

Cambria Heights – 227th Street Historic District



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DESIGNATION REPORT

Cambria Heights – 227th Street Historic District

LOCATION

Borough of Queens

LANDMARK TYPE

Historic District

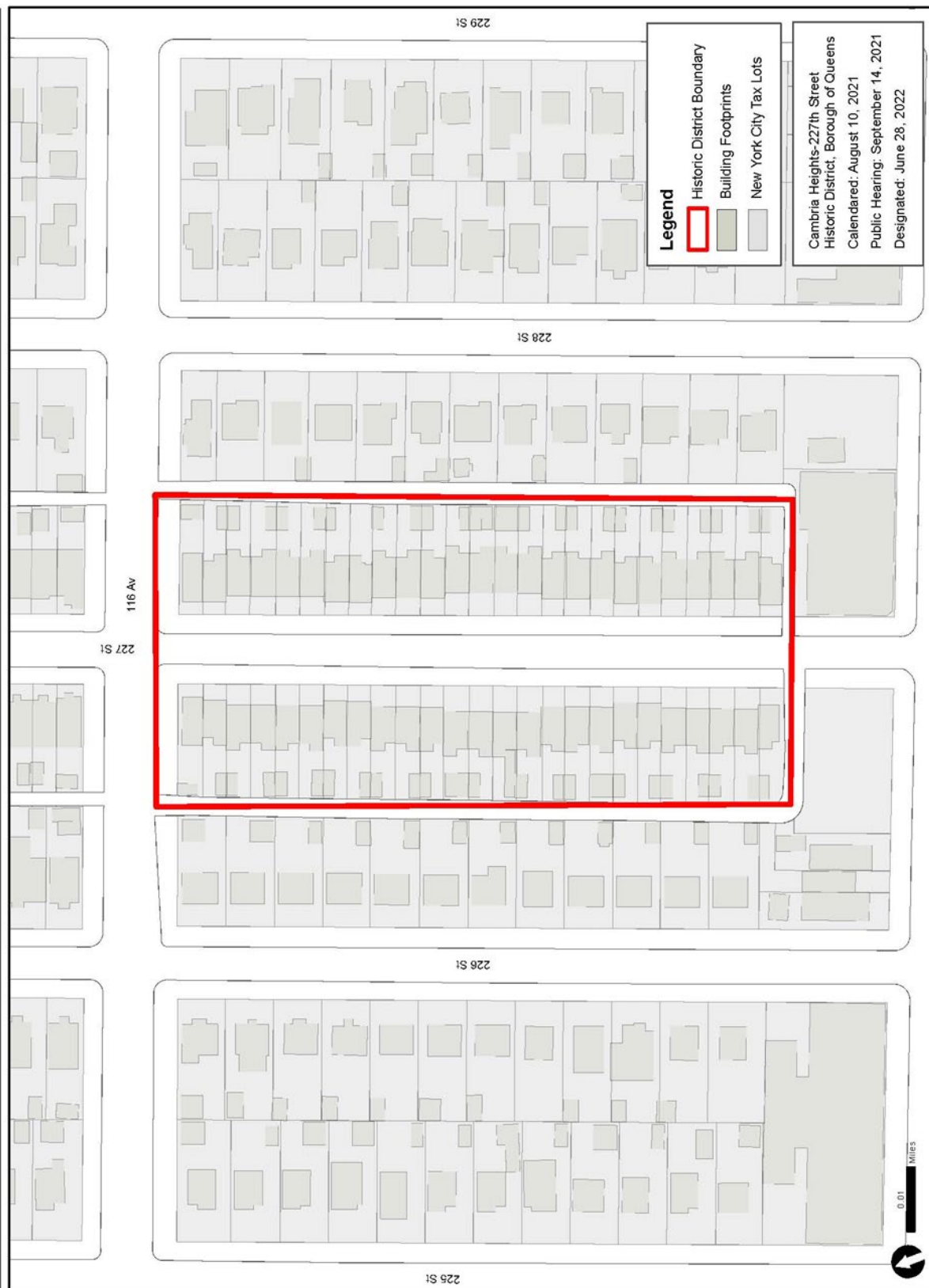
SIGNIFICANCE

Framing 227th Street between 116th Avenue and Linden Boulevard in southeastern Queens, the Cambria Heights – 227th Street Historic District is an architectural highlight of its neighborhood, an unusually cohesive, distinctive, and intact collection of 50 houses built in the Storybook style in 1931.

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Cambria Heights – 227th Street Historic District

Designation List 527 LP-2656

Calendared: August 10, 2021

Public Hearing: September 14, 2021

On September 14, 2021, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Cambria Heights – 227th Street Historic District (Item No. 2). The hearing was duly advertised in accordance with the provisions of the law. Two people spoke in favor of the proposed designation, including representatives of Council Member I. Daneek Miller and the New York Landmarks Conservancy. One resident of the proposed historic district spoke in opposition to designation, and two people spoke neither in favor of, nor in opposition to, the proposed designation. The Commission also received written submissions in favor of designation from the Four Borough Neighborhood Preservation Alliance and three residents of the proposed district, and one written submission in opposition to designation from one resident of the proposed district.

Boundary Description and Sidewalk Materials

The Cambria Heights – 227th Street Historic District consists of the properties bounded by a line beginning on the southern curblane of 116th Avenue at a point on a line extending northerly from the northwestern property line of 116-02 227th Street, extending easterly along the southern curblane of 116th Avenue and across 227th Street to a point on a line extending northerly from the northeastern property line of 116-01 227th Street, southerly along said line and the eastern property lines of 116-01 through 116-49 227th Street, westerly along the southern property line of 116-49 227th Street, continuing westerly across 227th Street and the southern property line of 116-50 227th Street, and northerly along the western property lines of 116-50 through 116-02 227th Street to the point of beginning.

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

Summary

Cambria Heights – 227th Street Historic District

The Cambria Heights – 227th Street Historic District stands out in its neighborhood and throughout New York City as a remarkably cohesive and distinctive group of row houses built in the Storybook style. Designed by architect Andrew A. Marjey, the district's 50 houses remain exceptionally well-preserved more than 90 years after their completion, in 1931, by the Queens-based developer Wolosoff Brothers.

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

Sons of Russian Jewish immigrants, Leon and Alvin Wolosoff began building houses in Queens and nearby Hempstead by the late 1920s. In early 1931, they acquired an enormous swath of land in southeastern Queens for St. Albans Lawns,

intended to be their largest development containing 600 homes. Ultimately, the 50 houses comprising the historic district would be the only portion of St. Albans Lawns completed. In planning 227th Street, the Wolosoffs and architect Marjey adapted a model previously used in Jackson Heights rooted in English Garden City concepts. Common driveways behind the houses provide access to private garages, relegating automobiles to the block interiors and allowing for the continuous front yards that gave St. Albans Lawns its name. These yards remain remarkably intact and uninterrupted by walls and fences, preserving much of the street's original appearance.

The Storybook style is primarily associated with California, where it flourished as a small-house style in the 1920s. Largely inspired by fairytale illustrations and stage sets of early Hollywood movies, the style grew out of the waning Arts-and-Crafts movement, merging its emphasis on traditional materials and hand craftsmanship with a lighthearted approach to vernacular medieval architecture. Distinguished by its playfulness, the style's colors were bright, proportions and features were stretched and exaggerated, and materials were freely mixed and randomly applied to suggest weathering and patching over the centuries. Storybook-style features of the historic district include the houses' entrance vestibules with flared roofs and gables stretched vertically to pierce the parapets; brightly colored red, blue, and green slate shingles; colored diamond panes; artificially aged facades, seemingly patched over time with stone blocks and random groupings of bricks; and picturesque chimneys of stucco, brick, and stone reaching far above the roofline. Set behind deep front lawns, these imbue the street with the stage-set quality typical of the Storybook style, which was influenced more by the fantasy architecture of fairytale illustrations and movie backdrops than by historical precedent.

During 1931, frequent advertisements in local newspapers emphasized the houses' suburban setting in "St. Albans, Long Island," on "one of the highest elevations and healthiest locations in Queens County," just "a short ride from Jones Beach, Long Beach, and the Rockaways." The houses' modest price was payable on a monthly plan similar to the cost of rent and included a private garage, a major expense for New York City car-owners at the time. The *Brooklyn Eagle* reported of St. Albans Lawns that "Here, for one place in the world, old-fashioned comfort is to be found, combined with all that is modern, labor-saving, and artistic.... Everything throughout these homes breathes of fine workmanship and materials. Yet they are homes that can be bought on an income of \$50 weekly."

