

Perry Avenue Historic District Designation Report

December 15, 2009



Cover photograph:
2971 through 2979 Perry Avenue
Cynthia Danza, 2009

PERRY AVENUE HISTORIC DISTRICT

Designation Report

Prepared by
Jennifer L. Most

Edited by
Mary Beth Betts,
Director of Research

Photographs by
Christopher D. Brazee, Cynthia Danza and Jennifer L. Most

Map by
Jennifer L. Most

Commissioners
Robert B. Tierney, Chair
Pablo E. Vengoechea, Vice-Chair

Frederick Bland
Stephen F. Byrns
Diana Chapin
Joan Gerner
Roberta Brandes Gratz

Christopher Moore
Margery Perlmutter
Elizabeth Ryan
Roberta Washington

Kate Daly, Executive Director
Mark Silberman, Counsel
Sarah Carroll, Director of Preservation

TABLE OF CONTENTS

PERRY AVENUE HISTORIC DISTRICT MAP	1
TESTIMONY AT THE PUBLIC HEARING	2
PERRY AVENUE HISTORIC DISTRICT BOUNDARIES	2
SUMMARY	2
THE HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE PERRY AVENUE HISTORIC DISTRICT	4
Early History and Development.....	4
Suburban Development in the Bronx.....	5
The Bedford Park Neighborhood.....	6
The Buildings of Perry Avenue	8
Charles Spencer Clark.....	10
Subsequent History	11
FINDINGS AND DESIGNATION	13
BUILDING PROFILES.....	14
2971 to 2987 Perry Avenue	14
ADDITIONAL IMAGES AND ILLUSTRATIONS.....	22

Perry Avenue Historic District



Perry Avenue
Historic District
Borough of the Bronx, NY
Landmarks Preservation Commission

Calendared: March 24, 2009
Hearing: June 23, 2009
Designated: December 15, 2009

 Boundary of Historic District
 Tax Map Lots in Historic District



NYCTM
Landmarks Preservation
Commission

Graphic Source: MapPLUTO, Edition 06C, 2006. December 15, 2009. JM.

TESTIMONY AT THE PUBLIC HEARING

On June 23, 2009, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Perry Avenue Historic District (Item No. 1). The hearing was duly advertised in accordance with the provisions of the law. Three people spoke in favor of the proposed designation, including representatives of Councilmember Oliver Koppell, the New York Landmarks Conservancy, and the Historic Districts Council. The Commission also received a letter of support from Luisa Gonzales, owner of a home within the historic district.

PERRY AVENUE HISTORIC DISTRICT BOUNDARIES

The Perry Avenue Historic District consists of the property bounded by a line beginning at the intersection of the northwestern curblineline of Perry Avenue with a line extending southeasterly from the northeastern property line of 2987 Perry Avenue, northwesterly along said property line to the northwestern property line of 2987 Perry Avenue, southwesterly along said property line and the property lines of 2985 through 2971 Perry Avenue to the southwestern property line of 2971 Perry Avenue, southeasterly along said property line to the northwestern curblineline of Perry Avenue, northeasterly along said curblineline to the point of the beginning.

SUMMARY

The Perry Avenue Historic District, located in the Bedford Park neighborhood of the Bronx, is an exceptionally well preserved row of nine Queen Anne-style houses dating to the early 20th century. The homes, located on the northwest side of Perry Avenue between Bedford Park Boulevard and East 201st Street, were constructed between 1910 and 1912 and were designed by architect Charles S. Clark.

In the 1860s, the neighborhood now known as Bedford Park lay entirely within the vast property owned by the Jerome Park Villa Site Improvement Company of financier and noted sportsman Leonard Jerome. In 1866, Jerome leased a 230-acre tract of the land for use as the Jerome Park Race Track. Seeking to ensure the racetrack's accessibility and promote development in the area, Jerome persuaded the Township of West Farms to finance a paved boulevard. He then began to sell off his other Bronx properties, including the tract that would become Bedford Park. In the 1870s, streets were laid out and blocks were subdivided into house lots. Although the first buildings were not erected until the early 1880s, within a decade the neighborhood was home to 560 residents who resided primarily in free-standing Queen Anne-style homes, generally on large lots with ample space for gardens. Bedford Park continued to develop in the years that followed, aided by transportation improvements such as the extension of elevated lines to nearby Fordham Road in 1900 and to Bedford Park in 1902 and by construction of the Mosholu Parkway. By the first decade of the 20th century, the boundaries of the neighborhood had expanded and the population had grown to approximately 2,000 people.

In 1910, the Third Avenue elevated line ("El") and the Interborough Rapid Transit (IRT) Company's Broadway-Seventh Avenue line of the New York City subway were extended to areas of the Bronx north of Fordham Road. That same year, Bronx developer George D. Kingston purchased the lots that would become the Perry Avenue Historic District. Kingston subdivided the three ample lots into ten parcels of approximately 25 feet by 107 to 110 feet and hired architect

Charles S. Clark to design some modest homes. Clark, who had done previous residential work for the developer, is also credited with institutional, industrial and commercial structures throughout New York City. Among Clark's notable projects is a similar row of Queen Anne-style houses designed in 1908, presently designated as part of the Longwood Historic District.

The three-story Queen Anne-style homes of the Perry Avenue Historic District are characterized by alternating facades of orange and red brick and feature unifying details such as masonry quoining, splayed lintels, modillioned iron cornices, hipped-roof dormers and sloping, imbricated-slate roofs. The prominent three-sided porches of nos. 2971 through 2977 and the projecting porticos of nos. 2979 through 2987 are supported on slender Ionic columns that further unify the row. Although plans initially called for ten fully-attached homes, only nos. 2979 through 2987 were completed as such, with nos. 2971 through 2977 constructed a few months later as one semi-attached and three free-standing structures. All nine of the homes are picturesquely sited, raised above fieldstone walls that enclose small front yards and which lend the structures a markedly suburban feel.

From the 1920s to the 1950s, Bedford Park underwent a major transformation with the construction of the large apartment houses that now principally define the neighborhood. The houses of the Perry Avenue Historic District, however, remain remarkably intact, serving as a potent visual reminder of the origins of this Bronx neighborhood.

THE HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE PERRY AVENUE HISTORIC DISTRICT

Early History and Development¹

The Dutch colony of New Amsterdam began with the arrival of the first Dutch settlers in 1624, a party of approximately 110 men, women, and children headed by Captain Cornelius May of the Dutch West India Company. Lured by the promise of a brisk fur trade, the number of settlers grew and the Company soon began to encourage settlement outside of Manhattan's fortified southern tip. Willem Kieft, who assumed directorship of the Dutch West India Company in 1638, actively promoted the Company's ambition of large-scale settlement, "purchasing" large tracts of land in northern Manhattan, present-day Kings, Queens and Bronx counties, and what is now Jersey City, New Jersey, from the Native Americans who inhabited the area since long before European colonization.² In 1641, Jonas Bronck (c. 1600-1643), a Scandinavian immigrant to the Dutch colony, became the first recorded white settler in the area of the present-day Bronx, purchasing a 500-acre tract of land known as Ranachqua by the Native Americans (roughly translated as "end place") on the peninsula between the Aquahung and Harlem Rivers (*see Figure 19*).³ The settlement came to be known as Bronck's Land (aka Broncksland), and the Aquahung river that lay to the east as Bronck's River (now the Bronx River).

The Broncksland estate passed through numerous hands following Bronck's death in 1643. In 1663, the eastern portions of the tract between Bungay Creek and the Bronx River, extending north to roughly present-day 170th Street, were purchased by two English settlers, John Richardson and Edward Jessup. This land, which was divided into twelve farms, came to be known as West Farms, due to its location west of the larger and more prominent area of Westchester. The portion of the original Broncksland estate west of Bungay Creek was purchased in 1670 by brothers Captain Richard and Colonel Lewis Morris, importers of sugar and flour, who renamed this area Morrisania. Richard Morris is further understood to have introduced slavery to the area of the present-day Bronx, bringing slaves from Barbados to cultivate the land. By the late 1600s, Lewis Morris had taken control of his brother's slaves, becoming the largest

¹ Information in this section is based on the following sources: Reginald Pelham Bolton, *Indian Paths in the Great Metropolis* (New York: Museum of the American Indian, Heye Foundation, 1922) 124; The Bronx County Historical Society, "Bronx Chronology," (2008), <http://www.bronxhistoricalsociety.org/bxhist.html>; Edwin G. Burrows and Mike Wallace, *Gotham* (New York: Oxford University Press, 1999) 28-9, 35; Stephen Jenkins, *The Story of the Bronx* (New York and London: The Knickerbocker Press, 1912) 1-2, 5-7, 60-1, 380; Landmarks Preservation Commission (LPC), *62nd Police Precinct Station House (LP-1809)* (New York: City of New York, 1992), prepared by Charles Savage; LPC, *Fordham University Chapel (St. John's Church) (LP-0117)* (New York: City of New York, 1970); LPC, *Mott Haven Historic District (LP-0451)* (New York: City of New York, 1969); John McNamara, *History in Asphalt: The Origin of Bronx Street and Place Names* (New York: Bronx Historical Society, 1993) 375; John Thomas Scharf, *History of Westchester County* (New York: L.E. Preston & Co., 1886) 769; Lloyd Ultan, *The Bronx in the Frontier Era* (New York: Bronx Historical Society, 1994) 15, 185.

