1st fl; non-historic brick porch infill, door & 2x 1/1 at front; light near door; brick infill in 2nd door opening (1st bay) at 1st fl; metal rail, light & non-historic door w/ storm at 2nd fl; missing bluestone coping at parapet; wires at façade; satellite at roof
39-82	48th Street	148	78	Q	1/1 aluminum; single- pane casements	non- historic doors w/ or w/o storm doors	brick w/ metal railing or concrete steps	metal railing w/ gate & brick curb; concrete driveway	non-historic door & metal railing at basement; plastic awning in 4th bay; window openings at 1st fl altered, 3 slightly projecting casements in enlarged 2nd bay, brick infill in 3rd bay; non-historic brick porch infill; metal awning above door; plastic awning & brick openwork parapet at 2nd floor porch; wires at façade; missing coping & satellite at roof; large pipe awning/carport, metal trellis, light post & concrete driveway in areaway
39-84	48th Street	148	79	F'	1/1 vinyl	non- historic wood door	concrete step	metal railing & painted concrete curb	sliding windows & metal awning at basement; white painted sills; non-historic brick porch infill w/ door & multi-light fixed window at front; multi-light fixed window at side; rigid metal awning above door; metal rail, historic door & storm at 2nd fl terrace; REAR - light near door; asphalt shingle siding, 6/6, historic door & metal railing at 3rd fl
39-88	48th Street	148	80	F	1/1 vinyl	non- historic door	concrete step	pipe railing & concrete curb	repointing at façade; non-historic brick porch infill w/ door & multi-light fixed window at front; multi-light fixed window at side; metal awning above door; metal rail at 2nd fl terrace; flue cap at chimney; flagpole in yd; REAR - façade has been cleaned & repointed; sliders & painted foundation at basement; asphalt shingle siding, 1/1, historic door & metal railing at 3rd floor; chain-link fence at rear yard
39-88 south side	48th St faces thru- block path	148	80		1/1 vinyl			metal railing w/ gate	window grilles or guards at 1st fl; flue cap at pointed/patched chimney; 1/2 of side yard is raised on a CMU wall & concrete paved driveway

48th Street between 39th Avenue and Skillman Avenue – east side

39-01 and 39-03 48th Street – see 48-02 39th Avenue side facade

39-11, 39-13, 39-15, 39-17, 39-21, 39-23, 39-25 48th Street

Borough of Queens Tax Map Block/Lot: 133/35, 34, 33, 32, 31, 30, 29

Court Name: Harrison Place
Date: 1927
Type: Row house



39-11 48th St 39-13 48th St 39-15 48th St 39-17 48th St 39-21 48th St 39-23 48th St 39-25 48th St

General Description:

Front facades (west): Row of seven, two-story flat roof and two-story-plus-attic-gable roof row houses divided into two different types, I', I', I', I', U', U'. The last two buildings, 39-23 and 39-25 48th Street, have slate shingled, eaves front, pitched roofs. The first five buildings are recessed slightly from the streetwall and have flat roofs with bluestone coping and projecting and flat, decorative brickwork at the parapet, including flat soldier, clinker brick diamond patterning, stepped corbelled piers and a denticulated brick cornice. Other decorative details include brick soldier coursing above the foundation, projecting header sills, projecting window bays and paneled wood door surrounds and hoods, supported by wood brackets or columns. The historic door and windows remain at 39-48th Street. There are basement entries at all buildings. The grassy front yards are surrounded by individual fences, masonry walls or low curbs.

Rear facades (east): The east-facing rear facades are very minimally or not visible from public thoroughfares.

North façade (side of 39-11 48th Street): The three-bay side façade of 39-11 48th Street faces the through-block path. One-over-one, double-hung windows in all openings at the first and second floors replace the historic smaller, four-over-four sash in the center bays, and the historic six-over-six sash in the first and third bays. A brick chimney extends above the parapet between the first and second bays and a basement window aligns with the six-over-six sash above in the first bay. There is a basement-level entry in the last bay. The small side yard is surrounded by a low, brick wall.

South façade (side of 39-25 48th Street): The three-bay side façade of 39-25 48th Street faces the through-block path. One-over-one, double-hung windows in all openings at both floors replace the historic six-over-six sash in the first and third bays, and the historic smaller, four-over-four, sash in the center bays. There is another, one-over-one, double-hung window (historically six-over-six or paired four-over-four sash) in the gable and a three-pane awning window at the basement level that aligns with the six-over-six sash in the first bay. There is a very narrow paved area between the house and the through-block driveway.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-11 north side	48th Street faces thru-block path	133	35		1/1 vinyl	non-historic door at basement		low brick wall w/ cast-stone finials	non-historic door, window opening w/ wood infill, light & pipe railing at basement; window grilles at basement & 1st floor; repointing at parapet; flue cap at tarred chimney
39-11	48th Street	133	35	I'	1/1 aluminum	historic door w/ metal grille	brick steps w/ metal railing; lower steps concrete	low brick wall	enlarged window openings w/ 6/6 wood & light wells at basement; window grilles at basement & 1st floor; historic door surround & hood, hood roof is painted white; light above door; wires at façade
39-13	48th Street	133	34	I	1/1 vinyl	historic door w/ metal grille	brick steps w/ metal railing; lower steps concrete	loose brick curb	jalousie windows, door w/ grille, light & utility box at basement; historic door surround & hood w/ 1 column removed, hood roof is painted white; light above door; wires at façade; sign at parapet
39-15	48th Street	133	33	I'	6/6 wood w/ storms	historic door	brick & concrete w/ cast-stone treads & pipe railing	loose brick curb	façade has been cleaned; jalousie window, pipe rail, utility box, spigot & wires at basement; corrugated plastic awning w/ metal columns; historic door surround & hood under awning; light near door; proj. thru-wall ac units on 1st & 2nd floors; wires at façade
39-17	48th Street	133	32	I	1/1 vinyl	historic door	brick & concrete w/ cast-stone treads & pipe railing	loose brick curb	window w/ screen, pipe rail, spigot, wires & light at basement; projecting thru-wall ac unit & wires at 1st floor; corrugated plastic awning w/ metal columns; wires at façade
39-21	48th Street	133	31	I'	1/1 vinyl	non-historic door w/ storm	sloped concrete	metal railing on low brick wall w/ piers & cast-stone finials	façade has been cleaned; metal railing, wood rail, sliding windows, grey painted foundation, outlet, light & spigot at basement; non-historic dry-vit portico infill, historic standing seam metal portico roof is painted grey; light near door; wires at façade

39-23	48th Street	133	30	U	1/1 vinyl	non-historic door	brick w/ cast-stone steps & metal railing	wooden picket fence; wood curbs in yard; some pavers in yard	single-pane windows, low wood picket fence, spigot, utility box, white painted foundation & wires at basement; historic door hood & surround, hood roof is painted white; mailbox near door; bay is painted white; wires & spot repointing at façade; pavers in yard; REAR - 2 skylights at roof
39-25	48th Street	133	29	U'	1/1 vinyl	historic door	concrete w/ metal railing	chain-link fence w/ gate	window w/ grille, vent or projecting ac w/ grilles in window openings, spigot, stucco patch, white painted foundation, light & conduit at basement; historic door hood & surround, hood roof is tarred; 2 lights near door; brackets for window boxes & projecting bay is replaced w/ paired, flat 1/1 windows at 1st floor; window guards at 2nd floor; wires & spot repointing at façade; REAR - large flue cap at chimney
39-25 south side	48th Street faces thru-block path	133	29		1/1 vinyl				2 dryer vents & window guards at basement; projecting thru-wall ac unit at 1st fl; light at 2nd fl; satellite & 1/1 at gable; non-historic 1-story brick addition at rear, metal railing at 2nd fl; side yard is concrete paved

39-31, 39-33, 39-35, 39-37, 39-39, 39-41, 39-43 48th Street

Borough of Queens Tax Map Block/Lot: 133/25, 26, 27, 28, 152, 52, 51

Court Name: Jefferson
Date: 1927
Type: Row house



39-31 48th St 39-33 48th St 39-35 48th St 39-37 48th St 39-39 48th St 39-41 48th St 39-43 38th St

General Description:

Front façades (south): Row of seven, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, S, G', B, B', B, B', B. These houses compose the northern perpendicular to the street portion of a U-shaped row of buildings surrounding a central garden court. The first building has an eaves front, gable roof, while the other six buildings have flat roofs. Decorative details include brick soldier coursing above the foundation and above the second-floor windows, projecting header sills, projecting brick corner pilasters, stepped and decorative geometric patterning at the parapet with brick corbels and faceted brick colonettes, and paneled wood door surrounds and hoods supported by wood brackets. Cast-stone coping is found at the parapet of the flat roof buildings. The historic door surround and hood, and first-floor windows remain on 39-35 48th Street. There are small grassy front yards between the houses and the interior garden path.

Rear façades (north): The rear façades face the through-block service driveway and are visible from 48th and 49th Streets. The rear of 39-31 48th Street is four bays wide with one-over-one windows in the first three bays at both floors. Historically the facade featured one, six-over-six, double-hung wood window, one, four-over-four, double-hung wood window, another four-over-four, double-hung wood window paired with a door in the third bay and an open brick porch. The second floor historically had six-over-six sash in the first and third bays and four-over-four sash in the second bay. The fourth bay at the second floor has a door to the porch terrace. The three-bay rear façade of 39-33 48th Street has one-over-one double-hung or paired casement windows replacing the historic four-over-four, double-hung wood windows in the center bays and flanking six-over-six, double-hung windows at the first and second floors. The other buildings, 39-35 to 39-43 48th Street, have two-bay rear facades with six-over-six, double-hung windows in both openings at the first floor and one, six-over-six, double-hung window and one smaller, four-over-four, double-hung window at the second floor. All buildings have cast-stone sills, concrete basements with three-pane, awning windows and alternating, paired entries.

West façade (side of 39-31 48th Street): The three-bay side façade of 39-31 48th Street faces the street. One-over-one double-hung or paired, single-pane casement windows replace historic six-over-six windows and third bays and smaller, four-over-four double-hung windows in the center bays at both floors. There is a one-over-one double-hung in the gable and two, one-over-one double-hung windows at the basement level slightly offset from the first and third openings above. The west-facing side facade of the historically open, brick rear porch has brick infill in the arched opening. The small, grassy side yard is surrounded by a metal fence set on a low, concrete curb.