Into the 1950s, all of the district's homeowners were white. Most of the houses' occupants were small, middle-class families. The history of 227th Street after that time reflects the broader changes occurring in the neighborhood as it changed from almost entirely white to a predominantly Black community starting in the 1960s. Although Black families initially faced considerable hostility from white Cambria Heights residents as they began purchasing homes there, it is now one of the city's major Haitian American communities as well as a magnet for families from Guyana, Jamaica, Barbados, and Trinidad and Tobago. Today, the Cambria Heights – 227th Street Historic District is one of the architectural highlights of its neighborhood and the Borough of Queens. Unusual among the city's row house districts for its whimsical, imaginative Storybook-style facades set behind deep front lawns, it evokes the early days of Cambria Heights' development, when residents flocked to the area with their automobiles to inhabit a new suburban landscape promising a fairytale life during the Great Depression.

Historical and Architectural Development

Cambria Heights – 227th Street Historic District

Early History of Cambria Heights¹

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

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

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

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

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

The Cambria Heights – 227th Street Historic District was part of Abraham A. Hendrickson’s

extensive farm lying east of Springfield Boulevard and north of Linden Boulevard.² Abraham A. was one of 14 children of Abraham H. and Elizabeth Hendrickson, who operated a farm in Jamaica worked by enslaved people until at least 1820.³ By 1850, Abraham A. and his wife Elizabeth were living on their farm with their five young children as well as three employees, two African American and one white.⁴

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

Cambria Heights' 20th Century Development⁶

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

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

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

Queens' population more than doubled during the 1920s to over one million residents, making it the fastest-growing borough and one of the fastest-growing areas of the country. Most of its development was residential and more specifically,

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

Road improvements and new highways under construction at the time further buoyed Queens homebuilders and cemented the future of Queens’ outlying areas as automobile suburbs. These included the Triborough (now Robert F. Kennedy) Bridge, the first vehicular bridge linking Long Island with the mainland, begun in 1929; the Grand Central Parkway, started by early 1931; and the upper deck and connecting roadway of the Queensboro Bridge, completed later that year.¹⁹ Especially crucial to Cambria Heights’ development was the Southern State Parkway—the first leg of Robert Moses’ rapidly growing Long Island parkway network—which merged rustic landscaping and advanced engineering into one of the country’s earliest and finest high-speed roads. Opened in 1927, it initially extended to Bay Shore in Suffolk County, with a direct connection to the new Jones Beach added in 1929.²⁰ “Long Island is truly the playland of New York City and the facilities for motoring pleasure and recreational activities are yearly being increased,”

Queensborough stated in 1930; Cambria Heights was a gateway to this recreational paradise, with Linden Boulevard just south of the historic district serving as one of the city’s main conduits to the Southern State.²¹ Other improvements, including extensions to the Rockaway boardwalk, provided additional recreational opportunities closer to home.

Between the late 1920s and early 1930s, thousands of suburban houses were constructed in St. Albans, Hollis, Cambria Heights, and throughout Southeastern Queens. In Laurelton alone, 1,800 homes were built and sold between 1928 and 1930. In 1930 and early 1931, Queens boosters and builders were still shrugging off the Depression, expecting the economy to rebound and the borough’s population to continue its steep upward trend to double again in the coming decade. In the spring of 1931, one prominent Queens builder noted the existence of a “small homes area extend[ing] from Jackson Heights along the north side to Little Neck and southeasterly to Laurelton,” where “3,000 to 4,000 single-family houses, mostly of brick, are under construction or planned to be built this year.” As this occurred, he noted, “both the city and borough authorities are pushing forward needed interborough and intraborough improvements, such as bridges, tunnels, and highways.”²²

Wolosoff Brothers²³

The Cambria Heights – 227th Street Historic District was planned and constructed in 1931 by the Queens-based homebuilding firm of Wolosoff Brothers. Born in 1901 and 1903, respectively, Leon and Alvin B. Wolosoff were the sons of Russian Jewish immigrants Mary and Isaac Wolosoff. By 1910, the family moved from Brooklyn Heights to the largely Jewish neighborhood of Brownsville, Brooklyn, where brother Mortimer was born in 1914.²⁴ Various listed as a rabbi or cantor during the family’s early years, Isaac formed the Wolosoff Realty Corporation with two partners in 1921.²⁵ By

1925, his profession was listed as builder, and his sons, then still in their 20s, were described as builder's helpers.

Leon and Alvin Wolosoff soon struck out on their own. By 1927, they had constructed approximately 100 houses in Forest Hills as well as 38 Tudor-inspired houses in a development adjacent to the St. Albans train station called Lovingham Court.²⁶ That year, one of the two brothers built dozens of picturesque Spanish-inspired houses in the new Merrick Gables section of nearby Hempstead. In an article about the houses, the *Brooklyn Times Union* described the young "Mr. Wolosoff"—which one is not clear—as being "known throughout the building industry as the youngest successful builder on a large scale."²⁷ In 1931, as they were building the Cambria Heights – 227th Street Historic District, the Wolosoff Brothers were also developing a group of Storybook-style freestanding houses in Hempstead called Freeport Lawns and expanding their Forest Hills project of hundreds of attached houses, known as Stafford Lawns.²⁸

The Wolosoffs continued building in Queens after completing 227th Street. In 1932, Leon helped found the Queens County Home Builders Association, "consisting of prominent builders ... who have carried on extensive developments adding materially to the prosperity of the borough."²⁹ In 1936, the Wolosoffs built Briarwood Estates, a development of single-family homes near Kew Gardens, and in 1939, a large apartment development called Kew Gardens Hills.³⁰ Upon Leon's death in 1949 he was estimated to have "built more than 5,000 homes in Queens alone."³¹

Building and Marketing the Historic District

By the 1880s, a 30-acre portion of the Hendrickson farm containing the future historic district was acquired by George Hummel, a German immigrant

and prominent member of the Fosters Meadow community.³² As Fosters Meadow declined as a farming community and land speculation increased in the area in the early 20th century, the Hummel farm passed through various owners.³³ In February of 1931, Wolosoff Brothers, under the name of St. Albans Lawns, Inc., acquired portions of the former Hummel farm, as well as additional property extending eastward to the Queens/Nassau County border—surveyed and mapped as "Garlind Manor" five years earlier—from the Garlind Realty Syndicate.³⁴ The scope of the Wolosoffs' acquisition—extending over 14 Cambria Heights blocks—indicates their grand plans for St. Albans Lawns, intended as "the largest development ever undertaken by the Wolosoff Brothers" with 600 houses and tennis courts for residents' use.³⁵ Ultimately, the project would mostly be abandoned, making the Cambria Heights – 227th Street Historic District the only portion of St. Albans Lawns completed.³⁶

In naming St. Albans Lawns, Wolosoff Brothers followed the conventions of their Stafford Lawns project in Forest Hills and Freeport Lawns development in Nassau County. Architect Andrew J. Marjey initially filed plans for the historic district's 50 houses in April of 1931, with their total cost estimated at \$200,000.³⁷ The decision to build St. Albans Lawns as attached houses, as at Stafford Lawns, rather than as freestanding houses, as at Freeport Lawns, reflects sentiments expressed by Alvin Wolosoff the previous year. "The attached house is more in favor than ever before," he said in November of 1930, stating that privacy was a big part of its appeal; small freestanding houses, by contrast, provided "but a small amount of plottage between each unit," with side windows enabling neighbors and passersby to look in. Of course, attached houses also cost less to build, offering "more commodious living quarters, better equipment, and finishings built with taste at lower

price levels than is possible by any other type of construction.”³⁸

Promotional work was underway by May of 1931, with Wolosoff Brothers placing scale models of the houses on display in St. Albans Lawns’ on-site administration building and announcing that the first furnished model home would be open for public inspection by the middle of June.³⁹ Leon Wolosoff promoted St. Albans Lawns as “one of the finest developments we have ever undertaken. The property is within the New York City limits and enjoys the advantages of metropolitan administration. On the other hand, it is but a mile from the Nassau County line and the western end of the Southern State Parkway.”⁴⁰ He also boosted the idea of suburban living in general. “A decade ago, the average wage earner scoffed at the idea of living in the suburbs,” Wolosoff told the *Brooklyn Times Union*. “New York was close to his work and close to his play. Everything centered in the ‘big town.’ Furthermore, there were few houses in the suburbs that he could afford to buy. There was also the question of convenience. Suburban towns ... offered very little to the young married couple. But now ... the smaller suburban towns offer practically every advantage of the city plus the many advantages of living in the country.”⁴¹

Construction continued through July and August of 1931, when the *Brooklyn Eagle* ran an extensive profile of the completed houses, stating “Here, for one place in the world, old-fashioned comfort is to be found, combined with all that is modern, labor-saving, and artistic.” Features included a “studio living room” lit by “a high, high ... group of windows” dominating the front façade. “They are casement windows with tiny leaded panes, some clear, some faintly colored.... Everything throughout these houses breathes of fine workmanship and materials. Yet they are homes that can be bought on an income of \$50 weekly.”⁴² Toward the end of August, Wolosoff Brothers

entered a marketing agreement with five other builders completing similar developments nearby, including Selective Homes Inc., then completing the houses of the Cambria Heights – 222nd Street Historic District. Located near Linden (then Foch) Boulevard between 205th and 227th Streets, these projects would be jointly advertised under the name “Parkway Homes of St. Albans.”⁴³ A common crest, intended as a “stamp of quality,” was placed at the developments’ entrances, which proved effective in luring prospective buyers traveling Linden Boulevard to and from the Southern State Parkway and Jones Beach.⁴⁴ A splashy Sunday newspaper advertisement in the New York *Daily News* introducing the marketing initiative featured a handsome photo of the 227th Street houses.⁴⁵