² The Native American system of land tenure was that of "occupancy for the needs of a group," such that any sales the Europeans deemed outright transfers of property were to the Native Americans closer to leases or joint tenancy contracts. LPC, *NoHo Historic District Extension (LP-2287)* (New York: City of New York, 2008), prepared by Marianne S. Percival and Kathryn Horak, 6. Much of the land corresponding to the present-day Borough of the Bronx was occupied by Native Americans in the Wiechquasgeck (aka Weckquaesgeek) and Manhattan branches of the Mohegan tribe. Jenkins, 25. No known evidence indicates that large Native American settlements existed in the immediate vicinity of the Perry Avenue Historic District.

³ Bronck brought with him his wife and three German men he had hired as indentured servants in Amsterdam. He also provided an indentured servant for his wife. Bronck may have hired additional servants during his short tenure in the area, but is not known to have owned any slaves. Ultan 15, 185.

slave owner in the area.⁴ In the 1660s, a man by the name of John Archer (aka Jan Arcer) purchased more than 1,200 acres of land in the western portions of the present-day Bronx, north of Morrisania and the West Farms patent.⁵ Archer established a village towards the northwest corner of the property and divided the remaining areas into smaller farms with lessees principally from Harlem. Archer procured a grant from Royal Governor Frances Lovelace of the now British-controlled colony of New York and consolidated the tract into a single manor to be known as Fordham Manor (*see Figure 20*).⁶

In 1683, the colossal county of Westchester was formed by English Charter – bordered to the west by the Hudson River, the north by present-day Putnam County, the east by Connecticut, and to the south by the East and Harlem Rivers, Spuyten Duyvil Creek and the Long Island Sound, and including all of the smaller islands contiguous to its shores. The county subsumed many of the region’s earliest settlements, including West Farms, Morrisania and Fordham Manor. More than a century later, in 1788, the county was subdivided by the New York State Legislature into 21 townships, many of which followed the lines of the area’s original manors and patents. Among the new townships was the Town of Westchester, which comprised all of the land south of present-day Eastchester and Yonkers (also incorporated at the time), including both the original Fordham Manor and West Farms patents. The town excluded Morrisania until it was annexed in 1791. The boundaries of the Town of Westchester remained unchanged until 1846, at which time the Township of West Farms was formed out its territory, comprising all of the land south of Yonkers and west of the Bronx River (including Fordham Manor). Morrisania once again became its own separate township in 1856. In 1874, however, by act of New York State Legislature, West Farms and Morrisania, along with the township of Kingsbridge, were annexed to form the 23rd and 24th Wards of the City of New York. The remaining areas east of the Bronx River that comprise the present-day borough were annexed by the city over two decades later, in 1895. When the charter of Greater New York went into effect on January 1, 1898, the whole annexed section north of the Harlem River became officially known as the Borough of the Bronx.⁷

Suburban Development in the Bronx⁸

The notion of the “suburb,” meaning “beyond the city,” initially began in 19th-century England, where “suburban” developments for the working poor began to arise outside of industrial

⁴ Only the Morris brothers and another major landowner, Frederick Philipse, are presently known to have owned large numbers of slaves in the area of the present-day Bronx during the 17th century. A number of other property owners are believed to have possessed small numbers of slaves in the areas of Fordham Manor, lower Yonkers, and Westchester. Ultan 173-5, 182.

⁵ There is no indication that Archer ever owned slaves.

⁶ The present-day neighborhood of Bedford Park, and thus the Perry Avenue Historic District, are geographically located within the original Fordham Manor patent.

⁷ The name Bronck’s Land (aka Broncksland) ceased to be used shortly following Bronck’s death in 1643. The river located to the east of the estate, however, continued to be referred to as Bronck’s River and was eventually contracted into the “Bronx River.” It is from the river that the present name of the borough is derived, and also the reason why we continue to use the article “the” preceding the name, as is customary when referring to rivers (e.g. the Mississippi River or the Potomac River). Jenkins, 7.

⁸ Information in this section is based on the following sources: Randall Comfort, *History of Bronx Borough, City of New York*, compiled by the North Side News (Bronx, NY: North Side Press, 1906), 397-8; Peter Derrick, “New York’s Rapid Transit System and the Development of the Bronx,” *The Bronx County Historical Society Journal Vol. XXXVI No. 2* (Fall 1999) 50-66; Robert Fishman, *Bourgeois Utopias: The Rise and Fall of Suburbia* (New York: Basic Books, 1987); Kenneth T. Jackson, *Crabgrass Frontier* (New York: Oxford University Press, 1985); LPC, *Fieldston Historic District (LP-2138)* (New York: City of New York, 2006), essay by Virginia Kurshan; LPC, *IRT Subway Station Underground Interior (LP-1096)*, prepared by Marjorie Pearson; John McNamara, *History in Asphalt: The Origin of Bronx Street and Place Names* (New York: Bronx Historical Society, 1993); John Stilgoe, *Borderland, Origins of the American Suburb, 1820-1939* (New Haven: Yale University Press, 1988).

towns such as London and Manchester. By the 1840s, however, the word had begun to lose its earlier association with the neighborhoods of the working poor and began to refer to the highly sought-after, middle-class residential developments that were appearing far removed from industrial city centers. These developments, which were publicized in journals and books and also witnessed firsthand by American visitors, significantly influenced suburban growth in the United States.

Several influential people played a role in promoting suburban development in the United States during this time, including A.J. Davis, whose book *Rural Residence* (1833) included designs for rural villas surrounded by natural landscapes, and Alexander Jackson Downing, who espoused the power and virtue of the individual home in his *Treatise on the Theory and Practice of Landscape Gardening* (1841), in which he reinterpreted English designs for an American audience. By the 1870s, suburbia was widely considered the opposite of urban life and an unattached house on a large landscaped lot as ideal.⁹ Dispersal of overcrowded Manhattan populations to more suburban areas of the Bronx, Brooklyn and Queens, where there was an abundance of available land, became a popular notion. The Bronx could offer these families similar cost of rent to their previous Manhattan locations, but in larger, brand new residences of higher quality and in “picturesque” locations.¹⁰

By the turn of the century, the vast majority of those who settled in the Bronx were still employed in Manhattan and commuted daily to that borough. Notable transportation innovations that made suburban Bronx life more convenient for commuters included the inauguration of single-fare, through-train service north of the Harlem River in 1896 by the “suburban branch” of the Manhattan Elevated Railroad Company and establishment of subway service to the Bronx by the IRT Company in 1905. Recognizing both a need and an economic opportunity, organizations such as the Fordham Club and the Bedford Park Taxpayer’s Association, comprised of civic reformers and businessmen alike, advocated for additional subway service to the Bronx. A subway line that would charge a flat rate for a continuous ride from the Battery to the northern city line, a distance of approximately 16 miles, was considered essential for opening up otherwise inaccessible parts of the borough for development, thereby also providing “the blessings of healthful homes for the workmen and [families]” of Manhattan’s overcrowded tenement districts.¹¹ In 1910, the IRT Broadway-Seventh Avenue subway line and the Third Avenue “El” were finally extended to the area north of Fordham Road. These and other improvements in transportation to the Bronx fostered the construction of thousands of apartment houses and private homes throughout the borough during the first half of the 20th century.¹²

The Bedford Park Neighborhood¹³

In the 1860s, the neighborhood now known as Bedford Park lay entirely within the vast property owned by the Jerome Park Villa Site Improvement Company of financier and noted

⁹ LPC, *Fieldston...*, 13.

¹⁰ Derrick, 51-2.

¹¹ Comfort, 397.

¹² In 1880, the Bronx had 52,000 residents and no subway line. By 1940, the present-day subway system was nearly complete and the Bronx had grown to 1.395 million inhabitants – most of them with easy access to public transportation. Derrick, 51-2.

¹³ Portions of this section are largely adapted from the following source: LPC, *Bedford Park Congregational Church (LP-2062)* (New York: City of New York, 2000), prepared by Gale Harris; Additional information in this section is based on the following sources: Display Ad 6, *New York Times* (April 12, 1890) 7; “Huge Profits from Bedford Park Deals,” *New York Daily Tribune* (June 6, 1915) C1; Stephen Jenkins, *The Story of the Bronx* (New York and London: The Knickerbocker Press, 1912) 290, 336-7; *New York Daily Tribune* (November 29, 1896) 11; “To Dissolve a Real Estate Company,” *New York Times* (December 7, 1895) 14; Lloyd Ultan, *The Bronx in the Frontier Era* (New York: Bronx Historical Society, 1994) xxi.

sportsman Leonard Jerome.¹⁴ Jerome, together with William R. Travers, S.L.M. Barlow, and others, helped organize the American Jockey Club, an organization which was meant to lift American racing “from the disrepute into which it had fallen.”¹⁵ Jerome leased a 230-acre tract of his land in 1866 for use as a racetrack, Jerome Park (*see Figure 21*).¹⁶ The track was well-received and horse racing soon became a primary attraction for visitors to the Township of West Farms, within which Jerome’s numerous holdings were located.¹⁷ Seeking to ensure the racetrack’s accessibility and promote further development in the area, Jerome persuaded the township to finance a paved boulevard, Central Avenue (now Jerome Avenue), linking the Central Bridge (now Macomb’s Dam Bridge, a designated New York City landmark) to Central Avenue in Yonkers. He then began to sell off his other Bronx properties, including the future Bedford Park tract.¹⁸