East façade (side of 39-43 48th Street): The two-bay side façade of 39-43 48th Street faces 49th Street. One-over-one, double-hung windows replace the historic six-over-six, double-hung wood windows in both openings at the first and second floors. One, three-pane, awning window at the basement level is offset from the other sash. A brick chimney extends above the parapet between the window bays.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-31 side	48th St faces the street	133	25		1/1 alum; single-pane casements			metal fence on low concrete curb	1/1 in enlarged openings at basement; paired casements in 1st & 3rd bays at 1st fl; enclosed brick porch at rear - brick infill in arched opening; metal rail at 2nd floor terrace

39-31	48th St faces int. garden ct	133	25	S	1/1 vinyl; picture window	non- historic metal door	off-white brick w/ cast- stone treads & metal rail	low brick cheek wall w/ cast- stone coping	historic hood above door; large picture window replaces paired 6/6 near door; projecting thru-wall ac unit at 1st floor; some pointing at 2nd floor; wires at façade; asphalt shingle roof; REAR - single-pane window near non-historic door; enclosed brick porch at 1st floor - paired 1/1 at north façade; metal rail at second floor; pointing & light at porch; antenna at chimney; off-white brick stoop w/ cast-stone treads & metal rail; basement entry under stoop; low brick wall w/ metal rail & gate; whole yard is paved
39-33	48th St faces int. garden ct	133	26	G'	1/1 aluminum; single- pane casements	historic door w/ storm door	brick w/ concrete	low concrete curb	sliding window at basement; historic door surround; paired casements at 1st floor; some pointing at parapet; west-facing side of parapet is tarred; REAR - façade has been pointed; paired casement, projecting thru-wall ac unit & vent at 1st floor; brick replacement at parapet; antenna at roof; brick cheek wall w/ gate; PVC picket fence at side of yard
39-35	48th St faces int. garden ct	133	27	B	6/6 wood w/ storms at 1st; 1/1 aluminum at 2nd fl	historic door w/ storm door	brick w/ concrete & metal railing	low concrete curb	façade has been pointed; historic door surround; conduit box & wires at façade; REAR - façade has been pointed; enlarged opening w/ door, concrete deck w/ concrete steps, light & vent at 1st floor; 1/1 alum & 4/4 wood w/ storms at 2nd floor; chain-link fence w/ gate & low concrete curb
39-37	48th St faces int. garden ct	133	28	B'	1/1 aluminum	Non- historic door w/ grille	brick w/ concrete & pipe railing	scalloped cast-stone curb	façade has been pointed; historic door surround; light above & flagpole near door; wires at facade; REAR - façade has been pointed; enlarged opening w/ door, wood concrete deck w/ steps & vent at 1st fl; proj. thru-wall ac unit at 2nd fl; chain-link fence & gate
39-39	48th St faces int. garden ct	133	152	B	1/1 aluminum	historic door w/ storm door	brick w/ concrete & metal railing	scalloped cast-stone curb	façade has been pointed; conduit box & light well w/ plastic awning at basement window; historic door surround; flagpole near door; REAR - façade has been pointed w/ some replacement brick; enlarged opening w/ door, metal deck w/ rail & vent at 1st floor; awning window in small opening & projecting thru-wall ac unit at 2nd floor; chain-link fence & gate

39-41	48th St faces int. garden ct	133	52	B'	1/1 aluminum	non- historic wood door w/ storm	brick w/ concrete & metal railing	scalloped cast-stone curb	façade has been pointed; historic door surround; light & flagpole near door; antenna at roof; REAR - façade has been pointed w/ some replacement brick; enlarged opening w/ door, metal deck w/ rail, conduit & vent at 1st floor; projecting thru-wall ac unit at 2nd floor; wires at facade; chain-link fence & gate
39-43	48th St faces int. garden ct	133	51	B	1/1 aluminum	non- historic door	brick w/ concrete & metal railing		façade has been pointed; glass block & vent at basement windows; historic door surround; meter near door; parapet is partially tarred; wires at facade; REAR - façade has been pointed; reduced opening w/ awning windows & 2 vents at 1st floor; alarm box & reduced opening at 2nd floor; brick & stone walls at yard
39-43 side	48th St faces 49th St	133	51		1/1 aluminum				façade has been pointed; projecting thru-wall ac unit at 1st floor; flue cap at chimney

39-45 and 39-47 48th Street, aka 39-44 and 39-48 49th Street
 Borough of Queens Tax Map Block/Lot: 133/50, 53

Court Name: Jefferson
 Date: 1927
 Type: Row house



39-45 48th St

39-47 48th St



39-47 48th St (rear) aka 39-48 49th St

39-45 48th St (rear) aka 39-44 49th St

General Description:

Front façades (west): Row of two, two-story-plus-attic, slate shingled, gable roof row houses divided into one type and its mirror image, L, L'. These two houses compose the parallel to the street-bottom portion of a U-shaped group of houses, set perpendicular to the street grid and surrounding a central court garden. Decorative details include projecting window bays, brick soldier coursing above the foundation and above the second-floor windows, projecting header sills, and simple hoods supported by carved wood brackets and paneled surrounds around the doors. Both buildings have basement entries.

Rear façades (east): The four-bay rear façades of 39-45 and 39-47 48th Street, aka 39-44 and 39-48 49th Street, respectively, face 49th Street. Like the front façades, each rear façade is the mirror image of the other. The rear of 39-45 features an entry paired with a window in the third bay and one-over-one, double-hung windows in all other openings. Historically, six-over-six, double-hung wood windows occupied the first and last bays at the first floor, and first, third and last bays at the second floor. The smaller one-over-one, double-hung windows in the second bay and adjacent to the door at the first floor, and in the second bay at the second floor, historically had four-over-four wood sash. Double-hung windows at the basement level align with the windows above, except at the entry, where a brick stoop replaces the historic wood stoop. The rear yards are surrounded by fences and low concrete curbs.

North façade (side of 39-45 48th Street): The three-bay side façade of 39-45 48th Street, aka 39-44 49th Street, faces the through-block service driveway. The first floor features an enclosed porch on a brick foundation and two, one-over-one, double-hung windows that replace historic four-over-four and six-over-six, double-hung wood windows in the second and third bays. The second floor has a door accessing the second floor terrace and two, one-over-one, double-hung windows that replace historic four-over-four and six-over-six, double-hung wood windows in the second and third bays. Three-pane, awning windows at the basement level line up with the windows above and there are paired, four-over-four double-hung windows in the gable. The large, grassy side yard is surrounded by a chain-link fence, except at the driveway.

South façade (side of 39-47 48th Street): The three-bay side façade of 39-47 48th Street, aka 39-48 49th Street, faces the through-block service driveway. The first floor features paired casement windows and a single-pane window (that replace historic six-over-six, and four-over-four, double-hung wood windows, respectively), and an enclosed bay porch. At the second floor, single-pane casement windows occupy the first and smaller second bays (historically six-over-six, and four-over-four, double-hung wood windows), and the historic door to the second-floor terrace remains. Three-pane, awning windows at the basement level line up with six-over-six sash above and a single, one-over-one, double-hung window replaces historic, paired, four-over-four sash in the gable. The side yard is surrounded by a fence.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-45 north side	48th St faces service driveway	133	50		1/1 aluminum	non-historic door w/ storm door at 2nd floor		fieldstone retaining wall & concrete driveway	non-historic porch infill w/ wood siding - single-pane sliders flank picture window at all 3 facades; PVC railing at 2nd floor terrace; 1/2 of yard is paved-concrete driveway

39-45	48th St faces int. garden ct	133	50	L	1/1 vinyl	historic door	brick w/ cast- stone treads & metal railing	scalloped cast- stone curb	pipe rail & dryer vent at basement; historic door surround & hood; additional small 1/1 window & light near door; bay is painted brown
39-45 rear, aka 39-44	48th St faces 49th St; 49th St	133	50		1/1 vinyl	non-historic door	brick w/ cast- stone treads, metal railing, stucco sides	chain-link fence w/ gate; low concrete curb	1/1 windows in enlarged openings, non-historic door, utility meter & spigot at basement; 3 lights, conduit & 3 vents at façade; large brick & concrete/cast-stone deck w/ side walls in yard, additional concrete paving
39-47 rear, aka 39-48	48th St faces 49th St; 49th St	133	53		single pane casements	non-historic doors at 1st floor & basement	brick w/ concrete & metal railing	metal fence w/ gate & low concrete curb; 3/4 of yard paved	façade has been cleaned & pointed; non-historic door, sliding windows w/ guards, white painted foundation, railing & utility meter at basement; all windows replaced, paired casements in large openings & single casements in small openings; light & glass block infill near door; light, conduit & vent at façade; ice guards at roof; large brick & concrete deck w/ metal railing in yard, most of yard paved w/ small planting beds
39-47	48th St faces int. garden ct	133	53	L'	single pane casements	non-historic door	brick w/ cast- stone treads		façade has been pointed; non-historic door, sliding windows & conduit at basement; all windows replaced, paired casements in large openings & single casements in small openings; historic door surround & hood; 3 slightly projecting casements at bay & in place of paired windows at 2nd floor; bay roof is painted white; wires at facade; ice guards & 2 satellite dishes at roof
39-47 south side	48th St faces service driveway	133	53		single pane casements	historic door w/ storm		metal fence w/ gate & low concrete curb; entire yard is paved	sliders at basement; vent at façade; paired casements in reduced opening at 1st bay of 1st floor; non-historic porch infill cantilevered over brick base - single-pane casements or large picture window at all 3 facades, asphalt shingle/ flat roof; 1/1 in gable; entire is yard is concrete paved driveway; large metal awning/carport in yard

39-49, 39-51, 39-53, 39-55, 39-57, 39-59, 39-61 48th Street

Borough of Queens Tax Map Block/Lot: 133/54, 55, 155, 124, 24, 23, 22

Court Name: Jefferson
Date: 1927
Type: Row house



39-49 48th St

39-51 48th St

39-53 48th St

39-55 48th St

39-57 48th St

39-59 48th St

39-61 48th St

General Description:

Front façades (north): Row of seven, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, B', B, B', B, B', G, S'. These houses compose the southern perpendicular to the street portion of a U-shaped row of buildings surrounding a central garden court. The last building has an eaves front, gable roof, while the other six buildings have flat roofs. Decorative details include brick soldier coursing above the foundation and above the second-floor windows, projecting header sills, projecting brick corner pilasters, stepped and decorative geometric patterning at the parapet with brick corbels and faceted brick colonettes, and paneled wood door surrounds and hoods supported by wood brackets. Cast-stone coping is found at the parapets of the flat roof buildings. The historic door surrounds and hoods remain at most buildings. There are small grassy front yards between the house and the interior garden path.

Rear façades (south): The rear façades face the through-block service driveway and are visible from 48th and 49th Streets. The rear of 39-61 48th Street is four bays wide with a non-historic enclosed brick porch in the first bay and one-over-one windows in the last three bays at both floors. Historically the first floor featured an open brick porch in the first bay, one, four-over-four, double-hung wood window paired with a door in the second bay, another four-over-four, double-hung wood window in the third bay, and one, six-over-six, double-hung wood window. The second floor historically had six-over-six sash in the second and fourth bays and four-over-four sash in the third bay. The three-bay rear façade of 39-59 48th Street has one-over-one, double-hung windows replacing the historic four-over-four, double-hung wood windows in the center bays and the flanking six-over-six, double-hung windows at the first and second floors. The other buildings, 39-49 to 39-57 48th Street, have two-bay rear facades with six-over-six, double-hung windows in both openings at the first floor and one, six-over-six, double-hung window and one smaller,

four-over-four, double-hung window at the second floor. All buildings have cast-stone sills, concrete basements with three-pane, awning windows and alternating, paired entries.

West façade (side of 39-61 48th Street): The three-bay side façade of 39-61 48th Street faces the street. One-over-one, double-hung windows replace historic six-over-six windows in the first and third bays and smaller, four-over-four, double-hung windows in the center bays at both floors. There are paired, one-over-one, double-hung windows and a vent in the gable and two, one-over-one, double-hung windows at the basement level align with the first and third openings above. The west-facing side facade of the historically open, brick rear porch features brick infill and a one-over-one, double-hung window in the arched opening. There is a small, grassy yard at the side.