Wolosoff Brothers also advertised St. Albans Lawns separately from Parkway Homes in large advertisements in the *Brooklyn Eagle*. “This is the house that’s the talk of the town!” they exulted, highlighting the development’s location within easy reach of Manhattan but at “the gateway to the Southern State Parkway,” on “one of the highest elevations and healthiest locations in Queens County,” just “a short ride from Jones Beach, Long Beach, and the Rockaways.” Their stated location of “St. Albans, Long Island,” further emphasized their suburban setting. Also mentioned was a “planned” subway station, never built, at the corner of Springfield and Linden Boulevards. The advertisements emphasized the houses’ many modern features as well as their modest price of \$6,990, payable on a monthly plan similar to the cost of rent.⁴⁶ Included in the price was a detached, personal garage, which Alvin Wolosoff promoted in subsequent newspaper articles as a major cost-saver for apartment dwellers renting garages, a requirement of car owners as overnight street parking was prohibited at the time within city limits.⁴⁷

Following the filing of an easement to

create the district's 10-foot-wide rear driveways, its garages were built starting by September of 1931. The entire historic district appears to have been largely completed by the following month.⁴⁸ While home sales were initially brisk, several houses remained on the market for more than a year, likely because of the deepening Depression; the corner houses at 116-01 and 116-02 227th Street were unsold until June of 1933.⁴⁹ Although Wolosoff Brothers continued to expand their Stafford Homes development in Forest Hills following the completion of the 227th Street houses, they abandoned all further work at St. Albans Lawns. In November of 1933, the Wolosoffs sold off the vast majority of the property acquired from Garlind Realty Syndicate two years earlier, to another land company, Kiesel Estates. This included property behind the historic district facing 226th and 228th Streets, which would be built upon by other developers later in the 1930s.⁵⁰

Andrew A. Marje, Architect⁵¹

The architect of the Cambria Heights – 227th Street Historic District, Andrew A. Marje was born in Hungary in 1896 and immigrated to the United States in 1922, the same year he married fellow Hungarian immigrant Agnes Mayer. Initially identifying himself as an engineer, Marje would variously be described as an architect or architect-engineer over the course of his career. By 1928, the Marjeys moved from Washington Heights to Yonkers, where they would remain throughout his architectural career.

When he filed for the 50 houses of the Cambria Heights – 227th Street Historic District in 1931, Marje's stated business address was the same as the Wolosoffs', indicating that he was on their staff at the time.⁵² That year, he also became a developer in his own right, beginning Yorkshire Homes, a group of several hundred houses in the "Cotswold Cottage, Georgian Colonial, and ...

Norman English" styles in the Nassau County village of Lynbrook.⁵³ Marje's expansion of the development from 300 to 500 houses in 1936 was described as "the largest single building operation in Nassau County at this time."⁵⁴ Four years later, he would design 30 houses in Benjamin Swickle's Puritan Homes development just north of Forest Park in Queens, and in 1941, he collaborated with architect George F. Titus on "Virginia Village," developed by Leon and Alvin Wolosoff's brother Morty in Forest Hills. Following World War II, Marje co-developed, with Benjamin Swickle, the Brierwood Homes group of two-family houses south of Downtown Flushing. He died in 1982.

The Storybook Style⁵⁵

The Cambria Heights – 227th Street Historic District stands out both in its neighborhood and New York City as a remarkably cohesive, distinctive, and intact collection of row houses built in what has recently become known as the Storybook style. Largely inspired by fairytale illustrations and the make-believe buildings of early movies, the style grew out of the waning Arts-and-Crafts movement, merging its emphasis on traditional materials and hand craftsmanship with a lighthearted approach to vernacular medieval architecture. Although the line between the Storybook and other medieval-inspired styles like the Tudor Revival—with which it is often associated—is not always clear, three attributes set Storybook houses apart, according to historian Arrol Gellner: "Their exaggeratedly plastic ... interpretation of medieval forms; their use of artificial means to suggest great age; and last, that all but undefinable quality known as 'whimsy.'"⁵⁶ There is a certain theatricality, an unreal quality, a sense of being rooted more in fiction than historical fact, that separates the Storybook from other contemporary revival styles. It revives a past that never existed, except perhaps on a movie set or in

the pages of a Grimm Brothers book.

Although the Storybook style would not fully flourish until the 1920s, local works rooted in the Arts-and-Crafts tradition to some extent foreshadowed it. With their organic forms, heavy rubble construction, and cascading roofs with rolled eaves, 4520 Livingston Avenue (Clarence W. Brazer, 1916-18, within the Fieldston Historic District) and 8200 Narrows Avenue (James Sarsfield Kennedy, 1917, a designated New York City landmark)—known locally as the “Bay Ridge Gingerbread House”—seem to have leapt from the pages of a children’s book.⁵⁷ Likely the city’s earliest Storybook ensemble, Pomander Walk (King & Campbell, 1921, a designated New York City Landmark) is a self-contained community of 16 two-story houses playfully embellished with half-timbering and other Tudoresque features facing a tiny interior “street”; resembling a stage set, it was inspired by a popular play of the same name set in London.⁵⁸ The Storybook style tapped into a broad yearning for a hazy romantic past, loosely interpreted in brick, stone, stucco, and plaster into the fantasy architecture of Coney Island’s Luna Park and Dreamland, the wildly evocative, faux-historic interiors of movie palaces, and the replacement, starting in the 1910s, of 19th-century Greenwich Village row house facades with new fronts evoking Mediterranean villages and the Montparnasse district of Paris.⁵⁹ Washington Mews within the Greenwich Village Historic District, comprising the 1917 remodeling of 19, 19th-century row houses and stables into a residential complex containing artists’ studios, was hailed at the time for its “combination of modernity and Old World picturesqueness,” language later echoed in promoting St. Albans Lawns.⁶⁰

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

“Storybook style,” sees the movie industry and “period” films set in faraway times and places as crucial to fueling demand for houses that often looked more like movie backdrops. “Movie sets—the products of Hollywood’s best architectural talents—were on exhibit to a hundred million Americans a week,” he explains.⁶¹ Industry craftspeople were directly involved in constructing California’s pioneering Storybook houses, including Beverly Hills’ Spadena House, built in 1921 by Hollywood art director Harry Oliver. The style took off from there, including in the Hollywoodland development outside Los Angeles, before spreading north. There, in the 1920s, some of the country’s most notable Storybook developments would be built, including the fairytale cottages of Carmel-by-the-Sea starting in 1924; Oakland’s Normandy Gardens, in 1925-26; and the late-1920s “Modest Mansions” development, also in Oakland.

In these projects, architects and developers established the key features of the small Storybook house, with whimsy and theatricality as their main goals. These included the loose, eclectic mixing of French and English medieval influences, as well as the use of bright colors, playful proportions, and exaggerated features such as vertically stretched gables with catslide roofs and dramatically flared eaves. Materials had a consciously aged appearance, freely mixed and seemingly randomly applied to imply weathering and patching over the centuries. Chimneys were picturesque, sometimes to the point of bordering on the cartoonish. Jerkinhead roofs, half-timbering, and wood batten doors with iron strapwork, all common to the Tudor Revival style, were often employed. Diamond-pane sashes typical of the Tudor style were also employed; on 227th Street, their brightly colored quarrels convey a glittering fairytale quality.