In 1869, Jerome sold the 25-acre Bedford Park tract to George Caulfield who, just three years later, resold the land to partners Horace B. Claflin (a dry goods merchant), Daniel R. Kendall (a realtor), and Charles L. Anthony. Following Anthony’s death in 1874, his share of the development passed to his partners who established a corporation, the Twenty-Fourth Ward Real Estate Association, whose purpose was to subdivide the lots for resale. During the 1870s, streets were laid out, maple and elm trees planted, gas and water lines secured, and blocks partitioned for the development of single-family homes. Southern Boulevard, the grandiose thoroughfare that bordered the tract to the south, was opened in 1882 and extended from Jerome Avenue near Jerome Park to the Harlem River Bridge (now Third Avenue Bridge), which crosses into Manhattan. Soon thereafter, Bedford Park’s first structures, about a dozen free-standing homes, were erected. Developers next persuaded the New York & Harlem River Railroad Company to run a few commuter trains each day to the Jerome Park railroad station, which was located just west of the subdivision.¹⁹

In 1884, newspaper accounts extolled the virtues of the new development that had been named Bedford Park after the renowned London suburb. The Bronx development was intended for “New Yorkers of moderate means” who would be given a “chance to become owners of comfortable homes on easy terms.”²⁰ Like its English counterpart, Bedford Park was built up with “pretty cottages” in the Queen Anne style, planned to be “convenient and comfortable” as well as “unique” in design.²¹ The houses ranged in size from cottages of seven or eight rooms to much bigger mansion-esque structures. They were generally located on large lots that provided ample space for gardens. Near the railroad station, shops, built low and set apart from the residences so as not to mar “the villa effect,” provided such “immediate domestic necessities as

¹⁴ Jerome had purchased the property shortly after the end of the Civil War from the Bathgate family, longtime area landowners whose homestead had been a well-known Bronx landmark. “Ravaged by Pneumonia,” *New York Times* (March 30, 1891) 1, Jenkins 290. The Bathgate family is not known to have owned slaves.

¹⁵ Jenkins, 290.

¹⁶ The race track closed in 1895, condemned by the city to make way for the Jerome Park Reservoir, completed c. 1906.

¹⁷ Jenkins, 290; Ultan, xxi.

¹⁸ The Bedford Park tract in 1869 was bounded on the east by Webster Avenue (formerly Berrian Avenue), on the north by Brook Street (now East Mosholu Parkway South), on the west by Bainbridge Avenue (formerly Second Avenue, Williamsbridge Avenue), and on the south by Southern Boulevard (formerly East 200th Street, now Bedford Park Boulevard). LPC, 2.

¹⁹ Racetrack goers changed at the station from the Harlem Railroad’s main line to a spur line to the racetrack. Travel time to Manhattan was reportedly thirty minutes. LPC, 8.

²⁰ “Pleasant Homes Near at Hand, Working in the City and Living in the Country,” *New York Times* (February 16, 1884) 7 (as cited in LPC, 2).

²¹ *Ibid.*

those from butcher and druggist.”²² The neighborhood was billed as “healthful and attractive” where the “charms of the country and advantages of a great city” could be enjoyed.²³ Skillful marketing and the promise of additional amenities, such as the ground breaking for the Bedford Park Congregational Church (2988 Bainbridge Avenue, aka 301 East 201st Street, a designated New York City Landmark) in 1890, and the opening of the nearby New York Botanical Garden in 1891, helped make Bedford Park successful. By 1890, the development had about 560 residents, mostly families.

Transportation to Bedford Park continued to improve during the 1890s, with advertisers boasting the neighborhood as only 18 minutes by express train from the Grand Central Depot.²⁴ By 1896, both the Suburban Elevated and the Harlem Division of the New York Central Railroad were providing electric trolley service to Bedford Park from Tremont Avenue. The extension of the Suburban Rapid Transit system’s elevated line to Fordham Road in 1900 and to Bedford Park in 1902 finally provided direct service from Manhattan to the neighborhood. In 1903, construction of the Mosholu Parkway began, linking nearby Bronx Park and the New York Botanical Garden with Van Cortlandt Park and further contributing to the neighborhood’s desirability. Large villas began to be constructed along the Parkway and Bedford Park was soon a fashionable neighborhood touting such esteemed residents as William J. Fox, movie producer and founder of the Fox Film Corporation. By the first decade of the 20th century, the boundaries of Bedford Park had expanded and the population had grown to approximately 2,000 people.

The Buildings of Perry Avenue²⁵

Perry Avenue is a relatively short street that runs from Bedford Park Boulevard (aka East 200th Street, formerly Southern Boulevard) to the southern boundary of Woodlawn Cemetery at East 211th Street. The road was initially planned in the late 1870s to be laid across the farms of the Valentine and Brigg’s families, and was named, like many of the roads in Bedford Park, to recall the War of 1812.²⁶ The portion of the road between Southern Boulevard and Brook Street (now East Mosholu Parkway), along which the Perry Avenue Historic District is located, does not appear to have been opened until after 1893.²⁷ Fire insurance maps from that date indicate that development of the land surrounding the future roadway was limited to a scattering of free-standing homes fronting the existing, legally opened streets which bounded the block, including Hull Avenue (now Marion Avenue), East 201st Street (formerly Suburban Street, Gambriel

²² “Uptown Improvements: What is Being Done to Build Up and Beautify the Twenty-Fourth Ward,” *New York Daily Graphic* (April 19, 1884), 370 (as cited in LPC, 2).

²³ “Huge Profits...,” C1.

²⁴ Display Ad 6, 7.

²⁵ Information in this section is based on the following sources: Frederick W. Beers, *Atlas of New York and Vicinity* (New York: Beers, Ellis & Soule, 1877); G.W. Bromley & Co., *Atlas, City of New York* (New York: Geo. W. Bromley & E. Robinson, 1879 & 1893 (Plates 31, 36); Bronx County, Office of the Register, *Conveyance Indices, Block 3292 (1874-1968)*; Charles S. Clark, *Amendment to Application NB 440-1910*, filed with the Department of Buildings, New York City (June 7, 1911); In the Real Estate Field, *New York Times* (June 12, 1894) 12, (March 12, 1910) 12; In the Real Estate Market, *New York Daily Tribune* (May 13, 1913) 15; John McNamara, *History in Asphalt: The Origin of Bronx Street and Place Names* (New York: Bronx Historical Society, 1993) 160; New York City Department of Buildings (DOB), Bronx County, Block & Lot File for Block 3292, Lots 101 through 108 and 155; *New York Daily Tribune* (April 18, 1922) 10; New York State Bar Association, *Proceedings of the Thirty-Fourth Annual Meeting* (Albany: the Argus Company, 1911) 486; “North Siders are Elated,” *New York Times* (July 7, 1896) 8; Recorded Real Estate Transfers, *New York Times* (November 18, 1892) 6, (July 13, 1894) 12; “To Dissolve a Real Estate Company,” *New York Times* (December 7, 1895) 14; United States Census, New York (1910, 1920).

²⁶ The roadway is named for Commodore Oliver Hazard Perry (1785-1819), a naval hero during that war. McNamara, 160.

²⁷ Bromley 1893.

Street), and at least one structure along Bainbridge Avenue (formerly Second Avenue, Williamsbridge Avenue).²⁸

The Twenty-Fourth Ward Real Estate Association was still active in the early 1890s, selling, for example, 155 Bedford Park lots in a single auction in 1892. By 1895, however, the company had been voluntarily dissolved. Among those who had purchased lots from the Twenty-Fourth Ward Real Estate Association was John A. Amundson, an attorney with a specialty in large estates, who had previously speculated on land in this and other parts of the region.²⁹ In apparent support of his speculative ventures in Bedford Park and its surrounding communities, Amundson was active in organizations that were working to ensure the growth of the 24th Ward, such as the Railroad Extension and Rapid Transit Committee of the North Side Board of Trade. By the time of his death in 1909, Amundson does not appear to have ever acted on his Bedford Park investments. Following his death, the executors of his sizable estate sold the still undeveloped Perry Avenue lots.

In 1910, the Third Avenue “El” and the IRT Broadway-Seventh Avenue line of the New York City subway were extended to areas of the Bronx north of Fordham Road. That same year, George D. Kingston, a Bronx developer, purchased three ample, unimproved lots on the northwest side of Perry Avenue between Bedford Park Boulevard (aka East 200th Street, formerly Southern Boulevard) and East 201st Street (formerly Suburban Street, Gambriel Street) from the Amundson estate. Kingston, who was an active developer within Bedford Park, subdivided the three lots into ten narrower parcels of approximately 25 feet by 107 to 111 feet and hired Bronx-based architect Charles S. Clark to design some homes. Clark had done previous work for the developer in the area, collaborating with Kingston on several two-story, single-family residences between 1903 and 1909. Kingston was also actively developing other Bedford Park parcels into “high class” homes around this same time, including several two-family homes near 199th Street and Decatur Avenue.³⁰

Clark designed a series of three-story Queen Anne-style homes for Kingston’s Perry Avenue lots. The homes that now comprise the Perry Avenue Historic District are characterized by alternating facades of orange and red brick and feature unifying details such as masonry quoining, splayed lintels, modillioned iron cornices, hipped-roof dormers and sloping, imbricated-slate roofs. The prominent three-sided porches of nos. 2971 through 2977 and the projecting porticos of nos. 2979 through 2987 are supported on slender Ionic columns which further unify the row. Plans filed with the buildings department on April 26, 1910 indicate that the homes were originally intended to be constructed as ten fully-attached houses, but only nos. 2979 through 2987 were erected as such. Only four more houses, nos. 2971 through 2977, were constructed in the months that followed as close, but free-standing, structures (no. 2977 is semi-attached).³¹ Distinguishing the homes from more typical row house construction is their setting, which finds them elevated above fieldstone walls enclosing small front yards. This picturesque siting of the structures lends even the attached homes of the row a markedly suburban feel.