East façade (side of 39-49 48th Street): The two-bay side façade of 39-49 48th Street faces 49th Street. One-over-one, double-hung windows with snap-in muntins replace the historic six-over-six sash in both openings at the first and second floors. One three-pane, awning window at basement level is offset from the other sash. A brick chimney extends above the parapet between the window bays.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-49 east side	48th St faces 49th St	133	54		1/1 vinyl				façade has been pointed; 6/6 snap-in muntins; antenna at roof
39-49	48th St faces int. garden ct	133	54	B'	1/1 vinyl w/ snap- ins	historic door w/ storm door	brick w/ cast- stone treads	some blue- stone pavers	façade has been pointed; conduit box at basement; historic door surround - hood roof is tarred; light near door; REAR - facade has been pointed; painted foundation at basement; enlarged opening w/ paired sliding doors w/ transom panel, conduit, synthetic wood deck, stairs & rail at 1st floor; parapet has been reconstructed
39-51	48th St faces int. garden ct	133	55	B	1/1 aluminum	non- historic door	brick w/ cast- stone treads		façade has been spot pointed; conduit box at basement; historic door surround; mailbox near door; antenna at roof; REAR - pipe rail, painted foundation, sliding & awning windows at basement; conduit, light & vent at 1st floor; parapet has been repointed; white painted CMU wall at yard

39-53	48th St faces int. garden ct	133	155	B'	1/1 aluminum	non- historic door w/ storm	brick & red painted concrete w/ metal railing	scalloped cast-stone curb	façade has been pointed; historic door surround - hood roof is painted red; REAR - facade has been pointed; painted foundation at basement; enlarged opening w/ door, light, conduit, wood deck, stairs & rail at 1st floor; wood lattice under deck; white painted CMU wall
39-55	48th St faces int. garden ct	133	124	B	1/1 aluminum w/ snap- ins	non- historic door w/ storm	brick & red painted concrete	scalloped cast-stone curb	façade has been pointed; historic door surround - roof is tarred; flagpole near door; REAR - facade has been pointed; painted foundation; vent at 1st floor; concrete curb at rear yard
39-57	48th St faces int. garden ct	133	24	B'	1/1 aluminum; picture window at 1st floor	non- historic door w/ storm	brick & concrete	scalloped cast-stone curb	façade has been pointed; historic door surround - roof is painted green; light, mailbox & flagpole near door; REAR - facade has been pointed; enlarged opening w/ door, light, vent, thru-wall ac unit, wood deck, stairs & rail at 1st floor; concrete cheek wall & wood picket fence at yard
39-59	48th St faces int. garden ct	133	23	G	1/1 vinyl w/ snap- ins	historic door w/ storm	brick & concrete	wood blocks; yard is mostly paved	vent & wire at basement; historic door surround - hood roof is painted green; mailbox near door; wires at façade satellite at roof; REAR - non-historic, 2- story cast-iron porch; brick deck & stairs, enlarged opening w/ door, additional window opening, light & conduit at 1st floor; enlarged opening w/ door, light, & metal railing at 2nd floor porch; wood lattice fence, brick pavers & wood post planting bed in yard
39-61	48th St faces int. garden ct	133	22	S'	1/1 vinyl	non- historic door	brick w/ cast- stone treads	wood block curb	historic door hood; paired 1/1 adjacent to door; wires at façade; asphalt shingles, antenna & satellite dish at roof; REAR - sliding windows & non-historic door at basement; concrete & cast-stone stoop w/ metal rail, non-historic door & light at 1st floor; 2-story enclosed porch, brick at 1st floor w/ paired 1/1 windows; wood infill, 4 - 1/1 windows, metal rail & metal awning roof at 2nd floor porch; satellite at chimney; asphalt shingle roof
39-61 west side	48th St faces 48th St	133	22		1/1 vinyl				vent at basement; 2-story enclosed porch, brick at 1st fl w/ 1/1 window; wood infill, 3x 1/1 windows, white metal panel & metal awning roof at 2nd fl porch

39-67, 39-69, 39-71, 39-73, 39-75, 39-77, 39-79 48th Street

Borough of Queens Tax Map Block/Lot: 133/19, 20, 21, 121, 158, 58, 57

Court Name: Jefferson
Date: 1927
Type: Row house



39-67 48th St

39-69 48th St

39-71 48th St

39-73 48th St

39-75 48th St

39-77 48th St

39-79 48th St

General Description:

Front façades (south): Row of seven, two-story flat roof, and two-story-plus-attic gable roof row houses divided into two different types, T', B', B, B', B, B', B. These houses compose the northern perpendicular to the street portion of a U-shaped row of buildings surrounding a central court garden. The first building has a flat roof, while the other six buildings have slate shingled, eaves front gable roofs. Decorative details include brick soldier coursing above the foundation and above the second-floor windows, projecting header sills, projecting window bays, stepped and decorative geometric patterning at the parapet with brick corbels and faceted brick colonettes, and paneled wood door surrounds and hoods supported by wood brackets. Bluestone coping is found at the parapet of the flat roof building and brick chimneys extend above the roof after every pair of gable roof buildings. The historic door surround and hood, and second-floor windows remain on 39-71 48th Street. There are small grassy front yards between the buildings and the court garden path.

Rear façades (north): The rear façades face the through-block service driveway and are visible from 48th and 49th Streets. The rear of 39-67 48th Street is six bays wide with one-over-one windows in the first three bays at the first floor and first five bays at the second floor. Historically the first floor featured paired, six-over-six, double-hung wood windows, one, four-over-four, double-hung wood window paired with a door in the second bay, another four-over-four, double-hung wood window, and an open brick porch. The second floor historically had paired six-over-six sash in the first bay and four-over-four sash in the second, third, fourth and fifth bays. The sixth bay at the second floor has a door to the porch terrace. The two-bay facades of 39-69 to 39-79 48th Street have six-over-six, double-hung windows in both openings at the first floor and one, six-over-six, double-hung window and one smaller, four-over-four, double-hung window at the second floor. All buildings have concrete basements with three-pane, awning windows and alternating, paired entries. Many of the rear yards are surrounded by masonry walls.

West façade (side of 39-31 48th Street): The two-bay side façade of 39-67 48th Street faces the street. One-over-one, double-hung windows replace historic six-over-six windows in both openings at both floors. Two, one-over-one, double-hung windows, historically four-over-four sash, at the basement level align with the windows above. The west-facing side facade of the historically open, brick rear porch features a multi-light arch-head wood window and brick infill in the arched opening. The small, grassy side yard is surrounded by a metal fence set on a low, concrete curb.

East façade (side of 39-43 48th Street): The two-bay side façade of 39-79 45th Street faces 49th Street. One-over-one, double-hung windows with snap-in muntins replace one historic six-over-six, double-hung wood window at the first floor and two six-over-six windows at the second floor. There are paired, one-over-one, double-hung windows, historically six-over-six and four-over-four sash, in the gable.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-67 west side	48th St faces the street	133	19		1/1 aluminum				2 vents at basement; 2 projecting thru-wall ac units & address plaque at 1st floor; reduced window & infill in west-facing porch façade - 1st floor; open brick work at 2nd floor porch; conduit at façade; repointing at parapet
39-67	48th St faces int. garden ct	133	19	T'	1/1 aluminum	non-historic door	brick & concrete	bluestone & concrete path	light above door; bay is aluminum clad w/ black painted roof; bluestone coping at parapet; satellite at roof; REAR - concrete cheek walls at basement steps; large wood deck, steps & railing, light & non-historic brick enclosed porch at 1st floor; wood lattice under deck; small single-pane window at north facade of brick porch, projecting bay w/ casement windows & copper roof at east porch facade; reconstructed parapet w/ metal coping; yard is concrete paved
39-69	48th St faces int. garden ct	133	20	B'	1/1 aluminum w/ snap-ins	historic door w/ storm door	brick & concrete		6/6 or 8/8 snap-in muntins; historic door surround & hood; projecting thru-wall ac units at 1st & 2nd floors; tarred chimney, flue cap; REAR - enlarged opening w/ door, wood deck, rail & stairs at 1st floor; projecting thru-wall ac unit at 2nd floor; satellite dish & flue cap at roof
39-71	48th St faces int. garden ct	133	21	B	1/1 vinyl at 1st fl; 6/6 wood w/ storms at 2nd	historic door w/ storm door	brick & concrete		reduced paired 1/1 w/ 4/4 snap-ins at 1st floor; light above door; tarred chimney at roof; REAR - façade has been pointed; non-historic door at basement; historic windows w/ storms; light at 1st floor; asphalt shingle & vinyl clad dormer w/ paired casement windows at roof

39-73	48th St faces int. garden ct	133	121	B'	1/1 aluminum; sliders at 1st floor	historic door w/ storm door	brick & concrete		conduit at basement; historic door surround & hood; paired, single-pane sliding windows at 1st floor; projecting thru-wall ac units at 1st & 2nd floors; REAR - enlarged opening w/ door, vent, concrete deck, steps & metal rail at 1st floor; sliding window in altered opening & projecting thru-wall ac at 2nd floor; large dormer w/ composite siding w/ 4 - 1/1 windows at roof
39-75	48th St faces int. garden ct	133	158	B	single-pane aluminum	historic door w/ storm door	brick & concrete	some bluestone pavers in yard	façade has been cleaned; light well w/ grille & vent at basement; historic door surround & hood; single-pane windows in all openings; projecting picture window flanked by casements w/ slate shingle roof replaces paired 6/6 at 1st floor; projecting thru-wall ac units at 1st & 2nd floors; tarred chimney at roof; REAR - facade has been cleaned; enlarged opening w/ door, vent, light, awning, wood deck, steps & rail at 1st floor; wood lattice under deck; sliding window in altered opening & projecting thru-wall ac at 2nd floor; 3 skylights & off-white coated chimney at roof
39-77	48th St faces int. garden ct	133	58	B'	1/1 vinyl	historic door w/ storm door	brick & concrete	some bluestone pavers in yard	historic door surround & hood - roof is painted white; conduit & box at façade; tarred chimney at roof; REAR - white painted foundation; enlarged opening w/ door, vinyl awning, light, projecting thru-wall ac, concrete deck, steps & metal rail at 1st floor; skylight at roof
39-79	48th St faces int. garden ct	133	57	B	1/1 vinyl w/ snap-ins	historic door w/ storm door	brick & concrete		sliders at basement; historic door surround & hood - roof is painted white; flue cap at chimney; REAR - white painted foundation; enlarged opening w/ door, light, concrete deck, brick steps & metal rail at 1st floor; large, slate shingled dormer w/ 3, 1/1 windows at roof; low concrete curb at yard
39-79 east side	48th St faces 49th St	133	57		1/1 vinyl w/ snap-ins				6/6 & 4/4 snap-in muntins; flue cap at chimney

39-81 and 39-83 48th Street, aka 39-54 and 39-56 49th Street
Borough of Queens Tax Map Block/Lot: 133/56, 59

Court Name: Jefferson
Date: 1927
Type: Row house



39-81 48th St

39-83 48th St



39-83 48th St (rear) aka 39-56 49th St

39-81 48th St (rear) aka 39-54 49th St

General Description:

Front façades (west): Row of two, two-story, flat roof row houses, one type and its mirror image, G, G'. These two houses compose the parallel to the street-bottom portion of a U-shaped group of houses, set perpendicular to the street grid and surrounding a central court garden. Decorative details include brick soldier coursing above the foundation and above the second-floor windows, projecting header sills, and paired simple hoods supported by wood columns and paneled surrounds around the doors. Both buildings have under stoop basement entries.

Rear façades (east): The three-bay rear façades of 39-81 and 39-83 48th Street, aka 39-54 and 39-56 49th Street, respectively, face 49th Street. Like the front façades, one rear façade is the mirror image of the other. The rear of 39-83 features an entry paired with a single-pane window (historically four-over-four wood sash) in the first bay, a one-over-one, double-hung window that replaces a historic, six-over-six, double-hung wood window, and a non-historic enclosed porch at the first floor. There are two, one-over-one, double-hung windows (historically, six-over-six, double-hung wood windows) in the first and second bays, and a door to the porch roof terrace at the second floor. At the basement level, one window opening aligns with the center windows above, and there are under stoop entries. The rear yards are surrounded by fences and low concrete curbs.