As the Storybook style developed as a modest house style on the West Coast, the medieval eclecticism at its heart was thriving in New York’s

elite suburbs. This was evident in the exclusive Fieldston area of the Bronx, where massive rubble construction, overscaled gables, plunging slate roofs, Norman-inspired towers, half-timbering, and massive stone-and-brick chimneys were the order of the day. Some crossed the line from historical revivalism to the characteristic unreality of the Storybook style. Perhaps the neighborhood's most playful and picturesque residence, 4538 Greystone Avenue (c. 1924, within the Fieldston Historic District) is a Storybook house on a massive scale, an exuberant mélange of textured stucco, checkerboard brick, diamond-pane windows, and dovecotes crowned by a plunging swayback roof with rough-edged slate shingles seemingly centuries old.⁶²

The construction of small Storybook houses in the New York area by the late 1920s likely resulted from both West Coast small-house trends and this trickle-down effect from the city's upscale suburbs. Although Arrol Gellner, the style's leading historian, has identified small Storybook courtyard developments in California, the existence of Storybook-style row houses—such as those of the Cambria Heights – 227th Street Historic District—appears previously unrecognized.⁶³ It may be a distinctly New York City phenomenon, continuing the tradition of 19th-century Manhattan and Brooklyn developers of adapting richly varied, picturesque styles such as the Queen Anne, Shingle, Richardsonian Romanesque, and Arts-and-Crafts to the relentless regularity of the New York grid.⁶⁴

The historic district's developer, Wolosoff Brothers, also built at least one suburban development of freestanding Storybook houses, Freeport Lawns, starting by early 1931. Long before the term "Storybook" came into use, they were described as "English" or "Normandy" in style.⁶⁵

The Design of the Historic District

The Cambria Heights – 227th Street Historic District is an unusually picturesque, well-preserved

group of 50 row houses flanking 227th Street just north of Linden Boulevard. Although somewhat restrained for Storybook houses, their small scale, exaggerated proportions, bright colors, varied rooflines, and deep lawns imbue the street with a stage-set quality typical of the style. Entrance vestibules are bowed and stretched, with flared roofs and gables piercing the parapet; brightly colored red, blue, and green shingles complement the fairytale shades of yellow, chartreuse, purple, and robin's-egg blue in their historic diamond-pane sashes. The facades appear artificially aged, with rough-edged shingles and large stucco fields seemingly patched over time with rough-hewn stone blocks and bricks laid in random groupings or at odd angles. Their chimneys are especially picturesque, reaching far above the roofline and the second-story gables piercing the parapet at varying heights and locations throughout the rows. The widest chimneys, shared by adjoining houses, are plastic in form and playful in appearance, covered in textured stucco and peppered with brick and stone. Traditional Tudor Revival features, including wood batten doors with iron strap hinges, half-timbering, jerkinheads, and basketweave- and herringbone-patterned brick, are incorporated into the design.

Planned and built as the initial—and ultimately, only—50 houses in Wolosoff Brothers' St. Albans Lawns development, the historic district consists of 25 two-story row houses on each side of 227th Street set behind generous front lawns, with small rear yards and paired, freestanding rear garages accessed by shared driveways. These driveways, entered from 116th Avenue and from 227th Street adjacent to the district's southernmost houses, occupy the rear ten feet of each lot. They were established through an early easement still attached to the deeds. Built to accommodate the automobile in the development of the rows, the driveways and garages in effect banished personal

vehicles to the center of each block. This precluded the need for front driveways, making possible the verdant, uninterrupted front yards that contribute to the district's significant character and were highlighted in its marketing as St. Albans Lawns. This overall scheme incorporating rear driveways and garages was rooted in one used extensively starting in 1924 in the Jackson Heights Historic District, one of the city's earliest communities planned for the automobile.⁶⁶ When developers there shifted from building garden apartments to groups of attached and semi-detached one- and two-family houses, they used a similar scheme, adapted from the English Garden City concept, with driveways within the block interiors providing access to rear basement garages or separate rear garages. This provision of automobile storage was crucial at a time when overnight vehicle parking was prohibited on city streets.⁶⁷

Faced primarily in Flemish- or common-bond brick, the houses of 227th Street are two stories high, featuring entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, and steeply pitched, slate parapets. The deep, continuous front yards, uniform scale, and consistent use of materials and design elements across the rows contributes to the district's cohesiveness. It owes much of its picturesqueness to the varying colors of these materials—including its red, orange, and black brick, occasionally laid in herringbone or basketweave patterns—as well as the interplay of brick, wood, rough-faced stone, slate, and textured stucco against each other. Parapets pierced here and there by half-timbered oriels or peaked or jerkinhead gables, whimsical chimneys of differing shapes and sizes projecting from the facades and above the roofs, and the gently undulating wall plane and roofline create an engaging visual rhythm within the consistency of the rows.

Despite their visual variety, the rows are

highly organized. Each house façade is of one of seven general types; each side of the street essentially mirrors the other, and, excluding the northernmost corner houses, is symmetrical, split by Nos. 116-26 and 116-28 on the west side of the street and Nos. 116-25 and 116-27 on the east side (see map in Building Descriptions section). Three of the types were built as single houses with individual entrance vestibules, and the other four types as mirrored pairs with shared vestibules; single houses alternate with pairs, except at the ends of the rows. Beyond whether they are single or paired, distinctions among the types are primarily based on variations in vestibule shapes and detailing, and second-story features such as the presence or absence of gables or half-timbered oriels.

The district's most elaborate houses are the corner buildings at 116-01 and 116-02 227th Street with their main entrances on the long facades facing 116th Avenue. Their ornament includes, on the north facades, an unusual, shallow half-timbered framework of interlocking gables superimposed over brick and a meandering field of stucco, and partially filled with vertical wood siding. The lowest gable, resting on open wood brackets, serves as the main-entrance hood. No. 116-02 is especially intact, retaining its historic wood batten door with elaborate iron strap hinges and stained-glass panes, diamond-pane casement and six-over-six double-hung wood windows, and, on the narrower 227th Street façade, second-story oriel and parapet gable filled with rough-sawn wood siding. Facing 116th Avenue is the house's original rear garage, which retains its pent roof covered with rough-edged slate shingles identical to those of the district's houses, as well as its wood portal enframingent.

Now approaching a century in age, the Cambria Heights – 227th Street Historic District remains remarkably intact, with well-preserved houses and deep, uninterrupted front lawns. Alterations mostly consist of minor, easily

reversible changes such as window and door replacement. Nearly half of the houses retain their eight-sash leaded-glass wood windows, and many within the district retain their historic wood batten main-entrance doors with small stained-glass panes.

Residents and Social History of the Cambria Heights – 227th Street Historic District⁶⁸

In the historic district's early days, most of its houses were occupied by small families, some including extended family members such as parents and adult siblings. Consistent with the houses' pricing and marketing toward apartment renters, residents were generally middle-class. Occupations of the street's male heads of household in 1940 included pharmacist, hairdresser, telephone switchman, police officer, salesman, lawyer, engineer, accountant, mechanic, and firefighter. Although most residents were born in New York or nearby states, a handful of immigrants also owned houses there. John Leche, a bookkeeper born in England, and his Scotland-born wife Margaret lived with their two young daughters at 116-06 227th Street; wholesale butcher Fred Linder and wife Gussy, both German immigrants, lived at No. 116-36 with a female lodger and her young daughter, also born in Germany. Among the few Southern or Eastern European immigrants was Nicholas Pascuico, born in Italy, who owned an express business. He lived with his wife Irena a Hungarian immigrant, and their two New York-born daughters at 116-44 227th Street. The corner house at 116-01 227th Street was owned by Charles and Ethel Fabricant, a dentist and teacher. Charles was born in Russia and Ethel in New York, although her mother Fannie, born in Austria, lived with them and their three-year-old daughter. Their live-in servant, a Ms. Bessent from Waynesboro, Georgia, was the district's only African American resident at the time. The street remained essentially unchanged in its demographics and socioeconomically in 1950.

The history of the 227th Street district after that time reflects the broader changes occurring in Cambria Heights as it changed from almost entirely white to a predominantly Black neighborhood starting in the 1960s. African American families had started moving into suburban areas of Southeastern Queens like Addisleigh Park by the early 1940s, and by the mid-1950s, real-estate broker Hubert S. Goodlett was advertising his new "office in Cambria Heights" a few blocks west of the neighborhood in the historic African American newspaper the *New York Amsterdam News*.⁶⁹

Black families faced considerable hostility from some white residents as they moved into the neighborhood. Cambria Heights' first African American homeowners are believed to be the Dunham family, who purchased a house on 235th Street in 1960. Soon after arriving, they began receiving sinister letters and, in 1961, a threatening note attached to a cross in their front yard. Three years later, Austin Freeman opened the first Black-owned real-estate office in Cambria Heights, two blocks east of the historic district. In September of that year, he and another broker in his office "received two bomb threats ordering them to pack up and move out while they sat discussing ways of finding homes for Negroes in the well-to-do predominantly white neighborhood," the *Amsterdam News* reported.⁷⁰ Later in 1964, Freeman helped assemble a racially integrated patrol including local real-estate brokers, military veterans, and other nearby residents to protect the homes of African American families in the area. In 1966, four whites in a passing car threw a rock through the window of the neighborhood's first Black-owned bar, on Linden Boulevard and 220th Street.

Local churches banded together in 1963 in an interfaith, interracial council to "encourage the development of a climate in Queens which can help the Negro drive for equality in the North as well as

the South ... peacefully and constructively without violence and embarrassment to the community.”⁷¹ At the same time, unscrupulous real-estate brokers were employing “blockbusting” tactics—using racial bigotry to foment panic selling by white homeowners—in Cambria Heights and other nearby areas. This drew the attention of both the City Council and New York Secretary of State, who, in 1965, suspended the licenses of several brokers engaged in the practice.