Construction of the nine houses of the Perry Avenue Historic District, which cost an estimated \$6,500 apiece, was completed on April 30, 1912. The homes are constructed on stone and brick foundations with brick upper walls supported on iron girders. Each of the single-family

²⁸ Ibid.

²⁹ Amundson had also acquired land within Bedford Park during the 1890s from private property owners who, less than a decade prior, had themselves purchased the lands from the Twenty-Fourth Ward Real Estate Association. Bronx County, Office of the Register.

³⁰ *New York Daily Tribune* (April 18, 1911) 10.

³¹ The later homes are separated by slender walkways of approximately five feet. It has not been determined why only nine houses were constructed in total, nor why three of the four later homes are free standing.

houses appears to have originally contained a dining room, parlor and kitchen on the first story, and two large bedrooms and a bathroom on each of the second and third stories.³² The homes also boasted full cellars, wash basins and laundry areas at attached one-story rear pavilions, and a small chamber of approximately seven by 11 feet on the third story that probably served as a servant's quarter. The interior dimensions of each house varied slightly in accordance with variations in the size of each lot. Early owners of the house at no. 2973 replaced much of their front yard with a garage in 1915, imitated shortly thereafter in 1922 by the owners of no. 2983. Both of the garage structures remain today. While many of the homes continue as single family residences, nos. 2975, 2979, 2981 and 2985 were later converted to multiple dwellings. The conversions generally resulted in a configuration of one six-room apartment consisting of the first and second stories of the house and a second three-room apartment consisting of the third story, or a configuration consisting of one three-room apartment per story, made possible by the installation of additional kitchens and bathrooms.³³

Many of the early households were middle-class families headed by couples who had emigrated from Germany as children or as young adults. William Wulp, the earliest owner of no. 2975, immigrated to New York in 1886 at the age of approximately 11 years. His wife, Augusta, and the couple's children, however, were born in New York. According to U.S. Census records, Wulp worked as an export merchant. Similarly, John Eggers, a real estate agent and early owner of no. 2973, immigrated to New York in 1873 at approximately 15 years of age. Egger's wife Maria, also born in Germany, came to New York in 1885 at the approximate age of 17. The family moved to their new home on Perry Avenue from East 140th Street in the older Bronx neighborhood of Mott Haven. Louis Cohn of no. 2979 (a clothing merchant), Louis Schene (a tailor) and his wife Juliane of no. 2981, and Alfred Bornstedt (a business manager) of no. 2983, were also immigrants from Germany. Bertha Stemmler of no. 2985 was born in New York, though to German parents. Bornstedt's wife Mary was also born in New York. In contrast, Thomas Stanyon, the original owner of no. 2987, his wife Carrie, and three of their five children, were born in England, and appear to have immigrated to the United States via Canada. Stanyon was an officer with the Salvation Army, where several of the couple's children were later also employed. Julia Cohn, wife of Louis Cohn of no. 2979, was also born in England.

Charles Spencer Clark³⁴

Charles Spencer Clark (1864-1933) was born in the Bronx to Charles and Imogene (Drake) Clark. A prolific architect, Clark received his early education at the old West Farms Public School and later apprenticed for his father and uncle, H. & C. Clark, carpenters and builders in the Bronx. Clark attended night school courses in architecture at the Cooper Union

³² Interiors not part of this designation.

³³ Many of the multiple dwelling conversions were performed illegally, with fire escapes and other safety changes made later to legalize the new configurations. New York City DOB, Bronx County, Block & Lot Files.

³⁴ Information in this section is based on the following sources: "Auction Sales This Week," *New York Times* (February 10, 1907) 16; "The Building Department," *New York Times* (April 22, 1903) 14, (June 18, 1904) 15, (September 30, 1906) 18, (March 30, 1907) 16, (July 15, 1909) 12; Benedict Fitzpatrick, *The Bronx and Its People, A History, 1609-1927, Vol. III* (New York: The Lewis Historical Publishing Co., Inc., 1927) 59; Dennis Stedman Francis, *Architects in Practice, New York City, 1840-1900* (New York: Committee for the Preservation of Architectural Records, 1979) 21; Gary Hermalyn & Robert Kornfeld, *Landmarks of the Bronx* (New York: Bronx County Historical Society, 1989) 14; LPC, *Clay Avenue Historic District (LP-1898)* (New York: City of New York, 1994); LPC, *Longwood Historic District (LP-1075)* (New York: City of New York, 1980); LPC, *Tribeca North Historic District (LP-1714)* (New York: City of New York, 1992); Obituary, *New York Times* (May 31, 1933) 17; Office of Metropolitan History, "Manhattan NB Database 1900-1986," (2009), <http://www.MetroHistory.com>; United States Census, New York (1930); James Ward, *Architects in Practice in New York City, 1900-1940* (Union, NJ: J & D Associates, 1989) 14.

Institute while working as an apprentice and, in 1888, set out to begin his own practice in the field. The firm was located in the Bronx and occupied various Tremont Avenue addresses over time. Among the more notable buildings attributed to Clark are the neo-Classical style Tremont Temple Synagogue (now First Union Baptist Church) at 2064 Grand Concourse (1906) and the Edison Studios at Decatur Avenue and Oliver Place (1907, demolished).³⁵ Clark was also responsible for the design of 381 East 165th Street, a neo-Renaissance style house commissioned in 1906 by hardware merchant Francis Keil, the only single-family residence within the Clay Avenue Historic District.

The houses of the Perry Avenue Historic District were not the first collaboration between Clark and builder George D. Kingston. From about 1903 to 1909, Clark designed several two-story, single-family residences for the builder, also within Bedford Park. Clark also designed numerous projects for other builders within the vicinity of the historic district, including the row houses lining both sides of East 198th Street between Decatur and Marion Avenues (1908), just a few blocks south of the Perry Avenue Historic District. The houses on the northeast side of the block, designed in the Queen Anne style, recall many of the features Clark would later utilize in his design for the Perry Avenue houses, including projecting brick bays, modillioned iron cornices, masonry quoins, and sloped roofs with dormers, but are not raised on fieldstone walls. The eight single-family residences Clark designed at 762-782 Hewitt Place for C. Bull (1908) also exhibit similar features to the Perry Avenue row and are designated as part of the Longwood Historic District. Later in his career, Clark became particularly well known for the designs of several large Art Deco-style apartment houses completed between 1927 and 1930 near the Grand Concourse in the Bronx.

Over the course of his long career, Clark's practice included industrial, institutional, commercial and residential work. Although his practice appears to have primarily focused on residential projects in the Bronx, with the 1927 edition of *The Bronx and Its People* noting Clark as responsible for the designs of "some of the most beautiful buildings" in that borough, Clark designed buildings in other areas as well.³⁶ One of Clark's earliest known works, dating to 1892, is the five-story, Renaissance Revival style store-and-loft building at 464 Greenwich Street, now designated as part of the Tribeca North Historic District. Between about 1919 and 1928, Clark designed several large apartment houses in the Washington Heights neighborhood in Manhattan, including the imposing six-story brick structure still standing at 501 West 184th Street. The 1927 edition of *The Bronx and Its People* further noted Clark as the second oldest architect living in the Bronx at that time, and, at the age of 63, the oldest still practicing the profession. Beyond architecture, Clark was cited for being active in local civic affairs and for supporting movements that focused on the "welfare and advancement of his community."³⁷

Subsequent History³⁸

From the 1920s to the 1950s, Bedford Park underwent a major transformation with the construction of the large apartment houses that now principally characterize the neighborhood.

³⁵ Edison Studios, an American motion picture production company owned by the Edison Company of Thomas Edison, made nearly 1,200 films as the Edison Manufacturing Company and Thomas A. Edison, Inc. before closing in 1918. *Closures: Webster's Quotations, Facts and Phrases* (California: Icon Group International, Inc., 2008) 122.

³⁶ Fitzpatrick, 59.

³⁷ *Ibid.*

³⁸ Information in this section is based on the following sources: City Planning Commission, New York City "2 : The Bronx," *Plan for New York City, 1969: A Proposal* (Cambridge: MIT Press, 1969); "Flat Scarcity Forces Many to Buy in Bronx," *New York Daily Tribune* (September 18, 1920) 17; Evelyn D. Gonzalez, *The Bronx* (New York: Columbia University Press, 2004) 83, 86, 147; LPC, *Bedford Park Congregational Church (LP-2062)* (New York: City of New York, 2000) 5; "Millions Going into Apartment House Construction Believe Housing Shortage will be Overcome Before 1923," *New York Times* (April 2, 1922) 104; New York City DOB, Bronx County, Block & Lot File for Block 3292, Lots 101 through 108 and 155.