North façade (side of 39-81 48th Street): The three-bay side façade of 39-81 48th Street, aka 39-54 49th Street, faces the through-block service driveway. One-over-one, double-hung windows in all openings replace the smaller, historic four-over-four center windows and flanking six-over-six, double-hung wood windows at both floors. Three-pane, awning windows at the basement level line up with the six-over-six sash above. A brick chimney extends above the parapet between the first and second bays. The large, grassy side yard is surrounded by a low concrete curb.

South façade (side of 39-83 48th Street): The three-bay side façade of 39-81 48th Street, aka 39-56 49th Street, faces the through-block service driveway. One-over-one, double-hung windows in the first and third openings replace the historic six-over-six, double-hung wood windows, with single-pane windows in the smaller, center bays, which replace historic four-over-four double-hung sash. A three-pane, awning window in the third bay of the basement level lines up with the six-over-six sash. A brick chimney extends above the parapet between the second and third bays. The large, grassy side yard is surrounded by a chain-link fence and a low concrete curb.

Individual Descriptions:

#	Street	block	lot	bdg type	window material	door	stoop	areaway	changes/notes
39-81 side	48th Street faces service driveway	133	56		1/1 aluminum	non-historic sliding doors at porch	wood steps at ell	1/2 yard paved w/ concrete & brick patio, concrete & gravel driveway w/ brick cheek wall	façade has been cleaned & pointed; sliders at basement; paired, sliding doors & wood steps at enclosed porch; metal rail at 2nd floor terrace; light at facade
39-81	48th Street faces interior garden ct	133	56	G'	1/1 aluminum & single-pane casements	non-historic door	brick w/ concrete & cast-stone treads, metal railing		façade has been cleaned; sliders & metal railing at basement; 4 casements replace paired 6/6 at 1st floor; historic door hood, surround & columns; light near door; utility box at façade; bluestone coping at roof
39-81 rear, aka 39-54	48th Street faces 49th St - - 49th Street	133	56		1/1 vinyl	non-historic door	brick w/ cast-stone treads & extended metal railing	brick cheek wall w/ cast-stone coping around planting bed; 2/3 of yard is paved	façade has been cleaned & pointed; metal railing & gate at basement steps; sliders at basement; single-pane window near door; non-historic enclosed brick porch at 1st floor - 4 slightly projecting casements under asphalt shingle roof at east facade, 1/1 at south facade; metal rail at 2nd fl terrace; light near door at 1st & 2nd fl; flagpole at facade
39-83 rear, aka 39-56	48th Street faces 49th St - - 49th Street	133	59		1/1 aluminum	non-historic doors	concrete w/ extended metal railing	chain-link fence	metal railing & gate at basement steps; sliders at basement; non-historic enclosed vertical wood siding at porch at 1st floor - 3 single pane windows at east facade, sliding windows at north facade; light above door at 1st; 6/6 window adjacent to door; thru-wall ac unit & vent at 1st floor; wood rail at 2nd floor terrace

39-83	48th Street faces interior garden ct	133	59	G	1/1 aluminum	non-historic door	brick & concrete w/ cast-stone treads & metal railing		sliders at basement; historic door hood, surround & columns; light above door; vent at façade; bluestone coping at roof
39-83 side	48th Street faces service driveway	133	59		1/1 aluminum & single-pane casements	non-historic door	wood deck & steps at porch	chain-link fence; some bluestone pavers in yard	single-pane windows at basement; casements at center bays; single pane windows, door, wood deck & steps at south façade of porch; light above door at 1st; wood rail at 2nd floor terrace

39-87, 39-89, 39-91, 39-93, 39-95, 39-97, 39-99 48th Street
 Borough of Queens Tax Map Block/Lot: 133/60, 61, 161, 118, 18, 17, 16

Court Name: Jefferson
 Date: 1927
 Type: Row house



39-87 48th St 39-89 48th St 39-91 48th St 39-93 48th St 39-95 48th St 39-97 48th St 39-99 48th St

General Description:

Front façades (north): Row of seven, two-story flat roof, and two-story-plus-attic gable roof row houses divided into two different types, B', B, B', B, B, T. These houses compose the northern perpendicular to the street portion of a U-shaped row of buildings surrounding a central court garden. The last building has a flat roof, while the other six buildings have slate shingled, eaves front gable roofs. Decorative details include brick soldier coursing above the foundation and above the second-floor windows, projecting header sills, projecting window bays, stepped and

decorative geometric patterning at the parapet with brick corbels and faceted brick colonettes, and paneled wood door surrounds and hoods supported by wood brackets. Bluestone coping is found at the parapet of the flat roof building and brick chimneys extend above the roof after every pair of gable roof buildings. The historic door surround and hood remain on most buildings. There are small grassy front yards between the buildings and the court garden path.

Rear façades (south): The rear façades face the through-block service driveway and are visible from 48th and 49th Streets. The rear of 39-99 48th Street is six bays wide with one-over-one windows in the second and third bays at the first floor and the last five bays at the second floor. Historically, the first floor featured an open brick porch, one, four-over-four, double-hung wood window, another four-over-four, double-hung wood window paired with a door in the third bay, and paired, six-over-six, double-hung wood windows. The second floor historically had four-over-four sash in the second, third, fourth and fifth bays and paired six-over-six sash in the last bay. The first bay at the second floor has a door to the porch terrace. The two-bay facades of 39-87 to 39-97 48th Street have six-over-six, double-hung windows in both openings at the first floor and one, six-over-six, double-hung window and one smaller, four-over-four, double-hung window at the second floor. All buildings have concrete basements with three-pane, awning windows and alternating, paired entries. Many of the rear yards are surrounded by masonry walls.

West façade (side of 39-99 48th Street): The two-bay side façade of 39-99 48th Street faces the street. One-over-one, double-hung windows with snap-in muntins replace historic six-over-six windows in both openings at both floors. Two, one-over-one, double-hung windows at the basement level align with the windows above. The west-facing side facade of the historically open, brick rear porch has brick infill. There is a small, grassy side yard.

East façade (side of 39-87 48th Street): The two-bay side façade of 39-87 48th Street faces 49th Street. One-over-one, double-hung windows in both openings at both floors replace historic six-over-six, double-hung wood windows. There is one, one-over-one, double-hung window, historically four-over-four sash, in the gable.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-87 east side	48th St faces the street	133	60		1/1 aluminum				projecting thru-wall ac units at 1st, 2nd & attic floors; flue cap at tarred chimney
39-87	48th St faces int. garden ct	133	60	B'	1/1 aluminum	historic door w/ storm door	brick & concrete	some bluestone pavers set in concrete	historic door surround; light above door; tarred chimney w/ flue cap; REAR - large brick & bluestone deck, steps & metal railing, light & non-historic brick enclosed porch at 1st fl; enlarged opening w/ door, reduced opening w/ 1/1, 2 vents & light at 1st fl; tarred chimney w/ flue cap & asphalt shingle clad dormer w/ sliding windows at roof; brick cheek wall at yard

39-89	48th St faces interior garden ct	133	61	B	single-pane aluminum casements	non- historic door w/ storm door	brick & concrete	some bluestone pavers & cobblestones	historic door surround & hood; mailbox near door; 4 casements replace paired 6/6 at 1st floor; projecting thru-wall ac unit at 2nd floor; flue cap at chimney; REAR - enlarged openings w/ door & projecting greenhouse window, vent, large wood deck, rail, trellis & stairs at 1st floor; single-pane window & projecting thru-wall ac unit at 2nd floor; tarred roof & dormer w/ single-pane awning window at roof; blower at chimney
39-91	48th St faces interior garden ct	133	161	B'	1/1 vinyl w/ snap-ins	historic door w/ storm door	brick & concrete		6/6 snap-in muntins; historic door surround & hood; mailbox near door; projecting thru-wall ac unit at 2nd floor; tarred chimney, ice guards & flue cap at roof; REAR - enlarged opening w/ door; reduced opening w/ sliding windows, projecting thru-wall ac unit, wood lattice under deck; skylight, tarred chimney, flue cap & ice guards at roof; concrete curb & planting bed in yard
39-93	48th St faces interior garden ct	133	118	B	1/1 aluminum	historic door w/ storm door	brick & concrete	some bluestone pavers	facade has been pointed; conduit at basement; historic door surround & hood; light above door; projecting thru-wall ac unit at 2nd floor; flue cap at roof; REAR - enlarged opening w/ door; altered opening w/ paired casements, light, vent, projecting thru-wall ac unit, brick & bluestone deck w/ brick & cast-stone steps & metal rail at 1st floor; projecting thru-wall ac at 2nd floor; small dormer w/ composite siding & 1/1 windows at roof; low brick wall
39-95	48th St faces interior garden ct	133	18	B'	1/1 vinyl, casements w/ snap-ins	historic door w/ storm door	brick & concrete	planting bed at yard	historic door surround & hood - roof is painted green; 3 slightly projecting casements replace paired 6/6 & spot repointing at 1st floor; projecting thru-wall ac at 2nd floor; ice guards at roof; flue cap at tarred chimney; REAR - spot repointing; light at basement; enlarged opening w/ door, light, conduit, projecting thru-wall ac, wood deck, steps & rail at 1st floor; wood lattice under deck; ice guards at roof; low brick planting bed at yard

39-97	48th St faces interior garden ct	133	17	B	1/1 wood w/ storms; casements	historic door w/ grille & storm door	brick & concrete		historic door surround & hood - roof is painted green; picture window flanked by casements replace paired 6/6 & projecting thru-wall ac at 1st floor; conduit at facade; REAR - spot repointing; enlarged opening w/ door, vent, window grille, wood deck, steps & rail at 1st floor; wood lattice under deck; vent & ice guards at roof; low brick wall at yard
39-99	48th St faces interior garden ct	133	16	T	1/1 vinyl w/ snap-ins; 1 - 6/6 wood w/ storm at 2nd fl	historic door w/ storm door	brick & cast- stone	non-historic bluestone & brick path	vent at basement; light near door; dryer vent at 1st floor; bay is reconstructed w/ slate shingled roof; vent & projecting thru-wall ac at 2nd floor; wires at façade; bluestone coping at parapet; antenna at roof; REAR - non-historic door & sliding windows at basement; historic door w/ storm, concrete stoop w/ metal railing, lights, vent, & projecting bay w/ fixed windows & asphalt shingle roof replaces paired 6/6 at 1st floor; non-historic brick enclosed porch - paired 1/1 w/ snap-ins at south facade, door, brick & cast-stone steps, metal railing & light at east facade; projecting thru-wall ac unit & dryer vent at 2nd floor; wood railing w/ brick piers, non-historic door & storm at 2nd floor porch; parapet was reconstructed; antenna at chimney; cast-stone pavers & brick cheek walls at rear yard; 2 small planting beds
39-99 west side	48th St faces 49th St	133	16		1/1 vinyl w/ snap-ins				address plaque at 1st floor; 2 projecting thru-wall ac units at 2nd floor; wires at façade; brick infill at 1st floor porch, brick openwork at 2nd floor

40-01, 40-03, 40-05, 40-07, 40-09, 40-11, 40-13 48th Street

Borough of Queens Tax Map Block/Lot: 133/12, 13, 14, 15, 62, 63, 64

Court Name: Jefferson
Date: 1926
Type: Row house



40-01 48th St

40-03 48th St

40-05 48th St

40-07 49th St

40-09 48th St

40-11 48th St

40-13 48th St

General Description:

Front façades (south): Row of seven, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, S, F, A, A', A, A', A. These houses compose the northern perpendicular to the street portion of a U-shaped row of buildings surrounding a central garden court. The first building historically had a standing seam metal gable roof, while the other six buildings have flat roofs. Decorative details include brick soldier coursing above the foundation and above the second-floor windows, projecting header sills, projecting brick corner pilasters, stepped and decorative geometric patterning at the parapet with brick corbels and faceted brick colonettes, and projecting window bays. Bluestone coping is found at the parapet of the flat roof buildings. The historic enclosed porch remains at 40-09 48th Street. There are small grassy front yards between the house and the interior garden path.