By 1975, Cambria Heights had largely completed its transition to a middle- and upper-middle class majority Black community of “12,600 residents who live in suburban-style, single-family houses on tree-lined streets,” as described by the *New York Times*; a neighborhood study of that year found that “the strong desire of the community is to remain middle class and open to either [B]lack or white residents.”⁷² By that time, the neighborhood had already become one of the city’s major Haitian American communities as well as a magnet for Afro-Caribbean families from countries including Guyana, Jamaica, Barbados, and Trinidad and Tobago. Today, Cambria Heights remains one of several prosperous, predominantly African American and Afro-Caribbean neighborhoods in Southeastern Queens.

Conclusion

The Cambria Heights – 227th Street Historic District is one of the architectural highlights of its neighborhood and of Queens. Unusual among the city’s row house districts for its whimsical, imaginative Storybook-style facades set behind deep front lawns, it feels like a world apart, much as it must have when it was new 90 years ago. Remarkably cohesive and well-preserved, this distinctive historic district continues to evoke, like few other places in its neighborhood, the early days of Cambria Heights’ development, when residents flocked to the area with their automobiles to inhabit

a new suburban landscape promising a fairytale life in the depths of the Great Depression.

Endnotes

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

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

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

⁴ United States Census (Jamaica, Queens County, New York), 1850.

⁵ Edward F. Wesnofske, “The Legacy of Foster’s Meadow” website (www.fostersmeadow.org); “Fosters Meadow Heritage Center” website (fostersmeadow.jimdo.com).

⁶ Sources for this section include the introductory essay to Landmarks Preservation Commission, *Addisleigh Park Historic District Designation Report* (New York: City of New York, 2011), prepared by Theresa C. Noonan; Hillary Ballon and Kenneth T. Jackson, Eds., *Robert Moses and the Modern City: the Transformation of New*

York (New York: W. W. Norton & Co., 2007); Ethan Carr, “The Parkway in New York City,” in *Parkways: Past, Present and Future* (Appalachian State University, 1987), 121-28; and the following articles from *Queensborough*: “How Queens’ Highway System is Developed” (April 1930), 158; “Special Committee Makes Study of Traffic Flow” (April 1930); “Queens Population Near 1,100,000 Mark” (June 1930), 382; George P. Winn, “New Department of City Planning Provided For” (July 1930), 402; “1,390 Acres of New Parks for Queens” (August 1930), 450; “Queens, Seventh Among Cities of United States” (September 1930), 469; George P. Winn, “Work Proceeding on Tri-Borough Bridge” (September 1930), 490; “Millions Involved in Development of Queens Borough” (October 1930), 517; “Board of Estimate Approves \$30,000,000 for Parks” (October 1930), 542; “Unique Plan for Controlling Traffic on Upper Deck” (January 1931); “Queens Business Men Tell What They Think of Business Conditions and the Outlook for 1931” (January 1931), 34; “Real Estate Men Optimistic for 1931” (January 1931), 38; “Now Is the Time to Buy a Home, Say Builders” (March 1931), 109; “Queens Building Exceeds Three Boroughs” (May 1931), 226; “New Upper Deck Roadway to Accommodate 35,000 Vehicles” (June 1931), 305; “Opening of New Roadway, Boon to Motorists” (June 1931), 320; “Queens Borough, New York City’s Playground” (July 1931), 350; “Moderate Priced Apartments and Small Homes Feature Queens Building” (October 1931), 433; “Single Family Homes by the Thousands” (October 1931), 455; and “Borough President Harvey Has \$11,850,000 Highway Program” (November 1931), 467.

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

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

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

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

¹¹ “Cambria Heights Land Developed in Queens,” *Brooklyn Times Union*, September 7, 1924, 20.

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

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

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

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

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

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

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

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

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

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

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

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

²³ Sources for this section include United States Census (Queens County, New York), 1910, 1920, 1930, and 1940; and New York State Census (Queens County), 1905 and 1925.

²⁴ Although Mortimer Wolosoff was likely too young to be involved with the 227th Street development, he would later develop his own projects, including “Virginia Village” in Forest Hills. “Many Houses Underway in Forest Hills,” *Brooklyn Daily Eagle*, August 25, 1940, 27.

²⁵ “New Boro Corporations,” *Brooklyn Daily Eagle*, September 8, 1921, 23.

²⁶ Lovingham Court, “erected by Wolosoff Realty Corporation,” was included in a photo feature on page 14 of the June 19, 1927 edition of the *Brooklyn Daily Times*.

²⁷ “New Spanish Town at Merrick Gables,” *Brooklyn Times Union*, May 22, 1927, 15.

²⁸ “Active Buying in New Colony at Freeport,” *Brooklyn Daily Eagle*, April 19, 1931, 2D; “Suburbs Magnet to Home Seekers,” *Brooklyn Times Union*, May 24, 1931, 25; “New Country Homes in Commuting Area of New York City,” *Brooklyn Daily Eagle*, June 14, 1931, 1D; “Building of Small Homes Runs Ahead,” *New York Evening Post*, August 22, 1931, S5.

²⁹ “Queens Builders Organize to Improve Standards of Home Construction,” *Brooklyn Daily Eagle*, February 7,

1932, 40.

³⁰ “Wolosoffs in Parkway Development,” *Long Island Sunday Press*, March 15, 1936; “Renewals Show Pleased Tenants, Agent Asserts,” *Brooklyn Daily Eagle*, March 23, 1941, 30.

³¹ “Leon Wolosoff, Widely Known Queens Builder, Realty Man,” *Brooklyn Daily Eagle*, June 8, 1949, 17.

³² The 30-acre Hummel property is shown on Chester Wolverson, *Atlas of Queens Co., Long Island, New York* (New York: Chester Wolverson, 1891); “Hummel,” Fosters Meadow Heritage Center website (<https://fostersmeadow.jimdo.com/families/families-h/hummel/>), accessed September 28, 2021. Using the distance from Springfield Boulevard and property dimensions shown on the later *Atlas of the Borough of Queens* (Brooklyn: E. Belcher Hyde, 1901), 18, the Hummel farm extended northward from present-day Linden Boulevard above 116th Avenue, between approximately 225th and 230th Streets.

³³ On a 1907 map, the property is shown as that of Geo. Harniould. By 1918, it was owned by M. Keisel. *Atlas of the Borough of Queens* (Brooklyn: E. Belcher Hyde, 1907), 18; *Atlas of the Borough of Queens* (Brooklyn: E. Belcher Hyde, 1918), 16.

³⁴ Queens County, Office of the Register, Conveyance Liber 3464, Page 12340 (February 16, 1931). According to this conveyance, the property acquired by St. Albans Lawns included all or portions of the following Queens tax blocks: 11294, 11295, 11307, 11308, 11309, 11310, 11311, 11312, 11313, 11314, 11329, 11330, and the two blocks within the historic district, 11327 and 11328. The corresponding Queens block numbers, listed in the conveyance, for these parcels, are: 13683, 13684, 13659, 13658, 13657, 13656, 13655, 13654, 13653, 13652, 13642, 13643, 13640, and 13641.

³⁵ “Model Houses Ready for Public,” *Brooklyn Times Union*, May 31, 1931, 89. “Tennis Courts as a Home Feature,” *Brooklyn Daily Eagle*, October 11, 1931, 45.

³⁶ Queens County, Office of the Register, Conveyance Liber 3676, Page 35074 (December 1, 1933) shows the sale of nearly all of St. Albans Lawns’ 1931 acquisition to Kiesel Estates, Inc. This sale included portions of blocks 11327 and 11328 not within the historic district, which would be built up by other developers over subsequent years.

³⁷ *Long Island City Daily Star*, April 17, 1931, 7.

³⁸ “Demand for Attached Home, Builder Says,” *Brooklyn Daily Eagle*, November 16, 1930, 55.

³⁹ “To Exhibit New Home,” *Brooklyn Daily Eagle*, May 27, 1931, 30.

⁴⁰ “Model Houses Ready for Public,” *Brooklyn Times Union*, May 31, 1931, 25.

⁴¹ “Suburbs Magnet to Home Seekers,” *Brooklyn Times Union*, May 24, 1931, 25.

⁴² Jane Corby, “These New Houses Almost Furnished,” *Brooklyn Daily Eagle*, August 23, 1931, 50.

⁴³ “Builders Organize: Five St. Albans Developers Cooperate in Group,” *New York Sun*, August 29, 1931, 28.

⁴⁴ “Accept Parkway Homes Crest as Quality Stamp,” *New York Daily News*, September 5, 1931, 11.

⁴⁵ “...At St. Albans, Long Island” (Advertisement), *New York Daily News*, August 30, 1931.

⁴⁶ “St. Albans Lawns” (Advertisement), *Brooklyn Daily Eagle*, September 13, 1931, 8D.