Subway construction between the years of 1915 and 1930 continued to open up previously inaccessible areas of the Bronx to residential construction. The population of the borough is estimated to have grown between 200 and 600 percent during this time, primarily along new subway routes including the Jerome Avenue, Broadway, White Plains Road and Pelham lines.³⁹ The 1918 opening of the Jerome Avenue subway and expansion of the Third Avenue “E1” to 200th Street, in particular, helped spark a building boom within Bedford Park.⁴⁰ The resultant housing included a few of the single-family frame homes typical of earlier years of growth, but also introduced brick flats and large apartment houses to the neighborhood.⁴¹ The new apartment houses soon enveloped, if they did not outright replace, older residential rows like that of the Perry Avenue Historic District. Today, large six-story apartment houses surround the historic district on all sides, including the seven-story elevator apartment building at 314 East 201st Street (1935-6), situated merely ten feet to the northeast of the district.⁴²

Despite significant changes to the built fabric of the Bedford Park neighborhood, the Perry Avenue Historic District has remained remarkably intact. The homes continue to retain the vibrant architectural details and distinctive suburban character that defined them nearly a century ago. Consequently, the Perry Avenue Historic District survives as a potent visual reminder of the picturesque origins of this Bronx neighborhood.

³⁹ Gonzalez, 83. The Jerome Avenue, Broadway, White Plains Road and Pelham subway lines correspond today, respectively, to the numbers 4, 1, 2 and 6 trains.

⁴⁰ LPC, 5.

⁴¹ Apartment houses were already becoming ubiquitous to the larger landscape of New York City housing, primarily as a result of Federal housing policies during the early 1920s which were intended to alleviate the post-war middle-class housing shortage.

⁴² Construction of the apartment house at 314 East 201st Street shook the owner of no. 2987 into fearing that his home was being put into a “dangerous condition.” Phillip Basson, Note filed with the New York City DOB (1936).

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

The Commission further finds that among its special qualities the Perry Avenue Historic District is an exceptionally well preserved row of nine Queen Anne-style houses dating to the early 20th century; that the houses were constructed between 1910 and 1912; that the homes are located on land owned in the 1860s by financier and noted sportsman Leonard Jerome; that Jerome leased 230-acres for use as the Jerome Park Race Track; that Jerome persuaded the Township of West Farms to finance a boulevard to ensure the accessibility of the race track; that to further promote the race track, Jerome sold his other Bronx properties for development, including the tract that would become Bedford Park; that the first houses in the neighborhood, large Queen Anne-style cottages on ample lots, were erected in the early 1880s, coincidental with the arrival of daily commuter trains to nearby railroad stations; that the neighborhood continued to develop aided by the extension of further transportation lines; that Bronx developer George D. Kingston purchased and subdivided the Perry Avenue lots in 1910; that Kingston hired Bronx-based architect Charles S. Clark, who had done previous work for the developer, to design the homes; that Clark is credited with works including industrial, institutional, commercial and residential structures; that the three-story Queen Anne-style homes of the historic district are characterized by alternating facades of orange and red brick and feature unifying details such as masonry quoining, modillioned iron cornices, hipped-roof dormers, and sloping, imbricated-slate roofs; that the prominent three-sided porches of nos. 2971 through 2977 and the projecting porticos of nos. 2979 through 2987 are supported on slender Ionic columns which further unify the row; that although plans initially called for ten fully-attached homes, only nos. 2979 through 2987 were completed as such; that only four additional houses were constructed a few months later, and that these houses, nos. 2971 through 2977, were built as semi-attached and free-standing structures; that all of the homes are raised above fieldstone walls which enclose small front yards and lend a picturesque, suburban setting to the row; that the houses of the Perry Avenue Historic District remain remarkably intact, serving as a potent visual reminder of the origins of this Bronx neighborhood.

Accordingly, pursuant to Chapter 21 (formerly Chapter 63) of the Charter of the City of New York, and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as an historic district, the Perry Avenue Historic District, Borough of the Bronx, consisting of the property bounded by a line beginning at the intersection of the northwestern curblineline of Perry Avenue with a line extending southeasterly from the northeastern property line of 2987 Perry Avenue, northwesterly along said property line to the northwestern property line of 2987 Perry Avenue, southwesterly along said property line and the property lines of 2985 through 2971 Perry Avenue to the southwestern property line of 2971 Perry Avenue, southeasterly along said property line to the northwestern curblineline of Perry Avenue, northeasterly along said curblineline to the point of the beginning.

Robert B. Tierney, Chair
Pablo Vengoechea, Vice-Chair

Frederick Bland, Stephen F. Byrns, Diana Chapin, Joan Gerner, Roberta Brandes Gratz,
Christopher Moore, Margery Perlmutter, Elizabeth Ryan, Roberta Washington, Commissioners

BUILDING PROFILES

PERRY AVENUE (NORTH SIDE)

Between Bedford Park Boulevard and East 201st Street

2971, 2973, 2975, 2977, 2979, 2981, 2983, 2985 and 2987 Perry Avenue

Borough of the Bronx Tax Map Block 3292, Lots 108, 107, 106, 105, 155, 104, 103, 102 and 101

Date: 1910-12 (NB 440-1910)

Architect: Charles S. Clark

Owner/Developer: George D. Kingston

Type: Attached, semi-attached and free-standing houses

Style/Ornament: Queen Anne

Material: Brick

Stories: Three

2971 Perry Avenue

Borough of the Bronx Tax Map Block/Lot: 3292/108

Description: Three stories; one visible and two partially visible elevations; Perry Avenue elevation: partially exposed basement; red brick laid in a common bond; masonry quoins at first and second stories; two bays at basement, first and second stories; three-sided first bay at first and second stories; full-length porch at first story, three sided at first bay; brick post, wood bracket and lattice vent at first bay beneath porch; bluestone stoop with brick sidewalls featuring bluestone coping at second bay at basement; three wood Ionic columns at porch supporting a modillioned wood cornice with dentil courses (cornice wraps to all three elevations of porch); wood slat flooring at porch; narrow wood slat soffit at porch featuring four-pointed star detail at hanging lamp; flat and molded banding at porch soffit serves as lintel course for first-story fenestration and door opening; slightly projecting masonry band serves as sill course for first-story fenestration; three rectangular window openings featuring slightly projecting hooded masonry lintels incorporated into lintel course at first bay at first story; rectangular wood door frame containing recessed, possibly original wood-and-glass paneled double doors at second bay at first story; three rectangular window openings featuring slightly projecting splayed masonry lintels with projecting keystones at first bay at second story; single rectangular window opening featuring same at second bay at second story; slightly projecting masonry band serves as sill course for second-story fenestration; modillioned iron cornice with molded architrave above second story; sloping roof featuring brown imbricated slate tiles at third story; hipped-roof dormer featuring three rectangular window openings separated and flanked by pilasters with molded capitals at third story; dentil course above window openings at dormer; molded lip at dormer; iron coping flanking third story extends above roofline and is capped with molded capitals; molded iron cornice with egg-and-



Fig. 1 (left): No. 2971 (Photo by Christopher D. Braze, 2009)

Fig. 2 (right): No. 2971 (Photo by NYC City Department of Taxes, c. 1939)

dentil course above window openings at dormer; molded lip at dormer; iron coping flanking third story extends above roofline and is capped with molded capitals; molded iron cornice with egg-and-

dart course at crest; downspout towards left edge of elevation; Southwest elevation: partially visible from street; exposed fieldstone basement; rough-textured brick featuring ornamental iron ties above basement; red brick and masonry quoins from Perry Avenue elevation wrap slightly to elevation; two slightly arched window openings at basement; rectangular door opening at basement towards Perry Avenue elevation capped by segmental brick relieving arch; single slightly arched window openings centered at second and third stories; coping visible at roofline; brick post and lattice vent supported on fieldstone wall beneath porch; Northeast elevation: same as southwest elevation, where visible from street and except where noted; one story at portion of elevation closest to rear yard; window opening in lieu of door opening at basement; projecting sills at window openings; small hooded vent in wall; area beneath porch closed off with wood.

Site Features: Front yard consisting of a series of fieldstone retaining walls with jagged fieldstone coping; fieldstone walls enclose small planting areas and a concrete walkway with stairs that connects a concrete stoop located at the property line with the Perry Avenue elevation stoop; additional concrete walkway runs to left of front yard from the property-line stoop to a concrete stairway located towards the rear elevation of the house (rear elevation not visible from street); low fieldstone retaining wall with jagged fieldstone coping runs along right side of front yard, abuts Perry Avenue elevation, and supports porch; rear yard, including fieldstone retaining wall at rear of yard, partially visible from street at left side of house; one-story brick wall, flush with northeast elevation of house, encloses rear yard at right and obscures rear yard from view.

Alterations: All windows replaced with rectangular one-over-one double hung sashes; brick at Perry Avenue elevation repointed; masonry details painted; porch soffit painted; original long, rectangular planting bed in front of fieldstone retaining wall at property line filled in (see 2975 Perry Avenue); non-original hanging lamp at porch soffit (original light fixture removed from same location); “2971” numbering at second bay at porch cornice; non-original wood balustrade at porch (all three elevations); non-original pipe handrails at front-yard stairs and at stoops; non-historic chain-link security gate at walkway to left of front yard, abutting Perry Avenue elevation; satellite dish at second story.

2973 Perry Avenue

Borough of the Bronx Tax Map
Block/Lot: 3292/107

Description: Same as 2971 Perry Avenue, where visible from street and except where noted; Perry Avenue elevation: basement (including stoop) largely obscured from street; orange iron-flecked brick; two bays at all stories; rectangular door opening at central section of three-sided first bay at first story (see alterations); two dormers at third story; two rectangular window openings at first-bay dormer at third story; single rectangular window opening at second-bay dormer at third story; Southwest elevation: basement not exposed; no window opening at second story; projecting sill at third story window opening; small hooded vent in wall; Northeast elevation: historic multi-paned



Fig. 3 (left): No. 2973 (Photo by Christopher D. Brazee, 2009)
Fig. 4 (right): No. 2973 (Photo by NYC City Department of Taxes, c. 1939)

window at basement window opening closest to Perry Avenue; some brick incorporated into basement to right of window opening closest to Perry Avenue; single slightly arched window opening centered at first story; no small hooded vent in wall; lattice vent beneath porch.