Rear façades (north): The rear façades face the through-block service driveway and are visible from 48th and 49th Streets. The rear of 40-01 48th Street is four bays wide with one-over-one windows in the first three bays at both floors. Historically the facade featured paired, six-over-six, double-hung wood windows, one, four-over-four, double-hung wood window, another four-over-four, double-hung wood window paired with a door in the third bay and a two-story, open brick porch. The second floor historically had six-over-six sash in the first and third bays and four-over-four sash in the second bay. The fourth bay at the second floor has a door to the porch terrace. The historic three-bay rear façade of 40-03 48th Street had a four-over-four, double-hung wood window paired with a door in the first bay, another four-over-four, double-hung wood window in the center bay, and a six-over-six, double-hung window in the third bay at both floors, with a six-over-six, double-hung window instead of a door in the first bay of the second floor. The other buildings, 40-05 to 40-13 48th Street, have two-bay rear facades that are mirror images of each other, like the front facade. There is a four-over-four, double-hung wood window paired with a door in the first bay, and a six-over-six, double-hung window in the second bay at the first floor and one, six-over-six, double-hung window and one smaller, four-over-four, double-hung window

at the second floor. The rear porches, steps and railing were historically constructed of wood. All buildings have concrete basements with three-pane, awning windows and alternating, paired entries.

West façade (side of 40-01 48th Street): The three-bay side façade of 40-01 48th Street faces the street. One-over-one, double-hung windows replace historic six-over-six windows in the first and third bays and smaller, four-over-four, double-hung windows in the center bays at both floors. There is a one-over-one, double-hung window in the gable and two, one-over-one, double-hung windows at the basement level that align with the first and third openings above. The west-facing side facade of the historically open, brick rear porch features brick infill in the arched opening. The small, grassy side yard is surrounded by a low, concrete curb. A brick side wall extends from the building facade toward the service driveway.

East façade (side of 40-13 48th Street): The two-bay side façade of 40-13 48th Street faces 49th Street. One-over-one, double-hung windows replace the historic six-over-six, double-hung wood windows in both openings at the first and second floors. There is cast-stone coping at the parapet.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
40-01 side	48th St faces the street	133	12		1/1 aluminum				spot cleaning & conduit at façade; additional 1/1 windows in new opening at basement; address plaque at 1st floor; 1/1 in reduced opening in gable; brick infill in arched opening & btwn piers at enclosed porch
40-01	48th St faces int. garden ct	133	12	S	1/1 aluminum	historic wood door	brick & concrete	scalloped cast-stone & concrete curb	aluminum clad bay is white; 4 mailboxes near door; door hood roof is painted green; wires & conduit at façade; asphalt shingle roof; REAR - partially tarred foundation & 1/1 windows w/ rigid awnings in enlarged openings at basement; 1/1 in reduced opening, non-historic door w/ storm, light & brick steps at 1st fl; non-historic brick enclosed porch w/ 2, 1/1 windows at north facade, brick infill & gray painted brick enclosed entry addition w/ door, asphalt shingle roof & awning; non-historic door w/ storm, brick piers & metal rail at 2nd fl terrace; wires at facade; asphalt shingles, skylight, tarred chimney & antenna at roof; entire yard is paved w/ brick & perforated concrete wall

40-03	48th St faces interior garden ct	133	13	F'	1/1 wood w/ storms; casements at porch	historic wood door	brick	glass bottle curb	façade has been cleaned & pointed; historic enclosed porch configuration w/ replacement, single-pane casements & asphalt shingle roof; wires at facade; plastic coping at parapet; REAR - repointed; red painted foundation & sliding windows at basement; non-historic door w/ plastic awning, vent, red painted concrete deck, stairs & metal rail at 1st fl; dryer vent at 2nd fl; satellite dish & flue cap at roof; entire yard is paved w/ chain-link fence & low brick wall
40-05	48th St faces interior garden ct	133	14	A	1/1 vinyl	historic wood door w/ storm	brick		spot pointing; non-historic porch infill w/ fixed windows at front & asphalt shingle roof; projecting thru-wall ac at 1st floor; window grille at 1st floor; REAR - non-historic door, awning window, window grille, light, concrete deck, brick stairs & metal rail at 1st floor; projecting thru-wall ac unit at 2nd floor; repointing at parapet; low brick wall surrounds planting beds
40-07	48th St faces interior garden ct	133	15	A'	1/1 vinyl w/ snap- ins; casements at porch	historic wood door	brick		spot repointing; conduit box at basement; non-historic aluminum siding porch infill w/ casements; 6/1 snap-in muntins; REAR - non-historic door, wood deck, stairs & rail at 1st floor; wood deck covers entire yard, surrounded by wood fence; low brick cheek walls at yard
40-09	48th St faces interior garden ct	133	62	A	1/1 vinyl w/ snap- ins; historic casements at porch	historic wood door	brick	cast-stone curb & pavers in areaway	conduit at basement; thru-wall ac unit at 1st floor; historic porch infill; 8/8 snap-in muntins; REAR - paired casements & sliding doors in enlarged openings, vent, wood deck, stairs & rail at 1st floor; projecting thru-wall ac unit at 2nd floor; wood post planting beds & non historic bluestone path w/ low brick cheek walls in yard
40-11	48th St faces interior garden ct	133	63	A'	aluminum single- pane sliding windows	non- historic door w/ storm	brick	loose brick	conduit box at basement; non-historic aluminum clad porch infill - paired sliders at front & asphalt shingle roof; thru-wall ac unit at 2nd floor; REAR - paired sliders replace 6/6, 1/1 replace 4/4; non-historic door, concrete deck, stairs & metal at 1st floor; 1/1 in reduced opening & projecting thru-wall ac unit at 2nd floor; low concrete curb & some pavers in yard

40-13	48th St faces interior garden ct	133	64	A	1/1 vinyl w/ snap- ins	historic door w/ storm	brick		historic wood porch infill - paired 1/1 w/ snap-ins at front & asphalt shingle roof; window grill at 1st floor; wires at facade; some tar at parapet; REAR - façade has been pointed; non-historic door w/ storm, lights, conduit, projecting thru-wall ac unit, & wood deck, stairs & railing at 1st floor; projecting thru-wall ac at 2nd floor; wood picket fence at concrete paved 1/2 of yard & low concrete curb around planting bed
40-13 side	48th St faces 49th St	133	64		1/1 vinyl w/ snap- ins				8/8 snap-in muntins; grilles at 1st floor; portion of façade is tarred at 2nd floor

40-15 and 40-17 48th Street, aka 39-66 and 39-70 49th Street
 Borough of Queens Tax Map Block/Lot: 133/65, 68

Court Name: Jefferson
 Date: 1926
 Type: Row house



40-15 48th St

40-17 48th St



40-17 48th St (rear) aka 39-70 49th St



40-15 48th St (rear) aka 39-66 49th Street

General Description:

Front façades (west): Row of two, two-story-plus-attic, standing seam metal, gable roof row houses, one type and its mirror image, K, K'. These two houses compose the parallel to the street-bottom portion of a U-shaped group of houses, which is set perpendicular to the street grid,

surrounding a central court garden. Decorative details include brick soldier coursing above the foundation and above the second-floor windows, projecting header brick sills, and projecting window bays supported by wood brackets. Both buildings have basement entries.

Rear façades (east): The four-bay rear façades of 40-15 and 40-17 48th Street, aka 39-66 and 39-70 49th Street, respectively, face 49th Street. Like the front façades, one rear façade is the mirror image of the other. The rear of 40-17 has one-over-one, double-hung windows in all openings at both floors that replace the historic six-over-six wood sash in the first bay, smaller, four-over-four wood sash in the second and third bays, and paired, six-over-six, double-hung wood windows in the last bay. The entry is adjacent to the smaller window in the second bay at the first floor and the corresponding bay has a larger, historically six-over-six window, at the second floor. Three windows at the basement level align with the window openings above, except at the entry. Both buildings have under stoop basement entries. The rear yards are surrounded by chain link fences.

North façade (side of 40-15 48th Street): The three-bay side façade of 40-15 48th Street, aka 39-66 49th Street, faces the through-block service driveway. The first floor features an enclosed brick porch and two, one-over-one, double-hung windows that replace historic four-over-four and six-over-six, double-hung wood windows in the second and third bays, respectively. The second floor has a door accessing the second-floor terrace and two, one-over-one, double-hung windows that replace historic four-over-four and six-over-six, double-hung wood windows in the second and third bays. There are paired, four-over-four double-hung windows in the gable. The small paved side yard is surrounded by a chain-link fence.

South façade (side of 40-17 48th Street): The three-bay side façade of 40-17 48th Street, aka 39-70 49th Street, faces the through-block service driveway. The first floor features one-over-one, double-hung wood windows (that replace a historic six-over-six sash) and a two-bay porch. At the second floor, one-over-one, double-hung wood windows occupy the first and smaller second bays (historically six-over-six, and four-over-four, double-hung wood windows), with a non-historic door to access the second-floor terrace. Three-pane, awning windows line up with six-over-six sash at basement level and a single, one-over-one, double-hung window replaces historic, paired, four-over-four sash in the gable. The side yard is surrounded by a chain-link fence.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
40-15 side	48th St faces driveway	133	65		1/1 aluminum		cast-stone	pavers in side yard	non-historic brick infill at 1st floor porch - 1/1 window at north facade; sliding doors, light, conduit, awning, metal rail & brick piers at 2nd floor
40-15	48th St faces int. garden ct	133	65	K	1/1 vinyl	non-historic wood door w/ storm door	brick w/ cast-stone treads & brick cheek wall	some cast-stone pavers in yard	single pane windows & grille at basement; non-historic brick stair bulkhead w/ single-pane window at basement entry; utility meter at bulkhead; mailbox near door; door hood roof & alum clad bay are painted white; grille at 1st fl window; wires at façade; asphalt shingle roof