⁴⁷ “Garage Looms as Important Home Expense,” *Brooklyn Daily Eagle*, October 4, 1931, 48. Overnight street parking was prohibited until 1950, according to Christopher Gray, “Streetscapes: When Streets Were Vehicles for Traffic, Not Parking,” *New York Times*, March 17, 1996, RCW7.

⁴⁸ The driveway easements for each side of the street were filed under Queens County, Office of the Register, Conveyance Liber 3499, Page 42049 (July 9, 1931) and Liber 3503, Page 47202 (July 13, 1931). Although records are somewhat spotty, the New Building dockets, on microfilm at the Queens Department of Buildings, show most of the garages filed for by Andrew Marjey under New Building (NB) applications 4612-31, 4623-31, 4626-31, 4627-31, 4628-31, and 4631-31 completed in October 1931. Five houses were filed for under NB 4611 but most appear to have been filed for in April of 1931 under NB applications 1613-31 and 1617-31. The New Building dockets for these latter applications are missing.

⁴⁹ Queens County, Office of the Register, Conveyance Liber 3656, Page 20916 (June 21, 1933).

⁵⁰ Queens County, Office of the Register, Conveyance Liber 3676, Page 35074 (December 1, 1933).

⁵¹ Sources for this section include United States Petition for Naturalization, Andrew Alex Marjey, April 27, 1927; *Richmond’s 1928 City Directory*, Vol. 56 (New York: R. L. Polk & Company, 1928), 518; United States Census (Yonkers, Westchester County, New York), 1930; “Charters Granted,” *Larchmont Times*, February 29,

1929, 11; "Bonus Awards Used in Buying Suburban Homes," *Brooklyn Daily Eagle*, May 24, 1936, 62; "Public Response Doubles Building Activity," *Long Island Sunday Press*, June 7, 1936; "Expensive Private Houses Figure in New Construction," *Brooklyn Daily Eagle*, July 19, 1936, 48; "New Westchester Homes in Which Families Will Spend Happy Christmas," *Tarrytown Daily News*, November 23, 1936; "22 Queens Firms Given Charters, Walsh Announces," *Long Island Star-Journal*, May 13, 1939, 18; "Add 15 Homes to Colony in Forest Hills," *Brooklyn Daily Eagle*, June 9, 1940, 22; "Builders Rush 30 Homes in New Puritan Project," *Long Island Star-Journal*, June 15, 1940, 7; "Variety of Design Proves Success in Forest Hills," *Long Island Star-Journal*, August 31, 1940, 5; "Varied Designs in Home Please Women, Is View," *Brooklyn Daily Eagle*, September 1, 1940, 25; "In Forest Hills," *Brooklyn Daily Eagle*, September 29, 1940, 34; "Wolosoff Buys Additional Land for New Project," *Brooklyn Daily Eagle*, March 2, 1941, 31; "Stroll to 'D.A.'s Office Very Unwisely Timed," *Long Island Star-Journal*, July 2, 1942, 14; "Brierwood Homes, Flushing Project, Ready for Buyers," *Brooklyn Daily Eagle*, March 16, 1946, 37; and United States Social Security Death Index, Andrew Marjey (1896-1982).

⁵² The description of the filing for the 227th Street houses that ran in the *Long Island City Daily Star* (April 17, 1931, 7) stated that Marjey's was the "same address" as Wolosoff's, 68-49 Ingram Street in Forest Hills.

⁵³ "More Dwellings Are Planned for Lynbrook Area," *Brooklyn Daily Eagle*, April 5, 1936, 6.

⁵⁴ "Harvey to Open New Model Home," *Brooklyn Daily Eagle*, April 26, 1936, 57.

⁵⁵ The primary sources for this section is Arrol Gellner and Douglas Keister, *Storybook Style: America's Whimsical Homes of the Twenties* (New York: Viking Studio, 2001).

⁵⁶ Gellner, 1. Expressing this ambiguity, historians Andrew Ballantyne and Andrew Law speak of buildings in the United States with "a quaint and fantastical character.... They have an air of theatrical contrivance about them.... These buildings are not Tudoresque, because they make no reference to the buildings of Tudor England and have a different set of associations for an observer. They may look very much the same, however, and there can be some ambiguity. It is possible for a building to have more than one architecture.... There are examples of Tudorism that are just as theatrical in character as the 'storybook-style' houses." Ballantyne and Law, *Tudoresque: In Pursuit of the Ideal Home*

(London: Reaktion Books, 2011), 184.

⁵⁷ LPC, *Fieldston Historic District Designation Report (LP-2138)* (New York: City of New York, 2006), 37-38; LPC, *8200 Narrows Avenue House (LP-1623)* (New York: City of New York, 1988), prepared by James T. Dillon.

⁵⁸ LPC, *Pomander Walk Designation Report (LP-1279)* (New York: City of New York, 1982), prepared by Marjorie Thau.

⁵⁹ On these Greenwich Village conversions, see Andrew Dolkart, *The Row House Reborn: Architecture and Neighborhoods in New York City, 1908-1929* (Baltimore: Johns Hopkins University Press, 2009).

⁶⁰ Cited in Andrew Scott Dolkart, *The Row House Reborn: Architecture and Neighborhoods in New York City, 1908-1929* (Baltimore: Johns Hopkins University Press, 2009), 139.

⁶¹ Gellner, 16.

⁶² LPC, *Fieldston Historic District Designation Report*, 156-57.

⁶³ The Landmarks Preservation Commission first encountered similar houses in a 2019 borough-wide survey of Queens row houses built between the World Wars. This survey identified 10 groups of houses similar in many ways to those of the Cambria Heights – 222nd Street and Cambria Heights – 227th Street Historic Districts, some of which were determined to merit further study. In researching these rows, surveyors initially identified them as neo-Tudor based on their Tudoresque features but ultimately determined that their whimsical, freewheeling design was more characteristic of the Storybook style as described by Arrol Gellner. Outside of this survey, these rows have not attracted, to the Commission's knowledge, any substantive study by historians and were never described as Storybook-style rows prior to this survey and the designation of these two Cambria Heights historic districts.

⁶⁴ See, for example, the Queen-Anne-style row houses designed by Montrose W. Morris in 1885-86 at 236-244 Hancock Street in the Bedford Historic District, as well as the more modest row houses at 894 to 916 Sterling Place (J. H. Herbert, 1889) in the Crown Heights North II Historic District; the Romanesque Revival style row houses at 224 to 230 Hancock Street (John L. Young, 1889), in the Bedford Historic District; and George P. Chappell's shingle-covered houses in the 1889 row and 1164 to 1182 Dean Street in the Crown Heights North Historic District.

⁶⁵ “Dwellings Vary as Construction Mood Continues,” *Nassau Daily Review*, May 16, 1931, 11.

⁶⁶ On 227th Street, garages are separate and feature pent slate-shingle roofs. See LPC, *Jackson Heights Historic District (LP-1831)* (New York: City of New York, 1993), 29-30.

⁶⁷ Overnight parking was legalized in New York City in 1950. See Christopher Gray, “When Streets Were Vehicles for Traffic, Not Parking,” *New York Times*, March 17, 1996, RCW7.

⁶⁸ Sources for this section include the United States Census (Queens, New York), 1940 and 1950; and “Attack Cottage for Sheltering Negroes,” *New York Amsterdam News*, November 24, 1945, 17; “Vet Target of Long Island ‘Jr. KKK,’” *New York Amsterdam News*, December 22, 1945, 5; “KKK Strikes Again,” *New York Amsterdam News*, November 4, 1961, 21; “Screvane Slaps ‘Blockbusting,’” *New York Amsterdam News*, February 16, 1963, 1; “Launch Rights Group for Boro of Queens,” *New York Amsterdam News*, July 20, 1963, 23; “Blockbusting Measures Going to Legislature,” *New York Amsterdam News*, November 9, 1963, 38; “Threaten to Bomb Realtors’ Meeting,” *New York Amsterdam News*, September 26, 1964, 27; “Cambria Couple Guarded,” *New York Amsterdam News*, October 3, 1964, 25; “Vandals Rage Again in ‘Peaceful’ Queens,” *New York Amsterdam News*, October 10, 1964, 2; “Suspend Broker’s License” *New York Amsterdam News*, January 16, 1965; “Window Smashed, Cross Left at Bar,” *New York Amsterdam News*, April 30, 1966, 25; John Darnton, “City Hall Deputy: A ‘Quiet Militant,’” *New York Times*, January 17, 1974, 20; Glenn Fowler, “Cambria Heights Is Seeking Improvement of Area Through Self-Help,” *New York Times*, December 28, 1975, 63; Richard F. Shepard, “About New York: Neighborly Forum in Cambria Heights,” *New York Times*, August 5, 1978, 17; Diana Shaman, “If You’re Thinking of Living In/Cambria Heights, Queens,” *New York Times*, March 25, 2001, RE7; Sam Roberts, “In Queens, Blacks Are the Have-Nots No More,” *New York Times*, October 1, 2006, 29; James Barron, “In New York, Tormented by Silence from Haiti,” *New York Times*, January 14, 2010, A28; Sam Roberts, “New York’s Haitian Diaspora,” *New York Times*, January 17, 2010, NJ7; and Joseph Planbeck, “Safe and Sound, Sweet and Spacious,” *New York Times*, September 11, 2011, 381.