Site features: Same as 2971 Perry Avenue, where visible from street and except where noted; historic garage with wood-framed rectangular garage-door opening incorporated into front yard (see alterations); fieldstone retaining wall along right side of front yard is stepped.

Alterations: All windows replaced with rectangular one-over-one double hung sashes, except where noted above; brick at Perry Avenue elevation repointed; masonry details painted; porch soffit painted; southwest and northeast elevations stuccoed and painted; some stuccoing and repointing of fieldstone walls at front yard; original central window opening at three-sided bay at first story converted to a doorway with non-historic wood-and-glass door and narrow rectangular transom light; “2973” numbering above new doorway; one-story brick garage, noted as both a “shop” and “new private garage” on original plans, erected in 1915 within front yard (NB 185-1915); original long, rectangular planting bed wall at property line filled in, probably to accommodate garage (see 2975 Perry Avenue); garage originally featured stepped-brick gable, altered after 1980s tax photograph; non-historic corrugated plastic roofing and non-historic paneled garage door at garage; “2973” lettering above garage door opening; non-historic signage on garage door; non-original light fixture at porch soffit (original light fixture removed from same location); non-original wood balustrade at porch (all three elevations); non-original pipe handrails at front-yard stairs and at stoops; non-original mailbox affixed to fieldstone wall at front yard towards property line; non-original decorative metal fencing atop fieldstone wall throughout front yard, including along Perry Avenue stoop; non-original decorative metal security gate at property-line stoop; non-original security gate at walkway to left of front yard, abutting Perry Avenue elevation.

2975 Perry Avenue

Borough of the Bronx Tax Map Block/Lot: 3292/106

Description: Same as 2971 Perry Avenue, where visible from street and except where noted; Perry Avenue elevation: basement (including stoop) largely obscured from street by plantings; pipe vent extends above roofline towards right; Southwest elevation: no window openings above basement; three multi-paned rectangular wood windows above balustrade at porch (see alterations); Northeast elevation: single slightly arched window opening off-center at first story; no small hooded vent in wall; three multi-paned rectangular wood windows above balustrade at porch (see alterations); lattice vent beneath porch.



Fig. 5 (left): No. 2975 (Photo by Christopher D. Brazee, 2009)

Fig. 6 (right): No. 2975 (Photo by NYC City Department of Taxes, c. 1939)

Site features: Same as 2971 Perry Avenue, where visible from street and except where noted; long, rectangular planting bed in front of fieldstone retaining wall at property line; fieldstone retaining wall along right side of front yard is stepped; fire escape at rear elevation partially visible from street (rear elevation not visible from street).

Alterations: All windows replaced with rectangular one-over-one double hung sashes, except where noted above; brick at Perry Avenue elevation painted and repointed; masonry details painted; porch soffit painted; fieldstone walls at front yard repointed; some stuccoing of fieldstone walls at front yard; multi-paned windows at southwest and northeast elevations of porch are remnants of enclosed porch dating to before 1940s tax photograph; non-historic light fixture at porch soffit (original light fixture removed from same location); non-original wood balustrade at porch (all three elevations); “2975” numbering at second bay at porch cornice; non-original pipe handrails at front-yard stairs and at stoops; non-original light fixture at southwest elevation at basement; walkway to left of front yard paved with asphalt; front-yard stairs and stoops covered in bluestone tile; non-original decorative metal security gate at property-line stoop; non-original security gate at walkway to left of front yard, abutting Perry Avenue elevation.

2977 Perry Avenue

Borough of the Bronx Tax Map Block/Lot: 3292/105

Description: Same as 2973 Perry Avenue, where visible from street and except where noted; one visible and one partially visible elevations; Perry Avenue elevation: basement (including stoop) largely obscured from street by plantings; iron coping at right side of third story shared with 2979 Perry Avenue; Southwest elevation: same 2971 Perry Avenue, where visible from street and except where noted; single window opening at basement; no window openings above basement; area beneath porch partially visible from street, enclosed with mesh metal screen; Northeast elevation (porch only): same as 2971 Perry Avenue.



Fig. 7 (left): No. 2977 (Photo by Christopher D. Brazee, 2009)

Fig. 8 (right): No. 2977 (Photo by NYC City Department of Taxes, c. 1939)

Site features: Same as 2971 Perry Avenue, where visible from street and except where noted; fieldstone retaining wall along right side of front yard is stepped; long, rectangular planting bed in front of fieldstone retaining wall at property line; rear yard presently obscured from street by security gate (see alterations); one-story brick wall enclosing rear yard not visible from street.

Alterations: All windows replaced with rectangular one-over-one double hung sashes; original wood Ionic columns at porch removed before 1980s tax photograph; “2977” numbering at second bay at porch cornice; masonry details painted; porch soffit painted; some stuccoing and repointing of fieldstone walls at front yard; non-original brick stairs at front-yard walkway and at Perry Avenue elevation stoop; front-yard stoop of non-original concrete with crushed stone aggregate; non-original wood balustrade at porch (all three elevations), not three-sided at first bay (visible in 1980s tax photograph); non-original light fixture at porch soffit (original light fixture removed from same location); non-original pipe handrails at front-yard walkway stairs and at stoops; non-original mailbox at first story to left of door opening; non-historic security light at left-most porch column; non-historic white picket security gate at walkway to left of front yard, abutting Perry Avenue elevation.

2979 Perry Avenue

Borough of the Bronx Tax Map Block/Lot: 3292/155

Description: Same as 2971 Perry Avenue, where visible from street and except where noted; one visible elevation; Perry Avenue elevation: brick laid in a running bond; basement (including stoop) largely obscured from street; three-sided first bay at basement (right-most section obscured by porch); concrete at lower portion of basement at first bay, not three-sided; two rectangular window openings at first bay at basement; slightly projecting masonry band serves as lintel course for basement fenestration; concrete stoop with fieldstone sidewalls at second bay at basement; single-bay porch at first story at second bay; two wood columns at porch supporting a modillioned wood cornice with dentil courses (cornice wraps to all three elevations of porch);



Fig. 9 (left): No. 2979 (Photo by Christopher D. Brazee, 2009)



Fig. 10 (right): No. 2979 (Photo by NYC City Department of Taxes, c. 1939)

no star detail at porch soffit; recessed brick panels beneath first-bay window openings at first and second stories; possibly historic multi-paned upper sashes behind storm windows at first and second window openings of dormer (see alterations); third-story iron coping shared with neighboring buildings; downspout at right-most section of three-sided first bay; no downspout towards left edge of elevation; pipe vent extends above roofline towards right; Southwest and northeast elevations (porch only): non-historic solid brick sidewalls at porch (see alterations); one rectangular multi-paned wood window above molded wood railing at southwest elevation of porch (see alterations); two of same at northeast elevation of porch (see alterations); rectangular door or window opening beneath porch at southwest elevation, largely obscured from street by front yard; lattice vent beneath porch at northeast elevation.

Site Features: Same as 2971 Perry Avenue, where visible from street and except where noted; concrete walkway at left of front yard abuts Perry Avenue elevation; rear yard not visible from street; one-story brick wall enclosing rear yard not visible from street; fieldstone retaining wall along right side of front yard is stepped; long, rectangular planting bed in front of fieldstone retaining wall at property line.

Alterations: All windows replaced with rectangular one-over-one double hung sashes, except where noted above; original wood Ionic columns at porch removed before 1980s tax photograph; “2979” numbering above doorway; brick painted and repointed; masonry details painted; porch soffit painted; wood slat flooring at porch painted; fieldstone walls repointed; multi-paned windows at southwest and northeast elevations of porch are remnants of enclosed porch dating to before 1940s tax photograph; non-original solid brick sidewalls at porch (southwest and northeast elevations); non-original light fixture at porch soffit (original light fixture removed from same location); non-original pipe handrails at front-yard walkway stairs and at stoops; non-original window guards at basement fenestration; non-historic security light at first bay at second story; non-original security gate at walkway at left of front yard, close to Perry Avenue elevation.

2981 Perry Avenue

Borough of the Bronx Tax Map
Block/Lot: 3292/104

Description: Same as 2979 Perry Avenue, where visible from street and except where noted; Perry Avenue elevation: orange iron-flecked brick; possibly historic multi-paned windows at basement; original wood Ionic columns at porch; two bays at all stories; two dormers at third story; two rectangular window openings at first-bay dormer at third story; single rectangular window opening at second-bay dormer at third story; possibly historic multi-paned upper sashes behind storm windows at all dormer window openings; grey imbricated slate tiles at roof; no pipe vent above roofline; Southwest and northeast elevations (porch only): non-original solid wood sidewalls at porch (see alterations); no windows above sidewalls at porch.



Fig. 11 (left): No. 2981 (Photo by Christopher D. Brazee, 2009)

Fig. 12 (right): No. 2981 (Photo by NYC City Department of Taxes, c. 1939)

Site features: Same as 2979 Perry Avenue, where visible from street and except where noted; remnant of possibly historic metal gate at front-yard stoop.