40-15 rear, aka 39-66	48th St faces 49th St 49th St	133	65		1/1 vinyl	non-historic wood door	painted concrete w/ metal railing	chain-link fence & low concrete curb; entire yard is paved	sliders w/ grilles at basement; metal rail & gate & rigid plastic awning over basement steps; window grilles at 1st fl; wood door hood & light at entry; shutters at 2nd floor windows, hardware only at 1st floor; reduced openings w/ brick infill at 2nd & 3rd bays, 2nd fl; vent at 2nd fl; non-historic enclosed brick porch at side - 1/1 at east façade; asphalt shingles & alum siding clad dormer w/ 2, 1/1 windows at roof
40-17 rear, aka 39-70	48th St faces 49th St 49th St	133	68		1/1 aluminum	non-historic door	brick w/ concrete & metal railing	chain-link fence; wood stockade fence at north side of yard; ½ of yard is paved	metal railing at basement steps; light & camera near door; thru-wall ac unit at 1st floor; vents at 1st & 2nd floor; non-historic enclosed brick porch at side - 1/1 window & door at east facade, door, single pane windows & wood steps at south facade; metal rail at 2nd floor porch; fixed awning & flagpole at porch; 2 skylights & asphalt shingles at roof
40-17	48th St faces int. garden ct	133	68	K'	1/1 aluminum	non-historic door; historic door at basement	brick w/ & brick cheek wall		façade has been pointed; railing & light at basement; bay is aluminum clad; door hood roof is painted silver; projecting thru-wall ac unit & brick infill at 1st floor; asphalt shingle roof; 2 vents at roof; freestanding mailbox in yard
40-17 side	48th St faces driveway	133	68		1/1 aluminum; single-pane casements	non-historic door w/ storm door	brick w/ cast-stone treads & metal railing at porch	chain-link fence w/ high gate; 3/4 of yard is paved	sliders at basement; thru-wall ac unit at 1st floor; non-historic enclosed brick porch at 1st floor - 5 casement windows at south façade; metal rail & 2 lights at 2nd floor terrace; metal steps to 2nd floor at west facade of porch; light at porch; vent at 2nd floor; 1/1 w/ wood framing & aluminum fascia in gable; pavers & driveway in yard; wood picket fence at west side of yard

40-19, 40-21, 40-23, 40-25, 40-27, 40-29, 40-31 48th Street

Borough of Queens Tax Map Block/Lot: 133/67, 166, 66, 11, 10, 9, 5

Court Name: Jefferson
Date: 1926
Type: Row house



40-19 48th St

40-21 48th St

40-23 48th St

40-25 48th St

40-27 48th St

40-29 48th St

40-31 48th St

General Description:

Front façades (north): Row of seven, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, A', A, A', A, A', F, S'. These houses compose the southern perpendicular to the street portion of a U-shaped row of buildings surrounding a central garden court. The last building historically had a standing seam metal, eaves front gable roof, while the other six buildings have flat roofs. Decorative details include brick soldier coursing above the foundation and above the second-floor windows, projecting header sills, projecting brick corner pilasters, stepped and decorative geometric patterning at the parapet with brick corbels and faceted brick colonettes, and projecting window bays. Bluestone coping is found at the parapets of the flat roof buildings. The historic enclosed porch remains at 40-19 48th Street. There are small grassy front yards between the houses and the interior garden path.

Rear façades (south): The rear façades face the through-block service driveway and are visible from 48th and 49th Streets. The rear of 40-31 48th Street is four bays wide with one-over-one windows in the first three bays at both floors. Historically the facade featured a two-story, open brick porch, the door paired with a four-over-four, double-hung wood window in the second bay, another four-over-four, double-hung wood window, and paired, six-over-six, double-hung wood windows. The first bay at the second floor has a door to the porch terrace, and historically had six-over-six sash in the second and fourth bays and four-over-four sash in the third bay. The three-bay rear façade of 40-29 48th Street historically had six-over-six, double-hung windows in the first bay at both floors, a four-over-four, double-hung wood window in the center bays, and another four-over-four double, hung wood window paired with a door in the last bay of the first floor. There is a six-over-six, double-hung window instead of a door in the last bay of the second floor. The other buildings, 40-19 to 40-27 48th Street, have two-bay rear facades that are mirror images of each other, like the front facade.

West façade (side of 40-19 48th Street): The three-bay side façade of 40-31 48th Street faces the street. Four-over-four, double-hung wood windows in the center bays are flanked by six-over-six, double-hung wood windows at both floors. There is a tripartite window with a fixed twelve-light window flanked by four-light wood casements in the gable and two, one-over-one double-hung windows with four-over-four snap-in muntins at the basement level that align with the first and third openings above. The west-facing side facade of the historically open, brick rear porch features brick infill and a six-over-six, double-hung wood window at the first floor. The small, grassy side yard is surrounded by a low, concrete curb. A brick wall extends from the building facade toward the through-block driveway.

East façade (side of 40-13 48th Street): The two-bay side façade of 40-13 48th Street faces 49th Street. One-over-one, double-hung windows with snap-in muntins replace the historic six-over-six, double-hung wood windows in both openings at the first and second floors.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
40-19 east side	48th St faces the street	133	67		1/1 vinyl w/ snap- ins				façade has been pointed; 6/6 snap-in muntins
40-19	48th St faces interior garden court	133	67	A'	1/1 vinyl w/ snap- ins; historic casements at porch	historic wood door w/ storm	brick		facade has been pointed; conduit box at basement; historic porch infill & windows; 6/6 snap-in muntins; projecting thru-wall ac units at 1st & 2nd floors; wires at facade; parapet is partially tarred; REAR - light, non-historic door & storm at 1st floor; projecting thru-wall ac unit at 2nd floor; flue cap at chimney; antenna at roof; concrete curb at yard
40-21	48th St faces interior garden ct	133	166	A	1/1 vinyl; historic casements at porch	historic wood door w/ storm	brick		facade has been pointed; historic porch infill & casements; projecting thru-wall ac unit at 2nd floor; REAR - non-historic door & projecting thru-wall ac unit at 1st floor; flue cap at chimney
40-23	48th St faces interior garden ct	133	66	A'	sliders at 1st fl; 6/6 wood w/ storm at 2nd fl; casements at porch	historic wood door w/ storm	brick	scalloped cast-stone curb; some bluestone pavers	non-historic aluminum siding w/ historic multi-light casements at front & side of porch; light near door; sliding windows in enlarged opening & projecting thru-wall ac at 1st floor; antenna at roof; REAR - facade has been stuccoed; Historic 4/4 w/ storm, sliding windows in enlarged opening, deck & metal railing at 1st floor; wood shutters at 1st & 2nd floor; historic 6/6 w/ storm & casement at 2nd floor
40-25	48th St faces interior garden ct	133	11	A	1/1 aluminum; casements at porch	non- historic wood door w/ storm	brick	low wood curb; some brick pavers	non-hist. porch infill w/ single-pane casements & alum. siding; light at door; antenna at roof; REAR - stuccoed façade; hist. windows w/ storms; non-hist. door & jalousie window, concrete steps & metal railing at 1st fl; flue cap at chimney

40-27	48th St faces interior garden ct	133	10	A'	1/1 vinyl	non- historic wood door w/ storm	brick & concrete	loose brick	façade has been cleaned & pointed; non-historic brick porch infill w/ projecting window bay at front, fixed windows at side & asphalt shingle roof; mailbox near door; wires & conduit at façade; satellite dish at roof; REAR - façade has been stuccoed; shutters at both floors; non-historic door, rigid metal awning, concrete stoop & metal railing at 1st floor; low curb, metal fence w/ brick piers & pavers in rear yard
40-29	48th St faces interior garden ct	133	9	F	1/1 vinyl	non- historic door	brick & concrete	loose bluestone pavers cover areaway	façade has been pointed; wires & conduit box at basement; non-historic brick porch infill w/ single window at front & side w/ asphalt shingle roof; mailbox near door; wires at façade; cast-stone coping at parapet REAR - façade has been stuccoed; 2 single-pane windows at basement; non-historic door, concrete stoop & metal railing at 1st floor; metal fence w/ brick & CMU wall surrounds concrete paved rear yard
40-31	48th St faces interior garden ct	133	5	S'	6/6 w/ storms	historic door	brick w/ metal railing		façade has been pointed; bay & door hood are painted white; address plaque at 1st floor; asphalt shingle roof; REAR -non-historic doors w/ storms at both floors; light near door & 1/1 window in 3rd bay at 1st floor; paired casements & wood infill in 2nd bay at 2nd floor; non-historic enclosed brick porch - sliders at south facade, 1/1 at east facade of 1st floor; metal rail w/ brick piers at 2nd floor; metal fence w/ gate & brick cheek wall w/ piers surrounds rear yard; some pavers in yard
40-31 west side	48th St faces 49th St	133	5		6/6 & 4/4 w/ storms			low concrete curb	façade has been pointed; 6/6 window & brick infill in west-facing side of brick enclosed, rear porch

48th Street between Skillman Avenue and 43rd Avenue – west side

41-02, 41-06 48th Street

Borough of Queens Tax Map Block/Lot: 136/33, 35

Side façade of 47-18 Skillman Avenue and 41-06 48th Street – see description under Skillman Avenue between 47th and 48th Streets

41-12, 41-18 48th Street

Borough of Queens Tax Map Block/Lot: 136/36, 39

Court Name: Colonial
Date: 1924
Type: Apartment houses

General Description:

Colonial Court is composed of row houses and six apartment houses. Described here are the apartment houses, two of which face 47th Street and four of which face 48th Street. All six of the apartment houses are similar in design and form. Paired in twos, the apartment houses have contiguous flat rooflines and no visual interruptions separating the pairs. All are five bays wide with central towers and are three stories high with basements. Common alterations include the replacement of all windows with aluminum sashes and the removal of original door awnings. Original windows were six-over-six wood double-hung sash, and the original doors were wood and glass single doors featuring fifteen rectangular panes.

Individual Descriptions:



41-12 48th Street: Five bays wide with slightly recessed central tower; bordered to the south by 41-18 48th Street, of which it is a mirror image; main entrance in central tower; entrance consists of replacement metal and glass door and replacement metal frame, sidelights and round-headed transom panel; entrance fronted by concrete steps; windows consist of paired and single replacement one-over-one metal sashes and frames; windows in central bay offset from rest of fenestration; basement window immediately south of the entrance has been completely filled in with brick; brick header sills at all windows; central tower slightly recessed and topped by a low pitched pediment-shaped front-facing gable that rises above an otherwise flat roof; soldier-bond string course above basement windows; brick above third-floor windows and at the same level in the tower has been clad with smooth stucco, contrasting from rest of façade. Alterations: Replacement windows and window frames; replacement door and door frame; removal of metal-clad awning with carved wood brackets at main entrance; basement window immediately south of the entrance has been completely filled in with brick; stucco resurfacing of

parapet and tower gable; non-historic sconce and conduit to the right (north) of the main entrance; non-historic awning over north elevation entrance. North elevation: Three bays wide; entrance at westernmost bay with non-historic fiberglass and metal awning; windows consist of replacement one-over-one aluminum sashes and frames; metal grilles at first floor; brick header sills at all windows; brick above third-floor windows has been clad with stucco, contrasting from rest of façade; flat roof. Site features: Building fronted by flat lawn and non-historic chain-link fence. Rear elevation: See below, following entry for 41-18 48th Street.



41-18 48th Street: Five bays wide with slightly recessed central tower; bordered to the north by 41-12 48th Street, of which it is a mirror image; main entrance in central tower; entrance consists of replacement metal and glass door and replacement metal frame, sidelights and round-headed transom panel; entrance fronted by concrete steps; windows consist of paired and single replacement one-over-one aluminum sashes and frames; windows in central bay offset from rest of fenestration; basement window opening immediately north of the entrance has been completely filled in with brick; brick header sills at all windows; central tower slightly recessed and topped by a low pitched pediment-shaped front-facing gable that rises above an otherwise flat roof; soldier-bond string course above basement windows; brick above third-floor windows and at the same level in the tower has been clad with smooth stucco, contrasting from rest of façade. Alterations: Replacement windows and window frames; replacement door and door frame; removal of metal-clad awning with carved wood brackets at main entrance; basement window opening immediately north of the entrance has been completely filled in with brick; stucco resurfacing of parapet and tower gable; non-historic sconce to the right (north) of the main entrance; three non-historic through-wall a/c units in northernmost two bays; satellite dish

mounted to roof near central tower; iron bars mounted to the easternmost basement window at the south elevation. South elevation: Three bays wide; entrance at westernmost bay with non-historic metal and fiberglass awning; windows consist of replacement one-over-one aluminum sashes and frames; brick header sills at all windows; brick above third floor windows has been clad with smooth stucco, contrasting from rest of façade; flat roof. Site features: Building fronted by flat lawn and non-historic chain-link fence. Rear elevation: See below.