⁶⁹ “Come to Cambria Heights” (Advertisement), *New York Amsterdam News*, August 11, 1956, 31.

⁷⁰ “Threaten to Bomb Realtor’s Meeting.”

⁷¹ “Launch Rights Group for Boro of Queens.”

⁷² “Cambria Heights Is Seeking Improvement of Area Through Self-Help.”

Findings and Designation

Cambria Heights – 227th Street Historic District

through 116-02 227th Street to the point of beginning, as shown in the attached map.

On the basis of a careful consideration of the history, the architecture, and the other features of this area, the Landmarks Preservation Commission finds that the Cambria Heights – 227th Street Historic District contains buildings and other improvements which have a special character and a special historical and aesthetic interest and value and which represent one or more eras in the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the city. Further, this historic district is part of the development, heritage, and culture of the city, state and nation, as set forth in this designation report.

Accordingly, pursuant to the provisions of Chapter 47, Section 3020 (formerly Section 534 of Chapter 21) of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Historic District the Cambria Heights – 227th Street Historic District containing the property bounded by a line beginning on the southern curblineline of 116th Avenue at a point on a line extending northerly from the northwestern property line of 116-02 227th Street, extending easterly along the southern curblineline of 116th Avenue and across 227th Street to a point on a line extending northerly from the northeastern property line of 116-01 227th Street, southerly along said line and the eastern property lines of 116-01 through 116-49 227th Street, westerly along the southern property line of 116-49 227th Street, continuing westerly across 227th Street and the southern property line of 116-50 227th Street, and northerly along the western property lines of 116-50

Cambria Heights – 227th Street Historic District: Illustrations





Figure 1: 227th Street, west side
Michael Caratzas, LPC, 2022



Figure 2: 227th Street, east side
Michael Caratzas, LPC, 2022



Figure 3: 227th Street, west side

Michael Caratzas, LPC, 2022



Figure 4: 227th Street, east side

Michael Caratzas, LPC, 2022



**Figure 5: 116-34 227th Street,
Historic window**

Michael Caratzas, LPC, 2022



**Figure 6: 116-35 227th Street,
Historic door with iron strap hinges and
colored glass**

Michael Caratzas, LPC, 2022



**Figure 7: 116-02 227th Street,
116th Avenue facade**

Michael Caratzas, LPC, 2022



**Figure 8: 116-02 227th Street,
116th Avenue entrance detail**

Michael Caratzas, LPC, 2022

Cambria Heights— 227th Street Historic District: Building Descriptions

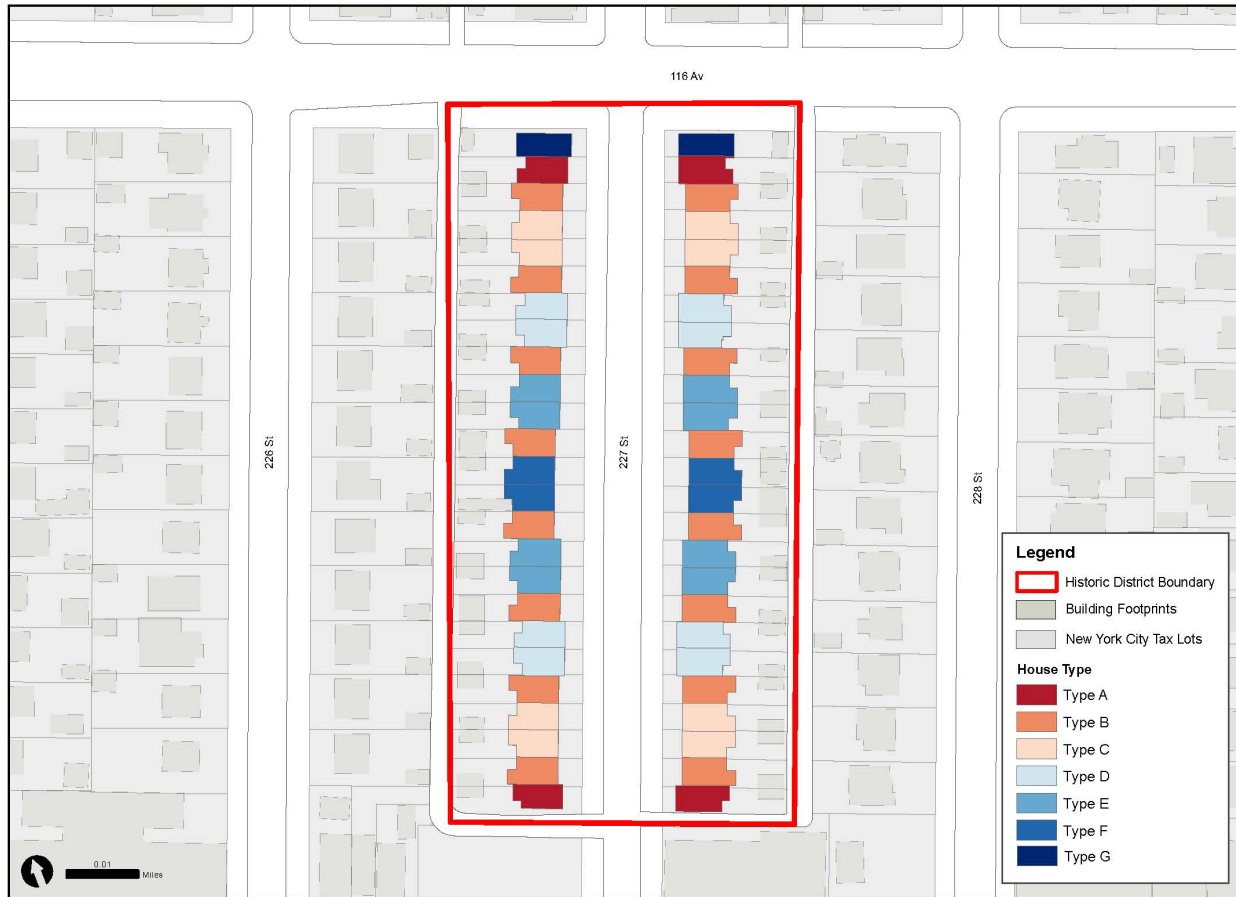


Building Types

Each row of 25 houses on either side of 227th Street mirrors the other. Despite the rows' visual variety, each house is of one of seven general types. Their locations are shown on the map and their general characteristics described below.

Cambria Heights-227th Street Historic District | House Types

NYC Landmarks Preservation Commission



Graphic Source: MapPLUTO, Edition 21v4, Author: New York City Landmarks Preservation Commission, DHW, Date: 6.28.2022



Type A (four total)

This is a single house. It features an entrance vestibule with a peaked, flared roof and second-story oriel with a triangular gable and tripartite window.

Nos. 116-03, 116-04, 116-49, 116-50



Type B (16 total)

This is a single house, set back from the adjacent house with a corner vestibule abutting the side wall. It features a flared vestibule roof; single and paired second-story window openings; and varied second-story treatments, with some houses featuring half-timbering and patterned brick, and others stucco and randomly laid bricks.

Nos. 116-05, 116-06, 116-11, 116-12, 116-17, 116-18, 116-23, 116-24, 116-29, 116-30, 116-35, 116-36, 116-41, 116-42, 116-47, 116-48



Type C (eight total)

These houses are paired, sharing a brick and stucco vestibule with stone trim over their round-arched entrances. Each vestibule has a round-arched niche. Each house also features single and paired second-story windows, second-story gables, and varied second-story treatments, with some houses having half-timbering and patterned brick and others stucco and randomly laid bricks.

Nos. 116-07 & 116-09, 116-08 & 116-10, 116-43 & 116-45, 116-44 & 116-46



Type D (eight total)

These houses are paired, sharing a peaked-roof vestibule with flared, corbeled eaves. Each features a half-timbered second-story oriel (some historically with drops) with triangular gable and tripartite window.

Nos. 116-13 & 116-15, 116-14 & 116-16, 116-37 & 116-39, 116-38 & 116-40



Type E (eight total)

These houses are paired, sharing a brick vestibule with round-arched openings, flared eaves, and a narrow niche. Their second stories feature single and paired window openings and jerkinhead gables. Some have half-timbering and patterned brick at their second stories, and others stucco and randomly laid bricks.

Nos. 116-19 & 116-21, 116-20 & 116-22, 116-31 & 116-33, and 116-32 & 116-34



Type F (four total)

These houses are paired, sharing a brick vestibule with square-headed openings, flared corbeled eaves, a narrow niche, and diaperwork. Their second stories feature half-timbered oriels (some historically with drops) with a triangular gable and tripartite window.