Alterations: All windows replaced with rectangular one-over-one double hung sashes, except where noted above; “2981” numbering above doorway; porch soffit painted; fieldstone walls of front yard repointed; non-original solid wood sidewalls at porch (all three elevations); non-original light fixture at porch soffit (original light fixture removed from same location); non-original decorative metal handrails at Perry Avenue elevation stoop; non-original pipe handrail at front-yard walkway stairs; non-original security gate at walkway at left of front yard, close to Perry Avenue elevation.

2983 Perry Avenue

Borough of the Bronx Tax Map
Block/Lot: 3292/103

Description: Same as 2979 Perry Avenue, where visible from street and except where noted; Perry Avenue elevation: porch enclosed (see alterations); first-story details at second bay obscured by enclosed porch; no historic windows at dormers (see alterations); no pipe vent above roofline; Southwest and northeast elevations (porch only): porch enclosed (see alterations); southwest elevation beneath porch obscured from street; no opening beneath porch at northeast elevation.



Fig. 13 (left): No. 2983 (Photo by Christopher D. Brazee, 2009)

Fig. 14 (right): No. 2983 (Photo by NYC City Department of Taxes, c. 1939)

Site features: Historic garage and concrete stairways in lieu of the typical front yards of the other houses within the historic district (see alterations).

Alterations: All windows replaced with rectangular one-over-one double hung sashes; first bay at basement painted; porch fully enclosed after 1980s tax photograph (present condition and materials are not historic); original wood Ionic columns apparently removed from porch (though possibly enclosed within porch); porch features non-historic siding and large rectangular door opening containing non-historic paneled double doors at Perry Avenue elevation of porch and non-historic octagonal multi-paned windows at southwest and northeast elevations of porch; original wood cornice remains at porch but is painted red; non-original garage pavilion and stairways replaced front yard in 1922 (NB 539-1922); original long, rectangular planting bed at property line filled in, probably to accommodate garage (see 2975 Perry Avenue); stairways feature elaborate concrete with crushed stone aggregate balustrades and brick stringer; garage pavilion features rectangular garage door opening with non-historic paneled garage door; non-historic plaque with “2983” numbering above garage door opening; non-historic corrugated metal roofing at garage pavilion; historic sculptural urns flank landing above garage pavilion, present in 1940s tax photograph; garage pavilion flanked by shallow sidewalls capped by concrete foliate scrolls, present in 1940s tax photograph; garage pavilion stuccoed; garage sidewalls stuccoed with non-historic faux stone patterning, continuous with retaining wall at right of front yard; garage originally featured a stepped gable which is present in the 1940s tax photograph; non-original decorative metal fencing surrounds landing above garage pavilion; non-original decorative metal security gate and hand rail at stairway.

2985 Perry Avenue

Borough of the Bronx Tax Map Block/Lot: 3292/102

Description: Same as 2981 Perry Avenue, where visible from street and except where noted; Perry Avenue elevation: porch enclosed (see alterations); first-story details at second bay obscured by enclosed porch; no historic windows at dormers (see alterations); pipe vent extends above roofline towards right; Southwest and northeast elevations (porch only): porch enclosed (see alterations); southwest elevation beneath porch obscured from street; slider window beneath porch at northeast elevation.

Site features: Same as 2979, where visible from street and except where noted; no planting bed at property line.

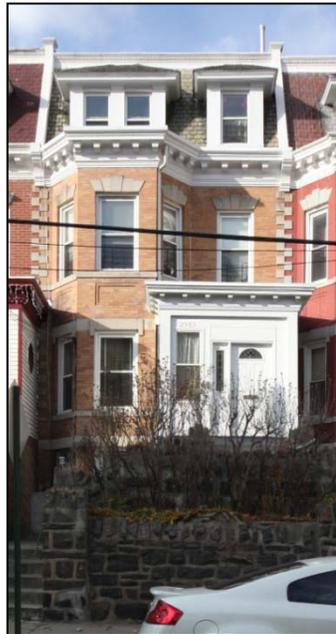


Fig.15 (left): No. 2985 (Photo by Christopher D. Brazee, 2009)



Fig. 16 (right): No. 2985 (Photo by NYC City Department of Taxes, c. 1939)

Alterations: All windows replaced with rectangular one-over-one double hung sashes; dentil course removed from dormers; concrete at lower portion of basement stuccoed; fieldstone walls at front yard repointed; porch fully enclosed after 1940s tax photograph (present condition and materials are not historic); original wood Ionic columns apparently removed from porch (though possibly enclosed within porch); original wood cornice remains at porch but dentil course removed; porch features single rectangular window opening and rectangular

door opening containing a non-historic paneled door with fanlight and rectangular sidelight at Perry Avenue elevation; “2985” numbering above window at Perry Avenue elevation of porch; two rectangular window openings at northeast elevation of porch; single rectangular window opening at southwest elevation of porch; non-original pipe handrail at front-yard walkway stairs; non-original window guards at basement.

2987 Perry Avenue

Borough of the Bronx Tax Map Block/Lot: 3292/101

Description: Same as 2979 Perry Avenue, where visible from street and except where noted; one visible and one partially visible elevations; Perry Avenue elevation: porch enclosed (see alterations); first-story details at second bay obscured by enclosed porch; no historic windows at dormers (see alterations); no pipe vent above roofline; Southwest elevation (porch only): porch enclosed (see alterations); area beneath porch obscured from street; Northeast elevation: same as 2971 Perry Avenue, where visible from street and except where noted; some brick incorporated into basement; no window openings; no opening beneath porch.



Fig. 17 (left): No. 2987 (Photo by Christopher D. Brazee, 2009)



Fig. 18 (right): No. 2987 (Photo by NYC City Department of Taxes, c. 1939)

Site features: Same as 2979 Perry Avenue, where visible from street and except where noted; stepped fieldstone retaining wall with jagged fieldstone coping runs along right side of front yard, abuts Perry Avenue elevation, and is flush with basement at northeast elevation; one-story brick wall flush with northeast elevation of house encloses rear yard at right and obscures rear yard from view.

Alterations: All windows replaced with rectangular one-over-one double hung sashes; brick at Perry Avenue and northeast elevations painted; portions of fieldstone wall at right of front yard and at northeast elevation stuccoed; fieldstone walls of front yard repointed; porch fully enclosed after 1980s tax photograph (present condition and materials are not historic); original wood Ionic columns apparently removed from porch (though possibly enclosed within porch); original wood cornice remains at porch but dentil course removed; porch features non-historic siding and a rectangular door opening containing a non-historic paneled door with number “2987” above at Perry Avenue elevation; single rectangular window openings at southwest and northeast elevations of porch; non-historic security light at porch; two non-historic satellite dishes above porch; non-original pipe handrail at front-yard walkway stairs; non-original mailbox affixed to fieldstone wall at front yard.

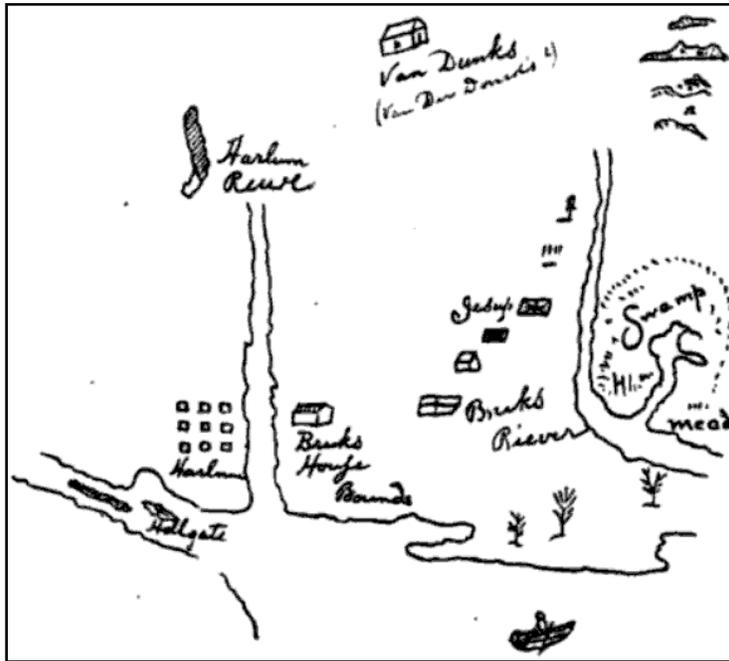


Figure 19 – “Map of Brounckslant”
 Source: *The Story of the Bronx* by Stephen Jenkins (opposite page 64)