Rear elevation, 41-12 and 41-18 48th Street: The rear facades of these two buildings are contiguous and with no visual interruptions between them. Twelve bays wide; symmetrical façade; exterior brick chimney at the center of the façade; two basement-level entrances with simple wood or metal doors and concrete handrails; all windows non-historic one-over-one aluminum sash; two, orange painted iron fire escapes; soldier-bond string course above basement- and third-story windows. Alterations: Two small, red metal rooftop bulkheads at the rear of the building; replacement windows and frames; replacement basement doors; vents at basement; windows grilles at first floor; through-wall a/c unit at first floor of 41-18; chimney, parapet, building corners and basement level all clad with stucco; four gutter downspouts mounted to the façade; various wires, conduits and utility boxes mounted to the façade.

41-38, 41-44 48th Street

Borough of Queens Tax Map Block/Lot: 136/49, 52

Court Name: Colonial
Date: 1924
Type: Apartment houses

General Description – see 41-12, 41-18 48th Street.



41-38 48th Street: Five bays wide with central tower; bordered to the south by 41-44 48th Street, of which it is a mirror image; main entrance in central tower; entrance consists of replacement metal and glass door and replacement metal frame, sidelights and round-headed transom panel; entrance fronted by concrete steps; windows consist of paired and single replacement one-over-one aluminum sashes and frames—some black and some white; central tower windows located in a slightly recessed round-headed bay; non-historic concrete sills at all windows; central stepped-gabled tower rises above an otherwise flat roof; decorative recessed brick in central tower in the form of a cross; soldier-bond string course above third-floor windows. Alterations: Replacement windows and window frames; replacement door and door frame; removal of metal-clad awning with carved wood brackets at main entrance; non-historic sconces at either side of the main entrance; non-historic concrete sills at all windows; grilles mounted to two basement windows at north elevation. North elevation: Three bays

wide; windows consist of replacement one-over-one aluminum sashes and frames; non-historic concrete sills at all windows; flat roof. Site features: Building fronted by flat lawn, large tree and non-historic chain-link fence. Rear elevation: See below, following entry for 41-44 48th Street.



41-44 48th Street: Five bays wide with central tower; bordered to the north by 41-38 48th Street, of which it is a mirror image; main entrance in central tower; entrance consists of replacement metal and glass door and replacement metal frame, sidelights and round-headed transom panel; entrance fronted by concrete steps; windows consist of paired and single replacement one-over-one aluminum sashes and frames; central tower windows located in a slightly recessed round-headed bay; non-historic concrete sills at all windows; central stepped-gabled tower rises above an otherwise flat roof; decorative recessed brick in central tower in the form of a cross; soldier-bond string course above third-floor windows. Alterations: Replacement windows and window frames; replacement door and door frame; removal of metal-clad awning with carved wood brackets at main entrance; non-historic sconces at either side of the main entrance; replacement brick of a redder hue at the top of the southernmost portion of the façade. South elevation: Three bays wide; windows consist of replacement one-over-one aluminum sashes and frames;

non-historic concrete sills at all windows; replacement brick of a redder hue at the top of the facade, contrasting from rest of façade; flat roof. Site features: Building fronted by flat lawn, large trees and a non-historic chain-link fence. Rear elevation: See below.



Rear elevation, 41-38 and 41-44 48th Street: The rear facades of these two buildings are contiguous and with no visual interruptions between them. Twelve bays wide; symmetrical façade; exterior brick chimney at the center of the façade; two basement-level entrances with simple wood or metal doors; all windows non-historic one-over-one aluminum sash; two iron fire escapes; soldier-bond string course above basement- and third-story windows. Alterations: Replacement windows and frames; replacement basement doors; basement level of the north half of the façade (41-38) painted blue; four gutter downspouts mounted to the façade; various conduits and utility boxes mounted to the façade.

41-50 48th Street

Borough of Queens Tax Map Block/Lot: 136/3

Side façade of 41-50 48th Street – see description under 43rd Avenue between 47th and 48th Streets

48th Street between 43rd Avenue and Queens Boulevard – west side

43-04, 43-08, 43-12, 43-16, 43-18, 43-20 48th Street

Borough of Queens Tax Map Block/Lot: 140/25

Monroe Court Apartments – see description under 43-05 47th Street

49th Street between 39th Avenue and Skillman Avenue – west side

39-04 49th Street

Borough of Queens Tax Map Block/Lot: 133/42

Front façade of 48-18 39th Avenue – see description under 48-18 39th Avenue.

39-10, 39-12, 39-14, 39-16, 39-18, 39-22, 39-24 49th Street

Borough of Queens Tax Map Block/Lot: 133/142, 43, 44, 45, 46, 47, 48

Court Name: Harrison Place
Date: 1927
Type: Row house



39-24 49th St

39-22 49th St

39-18 49th St

39-16 49th St

39-14 49th St

39-12 49th St

39-10 49th St

General Description:

Front facades (east): Row of seven, two-story flat roof, and two-story-plus-attic gable roof row houses divided into 2 different types, U, U', I, I', I, I', I. The first two buildings, 39-24 and 39-22 49th Street, have slate shingled, eaves front, pitched roofs. The last five buildings are recessed slightly from the streetwall and have flat roofs with bluestone coping and projecting and flat, decorative brickwork at the parapet, including flat soldier, clinker brick diamond patterning, stepped corbelled piers and a denticulated brick cornice. Other decorative details include brick soldier coursing above the foundation, projecting header sills, projecting window bays and paneled wood door surrounds and hoods, supported by wood brackets or columns. The historic door and windows remain at 39-14 49th Street, and historic windows remain at 39-24 49th Street. There are basement entries at all buildings except 39-10 49th Street. The grassy front yards are surrounded by individual fences, masonry walls or low curbs.

Rear facades (west): The west-facing rear facades are very minimally or not visible from public thoroughfares.

North façade (side of 39-10 49th Street): The three-bay side façade of 39-10 49th Street faces the through-block path. One-over-one, double-hung windows in all openings at the first and second floors replace the historic smaller, four-over-four sash in the center bays, and the historic six-over-six sash in the first and third bays. A brick chimney extends above the parapet between the second and third bays and a basement window aligns with the six-over-six sash above in the first bay. The small side yard is surrounded by a brick cheek wall and metal railing.

South façade (side of 39-24 49th Street): The three-bay side façade of 39-24 49th Street faces the through-block path. One-over-one, double-hung windows in the center openings at both floors (replacing the historic smaller, four-over-four windows), are flanked by six-over-six, double-hung windows in the first and third bays. There is a hopper window (historically six-over-six sash) in the gable. There is no side yard.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-10 north side	49th Street faces thru-block path	133	142		1/1 aluminum			brick cheek walls & piers w/ iron railings	sliding windows & vent at basement; wires at façade; flue cap at chimney
39-10	49th Street	133	142	I	1/1 aluminum	non-historic door	brick w/ cast-stone treads & non-historic iron railing	brick cheek walls & piers w/ iron railings	2x aluminum sliders at basement; historic door surround & hood; pavers at walk; freestanding mailbox in areaway; REAR - non-historic 1 story brick addition at rear
39-12	49th Street	133	43	I'	2/2 wood w/ storms at 1st; 1/1 aluminum at 2nd fl	non-historic wood & glass	brick w/ cast-stone treads & non-historic iron railing	brick cheek walls & piers w/ iron railings	vent in light well, 1/1 in enlarged opening, white painted foundation & light at basement; historic door surround & hood; pavers at walk; projecting thru-wall ac unit at 2nd floor; wires at façade
39-14	49th Street	133	44	I	6/6 wood with storms	historic door w/ storm	concrete w/ stone treads	low brick retaining wall	metal railing, utility box, spigot & wires at basement; non-historic iron & metal awning at door; historic door surround & hood removed; window grilles at 1st floor; projecting thru-wall ac unit at 2nd floor; repointing at parapet
39-16	49th Street	133	45	I'	1/1 aluminum; fixed windows	non-historic w/ storm	concrete w/ stone treads	brick retaining wall	jalousie window w/ grille, metal railing, conduit, light & grey painted foundation at basement; non-historic iron & metal awning at door; historic door surround & hood; picture window flanked by 1/1 replaces paired 6/6 at both floors; projecting thru-wall ac unit at 1st floor; wires at façade; additional pavers in yard
39-18	49th Street	133	46	I	1/1 aluminum	historic door w/ storm	brick and concrete	low brick wall w/ some stone coping	non-historic iron railing, sliding windows, spigot & wires at basement, historic wood entrance porch w/ wood posts; replacement projecting metal bay & projecting thru-wall ac unit at 1st floor; wires at facade; antenna at roof; additional pavers in yard; brick walls surround raised planting beds

39-22	49th Street	133	47	U'	1/1 vinyl w/ snap-ins	non-historic door	brick w/ non-historic iron railing	loose bluestone curb	sliding windows, spigot & utility box at basement; 6/6 snap-in muntins; non-historic, slate-shingled, gabled-roof brick enclosed porch, 1/1 at east side, door, flagpole & light at south side, 1/1 at north side; bay is painted white; projecting thru-wall a/c units - 2 at 1st fl & 1 at 2nd fl; window guards at 2nd fl; wires & spot repointing at facade; antenna & ice guards at roof; tarred chimney
39-24	49th Street	133	48	U	6/6 wood w/ storms	non-historic wood & glass door	brick w/ non-historic iron railing	low concrete curb & wood picket gate	façade has been repointed; metal railing at basement; historic door hood & surround, hood roof is painted white; bay is painted white; projecting thru-wall a/c unit at 1st story; wires & spot repointing at façade; skylight & antenna at roof; REAR - non-historic vertical wood infill at 1st floor w/ 2 multi-light casements; wood rail at 2nd floor; 2 skylights at roof; chain-link fence & low concrete curb at rear yard
39-24 south side	49th Street faces thru-block path	133	48		6/6 wood w/ storms; 1/1 vinyl; hopper windows				1/1 replace 4/4 in center bays; non-historic attic hopper window; antenna, projecting thru-wall a/c unit & spot repointing at attic; wires at façade

39-36, 39-42 49th Street

Borough of Queens Tax Map Block/Lot: 133/50, 53

Rear facades of 39-45 and 39-47 48th Street – see description under 39-45 and 39-47 48th Street

39-54, 39-56 49th Street

Borough of Queens Tax Map Block/Lot: 133/56, 59

Rear facades of 39-81 and 39-83 48th Street – see description under 39-81 and 39-83 48th Street

39-60 49th Street

Borough of Queens Tax Map Block/Lot: 133/162

There is a four-bay brick garage building, 39-60 49th Street, in the north side yard of 40-15 48th Street that faces the through-block driveway. The one-story, flat roof, rectangular brick building has brown aluminum garage doors and off-white stucco surrounds in each bay. Decorative details include soldier-brick coursing at the door lintels, a stepped parapet with slightly raised corner piers and brick header-course coping. The 49th Street-facing east, and south-facing facades are plain brick facades. The east facade is painted red.