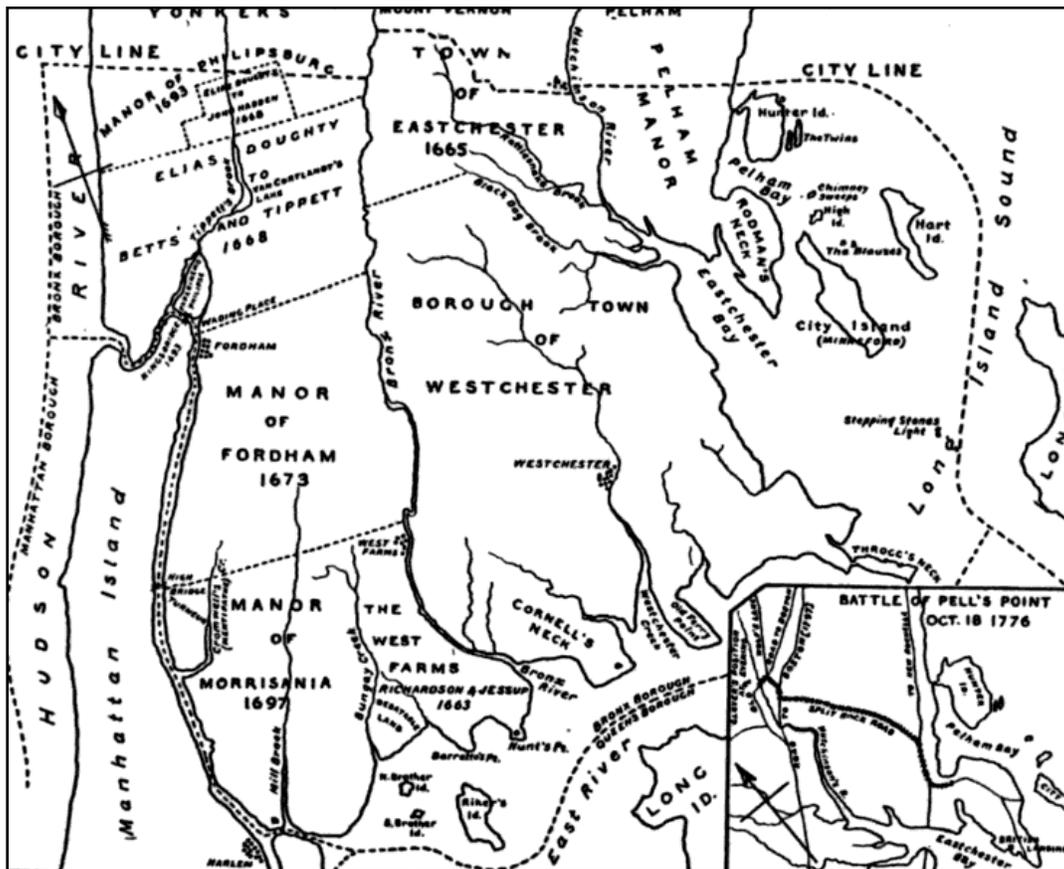


Figure 20 – “At the End of the English Period [Insert: Battle-field of Pell's Point, Oct. 18, 1776]”
 Source: *The Story of the Bronx* by Stephen Jenkins (opposite page 82)



Figure 21 – Fordham, Town of West Farms, Westchester Co. N.Y. (Plate 17)
Source: County atlas of Westchester, New York. Published by J.B. Beers & Co. (1872)
Courtesy of: The New York Public Library (Image ID: 1517303)



Figure 22 – Nos. 2971 through 2987 Perry Avenue
Photo: Christopher D. Brazee, 2009



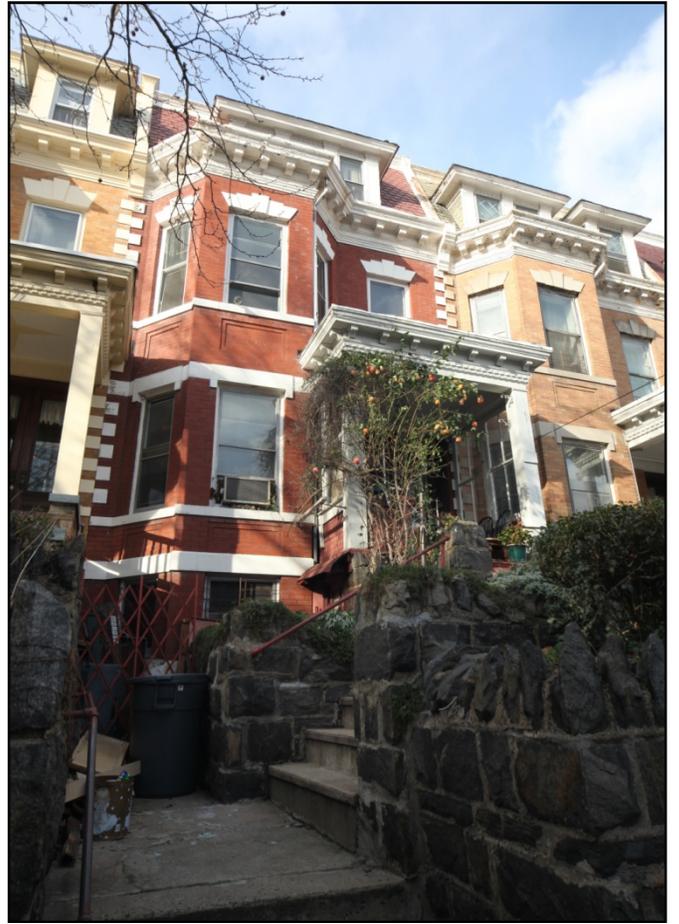
*Figure 23 – Nos. 2971 through 2987 Perry Avenue
Photo: Christopher D. Brazee, 2009*



*Figure 24 – Nos. 2971 through 2987 Perry Avenue
Photo: Christopher D. Brazee, 2009*



*Figure 25 – No. 2973 Perry Avenue
Photo: Jennifer L. Most, 2009*



*Figure 26 – No. 2979 Perry Avenue
Photo: Christopher D. Brazee, 2009*



*Figure 27 – Front Yard Retaining Walls, Planting Beds and Stoops, Nos. 2979 and 2981 Perry Avenue
Photo: Christopher D. Brazee, 2009*



*Figure 28 – Porch Detail, No. 2977 Perry Avenue
Photo: Jennifer L. Most, 2009*



*Figure 29 –Nos. 2979 through 2987 Perry Avenue
Photo: Cynthia Danza, 2009*



Figure 30 – Front Elevations, Perry Avenue Historic District, c. 1910
Source: New York City Department of Buildings, Bronx County, Block & Lot Files

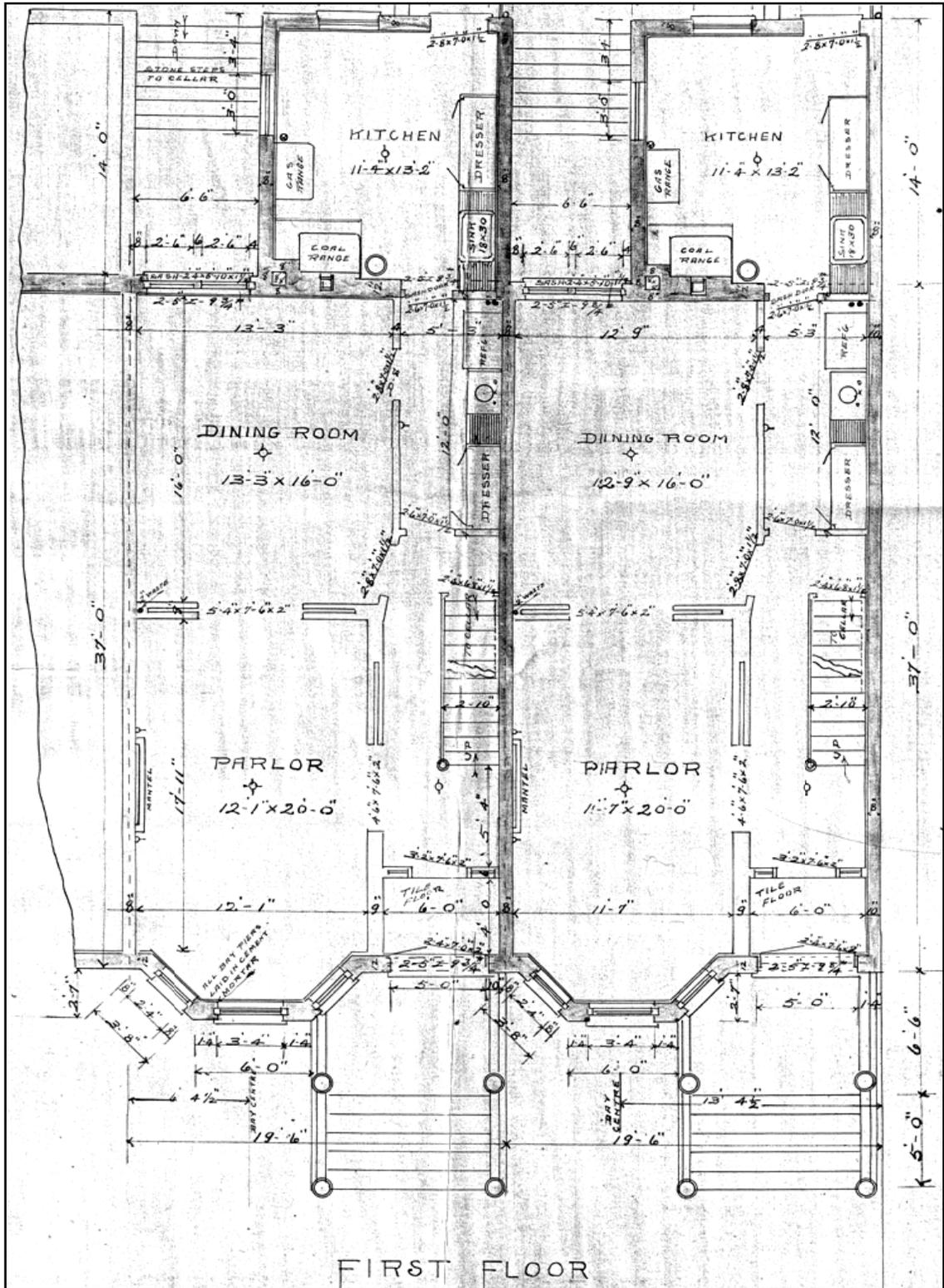


Figure 31 – First Floor Plans, Perry Avenue Historic District, c. 1910
 Source: New York City Department of Buildings, Bronx County, Block & Lot Files