39-66, 39 and 70 49th Street

Borough of Queens Tax Map Block/Lot: 133/65, 68

Rear facades of 40-15 and 40-17 48th Street – see description under 40-15 and 40-17 48th Street

49th Street between 39th Avenue and Skillman Avenue – east side

39-01 49th Street

Borough of Queens Tax Map Block/Lot: 132/130

Side façade of 49-02 39th Avenue – see description under 49-02 39th Avenue

39-09, 39-11, 39-15, 39-17, 39-19, 39-21, 39-23, 39-25, 39-27, 39-29, 39-31, 39-33, 39-35 49th Street
 Borough of Queens Tax Map Block/Lot: 132/131, 30, 29, 128, 28, 27, 126, 26, 25, 24, 23, 22, 21

Court Name: Harrison Place
 Date: 1927
 Type: Row house



39-09 49th St 39-11 49th St 39-15 49th St 39-17 49th St 39-19 49th St 39-21 49th St 39-23 49th St



39-25 49th St 39-27 49th St 39-29 49th St 39-31 49th St 39-33 49th St 39-35 49th St

General Description:

Front facades (west): Row of thirteen, two-story flat roof, and two-story-plus-attic gable roof row houses divided into three different types, G', G, B, B', B, B', B, B', B, B', G', G, K. The first two and last three buildings, 39-09, 39-11, 39-31, 39-33 and 39-35 49th Street, have slate shingled, eaves front, pitched roofs. The center buildings are recessed from the streetwall and have projecting and flat, decorative brickwork at the parapet, including flat soldier, checker board patterning, stepped corbelled piers and a denticulated brick cornice. Other decorative details include brick soldier coursing above the foundation, projecting header sills, projecting window bays and paneled wood door surrounds and hoods, supported by

wood brackets or columns. The historic door and windows remain at 39-09 49th Street. There are basement entries at all buildings. The grassy front yards are surrounded by individual fences or low curbs.

Rear facades (east): The east-facing rear facades are partially or not visible from public thoroughfares.

North façade (side of 39-09 49th Street): The three-bay side façade of 39-09 49th Street faces the through-block path. One-over-one, double hung windows in the center bays at both floors that replace the historic smaller, four-over-four sash, are flanked by six-over-six, double-hung wood windows. A brick chimney extends above the parapet between the first and second bays and two basement windows align with the six-over-six sash above. There is a one-over-one, double hung window (historically six-over-six) in the gable. The small, grassy side yard is surrounded by a low, concrete curb and chain-link fence.

South façade (side of 39-35 49th Street): The three-bay side façade of 49-20 39th Avenue faces 50th Street. One-over-one, double-hung windows in all openings at both floors replace the historic six-over-six sash in the first and third bays, and the historic smaller, four-over-four, sash in the center bays. The first window at the first floor has been replaced with masonry infill. A brick chimney extends above the parapet between the first and second bays and a three-pane awning window at the basement level aligns with the six-over-six sash in the third bay. The side yard is a concrete paved driveway.

Individual Descriptions:

#	Street	block	lot	bldg type	window material	door	stoop	areaway	changes/notes
39-09 north side	49th Street faces 39th Avenue	132	131		6/6 wood w/ storms; 1/1 vinyl			chain-link fence w/ gate	1/1 in center bay; projecting thru-wall ac unit at 1st floor; dryer vent at 2nd floor; wires at façade; antenna at roof
39-09	49th Street	132	131	G'	historic 6/6 & 2/2 wood w/ storms	historic wood door w/ storm	concrete w/ metal railing	low brick wall w/ piers, cast- stone finials & metal railing	façade has been cleaned; jalousie window & metal railing at basement; historic door surround under rigid metal awning w/ metal columns; bay is painted white; green aluminum soffit; antenna at roof; REAR - non-historic vinyl siding at 1st floor; metal railing & corrugated plastic roof at 2nd floor

39-11	49th Street	132	30	G	1/1 vinyl	non-historic wood door	concrete w/ metal railing	low brick wall w/ piers, cast-stone finials & metal railing	facade has been cleaned; "greenhouse" enclosure over single-pane window, jalousie window, historic door, stucco, white painted foundation, wires, utility box & metal railing at basement; historic door surround under rigid metal awning w/ metal columns; bay is replaced w/ larger, multi-light projecting window w/ metal hood above; projecting thru-wall ac unit & 2 mailboxes near door; green aluminum soffit; chimney is tarred
39-15	49th Street	132	29	B	1/1 vinyl; casements at 1st floor; 1/1 wood w/ storms	non-historic door w/ storm	brick & cast-stone w/ metal railing	raised paved yard & metal railing	façade has been cleaned; single-pane window, painted concrete cheek wall, wires & spigot at basement; non-historic enclosed porch w/ wood siding, door, single-pane window, light, mailbox & projecting asphalt shingled hood at west side, 2x 1/1 at south side; white wood shutters at all windows; 4 projecting casements under asphalt shingle hood in enlarged opening at 1st floor; 2 lights at 1st floor; wires at facade; bluestone coping at roof; antenna at roof; entire areaway is paved w/ red/ bluestone set in concrete; flagpole in yard
39-17	49th Street	132	128	B'	1/1 vinyl	historic door w/ storm door	brick & concrete w/ metal railing	loose brick curb	historic door, historic window w/ with painted glass & wires at basement; historic door hood & surround w/ non-historic metal columns; wires at façade; bluestone coping at parapet
39-19	49th Street	132	28	B	6/6 wood w/ storms	non-historic door w/ storm	brick & concrete w/ metal railing	loose brick curb	façade has been cleaned; sliding windows, white painted foundation & spigot at basement; historic door hood w/ non-historic surround & metal columns; projecting thru-wall ac unit & conduit at 1st floor; wires at façade; bluestone coping
39-21	49th Street	132	27	B'	1/1 vinyl	historic door w/ grille	concrete & brick w/ cast-stone treads & metal railing	loose brick curb	non-historic door & sliding window w/ guard at basement; 6/6 interior muntins; historic door hood w/ non-historic surround & metal brackets; paired 6/6 replaced w/ projecting bay w/ asphalt shingles; light near door; projecting thru-wall ac units at 1st & 2nd floors; wire at façade; bluestone coping at parapet; antenna at roof

39-23	49th Street	132	126	B	1/1 vinyl w/ snap-ins	non-historic door w/ grille	concrete & brick w/ cast-stone treads & metal railing	loose brick curb	6/6 snap-in muntins; non-historic door & sliding window w/ guard at basement; historic door surround & hood w/ non-historic metal brackets; light near door; flagpole at 1st floor; projecting thru-wall ac unit at 2nd floor; antenna at roof
39-25	49th Street	132	26	B'	1/1 vinyl w/ snap-ins	non-historic door w/ grille	concrete w/ bluestone paver/tiles & metal railing	loose brick curb	6/6 snap-in muntins; sliding window w/ guard at basement; historic door surround & hood w/ non-historic metal brackets; projecting thru-wall ac unit at 1st floor; wires at façade; bluestone coping; 2 antennas at roof
39-27	49th Street	132	25	B	1/1 vinyl w/ snap-ins	historic door w/ grille	concrete w/ bluestone paver/tiles & metal railing	loose brick curb	6/6 snap-in muntins; sliding window w/ guard, utility box & spigot at basement; historic door surround & hood w/ non-historic metal brackets; projecting thru-wall ac units at 1st & 2nd floors; wires at façade; bluestone coping at parapet
39-29	49th Street	132	24	B'	1/1 vinyl	non-historic door w/ grille	brick & concrete w/ metal railing	wood railroad tie curb	sliding window at basement; historic open porch w/ wood columns; porch roof is painted green; light at porch ceiling; tripartite bay (3x 1/1) w/ asphalt shingle roof replaces paired 6/6 at 1st floor; projecting thru-wall ac unit at 2nd floor; projecting parapet piers removed; bluestone coping at parapet; antenna at roof; chimney is tarred
39-31	49th Street	132	23	G'	1/1 vinyl	non-historic door w/ storm	brick & concrete w/ metal railing	brick wall w/ piers, cast-stone coping & finials & pipe railing	façade has been cleaned & repointed; plastic "greenhouse" at light well & pipe rail at basement; historic door hood & surround, hood roof is painted white; paired 1/1 in large opening, proj. thru-wall ac unit & wires at 1st fl; antenna & satellite at roof
39-33	49th Street	132	22	G	1/1 vinyl	non-historic door w/ grille	brick & concrete w/ metal railing	low brick wall	façade has been cleaned; clear plastic awning at window well, historic door & metal railing at basement; historic door hood & surround, hood roof is painted white; light & flagpole near door; non-historic tripartite bay w/ standing seam metal roof bay at 1st floor; ice guards at roof; tarred chimney

39-35	49th Street	132	21	K	1/1 vinyl	non-historic door w/ grille	brick & cast-stone	brick wall w/ piers, cast-stone coping & finials & pipe railing	façade has been cleaned & spot repointed; blue plastic awning at window, non-historic door, metal gate & brick wall at basement; non-historic door hood & surround; wires & mailbox near door; paired 1/1 windows in altered location, non-historic tripartite bay w/ standing seam metal roof in enlarged opening (replaces 6/6) & projecting thru-wall ac unit at 1st fl; vent at roof; tarred chimney; ice guards at roof
39-35 south side	49th Street faces thru-block path	132	21		1/1 vinyl			paved driveway	brick infill at 1st window & stucco coating at 1st fl; vent at 2nd fl; flue cap at chimney; ice guards at roof; corrugated metal & chain-link fencing cart port w/ metal columns at side; entire side yard is paved w/ tall metal gate; chain-link fence at side yd

50th Street between Barnett Avenue and 39th Avenue – west side

Sunnyside Park Tennis Courts and Playground

Borough of Queens Tax Map Block/Lot: 123/12

See description under 39th Avenue between 48th and 50th Streets

50th Street between Barnett Avenue and 39th Avenue – east side

Phipps Garden Apartments II – see 50-02, 51-02 and 51-20 Barnett Avenue, west (side) façade

Borough of Queens Tax Map Block/Lot: 117/1

See description under Barnett Avenue between 50th and 52nd Streets

38-19 50th Street

Borough of Queens Tax Map Block/Lot: 117/1

West (side) façade of Phipps Garden Apartments I – see 50-01, 51-01, 51-09 39th Avenue

50th Street between 39th Avenue and Skillman Avenue – west side

39-02 50th Street

Borough of Queens Tax Map Block/Lot: 132/136

Side façade of 49-20 39th Avenue – see description under 49-20 39th Avenue

50th Street between 39th Avenue and Skillman Avenue – east side

Phipps Apartment Playground - see description under 50-02 39th Avenue

51st Street between 39th Avenue and Skillman Avenue – west side

39-02 to 39-10 51st Street

Borough of Queens Tax Map Block/Lot: 129/37

Side façade of 50-22 39th Avenue – see description under 50-22 39th Avenue

51st Street between 39th Avenue and Skillman Avenue – east side

39-01 51st Street

Borough of Queens Tax Map Block/Lot: 128/30

Side façade of 51-02 39th Avenue – see description under 51-02 39th Avenue

52nd Street between Barnett Avenue and 39th Avenue – west side

East (side) facade of Phipps Garden Apartments II – see 50-02, 51-02 and 51-20 Barnett Avenue

38-20 52nd Street

Borough of Queens Tax Map Block/Lot: 117/1

East (side) facade of Phipps Garden Apartments I – see 50-01, 51-01, 51-09 39th Avenue

52nd Street between 39th Avenue and Skillman Avenue – west side

Side façade of 51-28 39th Avenue – see description under 51-28 39th Avenue