Nos. 116-25 & 116-27, 116-26 & 116-28



Type G (two total)

The two Type G houses are located across from each other at the corner of 227th Street and 116th Avenue. They are the only houses with their main entrances on 116th Avenue rather than 227th Street. Each house's round-arched main entrance is crowned by a bracketed Tudoresque wooden hood below decorative interlocking half-timbered gables. Label moldings crown the first-story window openings on both primary facades, with quoined surrounds at the second-story openings of the 116th Avenue facade. The 227th Street façade features a second-story oriel.

Nos. 116-01 & 116-02



West Side of 227th Street

116-02 227th Street

Borough of Queens Tax Map Block 11327, Lot 37

Date(s): 1931
Architect(s) / Builder(s): Andrew A. Marjey
Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.
Type: Row house
Style(s): Storybook
Stories: 2
Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-02 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

Primary (116th Avenue, North) Facade: No. 116-02 227th Street and 116-01 227th Street are the only two houses with their main facades facing 116th Avenue rather than 227th Street. The north façade features a round-arched entrance crowned by a bracketed, Tudoresque wooden hood; a component of a decorative timber element implying interlocking gables enclosing a small second-story window opening and crowned by vertical board siding. The building's gabled parapet as well as this element and the entry hood have slate-shingle roofs; portions of the façade behind the timbering are coated with stucco. All three first-story window openings have header brick sills and two have label-molded lintels; the two larger second-story window openings have quoined surrounds with header-brick sills and soldier-brick lintels. No. 116-02 227th Street retains its wood main-entrance door with iron strap hinges and sash composed of small stained-glass panes, as well as its wood window with eight leaded-glass sashes containing colored diamond panes within the easternmost first-story opening; paired wood casement leaded-glass sash containing colored diamond panes within the central second-story opening; and six-over-six double-hung wood single and paired windows within the other openings.

Primary (227th Street, East) Façade: This façade features a large first-story window opening with header-brick sill and label-molded lintel retaining six sashes of its historic eight-sash first-story wood window containing leaded-glass colored diamond panes, second-story three-sided oriel with flared base and roof containing six-over-six double-hung wood windows, peaked parapet gable faced with wavy-edged wood clapboards, and brick chimney with stone accents and corbeled cap on the left side of the façade.

Secondary Rear (West) Façade: This façade, visible from 116th Avenue, has one door and four window openings, a projecting chimney stack, and a portion of slate-shingle parapet continued from the main façade.

Alterations

Primary Main (North) Façade: Light fixture on door hood; storm sashes at all windows

Primary Side (East) Façade: Two sashes of historic first-story wood window with leaded-glass colored diamond panes replaced; storm sashes at all window openings

Secondary Rear (West) Façade: Façade painted and/or painted; replacement door and window sashes; metal canopy

Site

Front and side lawns with concrete walkway to main entrance and rear façade; non-historic perimeter chain-link fence and plastic fence enclosing rear yard; short concrete driveway; non-contributing one-story garage constructed primarily of cast stone, with replacement vehicular door within historic opening and slate-shingle pent roof.

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-04 227th Street

Borough of Queens Tax Map Block 11327, Lot 38

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-04 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and

tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-04 is one of two single houses on each side of 227th Street historically featuring a projecting entrance vestibule with a peaked, flared roof as well as a half-timbered second-story oriel containing a tripartite window. In addition to the historic features described above, this house retains its curved brick entrance step, wood main-entrance door with colored diamond-pane sash, first-story wood window with eight leaded-glass sashes containing colored diamond panes, wood second-story oriel finial, wood eave trim, and slate-shingle vestibule roof and parapet.

Secondary Rear (West) Façade: This partially visible facade is brick with at least one window opening at the second story.

Alterations

Primary (East) Façade: Storm door, address plaque, replacement light fixture, mailbox, and metal awning at main entrance; second-story six-over-six double-hung wood sashes replaced
Secondary (West) Façade): Façade painted; window awning

Site

Lawn with concrete walkway; iron fence and plexiglass cover at cellar lightwell; non-contributing separate rear garage shared with No. 116-06

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-06 227th Street

Borough of Queens Tax Map Block 11327, Lot 39

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-06 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired

entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-06 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and one single and one paired second-story window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house retains its curved brick entrance step, wood main-entrance door, first-story wood window with eight leaded-glass sashes containing colored diamond panes, second-story half-timbering and basketweave- and herringbone-patterned brick, slate-shingle parapet, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the left side of the façade, shared with 116-08 227th Street.

Secondary Rear (West) Façade: This partially visible facade is brick with at least one window opening at the second story.

Alterations

Primary (East) Façade: Iron security gate, light fixture, address plaque, and camera at main entrance; slate-shingle vestibule roof replaced; second-story six-over-six double-hung wood sashes replaced

Secondary (West) Façade: Second-story window replaced

Site

Lawn with concrete walkway; non-historic plexiglass cover and fence at cellar lightwell; non-contributing separate rear garage shared with No. 116-04

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-08 227th Street

Borough of Queens Tax Map Block 11327, Lot 40

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-08 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-08 is one of four paired houses on each side of 227th Street historically featuring a brick-and-stucco shared vestibule with narrow niche and stone trim over its round-arched entrance openings, header-course window sills and soldier-course lintels, and peaked second-story roof gables. In addition to the historic features described above, this house retains its wood main-entrance door, textured stucco second story with half-timbering and random brick accents, slate-shingle vestibule roof and parapet, wood eave trim, and textured stucco chimney with random brick and stone accents and corbeled cap on the right side of the façade, shared with 116-06 227th Street.

Alterations

Iron security gate and light fixture at main entrance; brick main-entrance step replaced; cellar door and window grille, with pent roof above; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced; dish antenna on roof

Site

Lawn with concrete walkway; non-historic steps to cellar entrance; non-contributing separate rear garage shared with No. 116-10

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-10 227th Street

Borough of Queens Tax Map Block 11327, Lot 41

Date(s): 1931
Architect(s) / Builder(s): Andrew A. Marjey
Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.
Type: Row house
Style(s): Storybook
Stories: 2
Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-10 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-10 is one of four paired houses on each side of 227th Street historically featuring a brick-and-stucco shared vestibule with narrow niche and stone trim over its round-arched entrance openings, header-course window sills and soldier-course lintels, and peaked second-story roof gables. In addition to the historic features described above, this house retains its wood main-entrance door, textured stucco second story with random brick accents, slate-shingle vestibule roof and parapet, and textured stucco chimney with random brick and stone accents and corbeled cap on the left side of the façade, shared with 116-12 227th Street.

Alterations

Iron security gate, address numerals, mailbox, and light fixture at main entrance; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced

Site

Lawn with walkway of non-historic pavers; non-historic wood fence in front of cellar lightwell; non-contributing separate rear garage shared with No. 116-08

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-12 227th Street

Borough of Queens Tax Map Block 11327, Lot 42

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-12 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-12 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and one single and one paired second-story window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house retains its historic first-story wood transom sashes with leaded-glass colored diamond panes, textured stucco second story with random brick accents, slate shingle vestibule roof and parapet, wood eave trim, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the right side of the facade, shared with 116-10 227th Street. The vestibule light fixture may be historic.

Alterations

Historic wood main-entrance door possibly replaced by, or behind, metal outer door; lower four sashes of historic first-story wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced; rooftop satellite dishes; cellar door

Site

Lawn with concrete walkway; non-historic cellar steps with iron fence and gate; gooseneck pipe; non-contributing separate rear garage shared with No. 116-14

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-14 227th Street

Borough of Queens Tax Map Block 11327, Lot 43

Date(s): 1931
Architect(s) / Builder(s): Andrew A. Marjey
Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.
Type: Row house
Style(s): Storybook
Stories: 2
Material(s): Brick; stone; wood; slate



Status: Contributing

History, Significance and Notable Characteristics

No. 116-14 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-14 is one of four paired houses on each side of 227th Street historically featuring a brick shared vestibule with a flared hipped roof and corbeled eaves, second-story oriel with peaked gable and tripartite window, and brick chimney with random stone accents and a corbeled cap. In addition to the historic features described above, this house retains its historic wood oriel finial, wood eave trim, and slate-shingle vestibule roof and parapet.

Alterations

Wood main-entrance door and front step replaced; replacement light fixture, address plaque, and mailbox at main entrance; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; stucco and half-timbering on oriel replaced with, or covered by, siding; second-story six-over-six double-hung wood sashes replaced; cellar door, with light mounted below first-story window

Site

Lawn with walkway of non-historic pavers and non-historic cellar steps with stone railing; non-contributing separate rear garage shared with No. 116-12

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-16 227th Street

Borough of Queens Tax Map Block 11327, Lot 44

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-16 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-16 is one of four paired houses on each side of 227th Street historically featuring a brick shared vestibule with a flared hipped roof and corbeled eaves, second-story oriel with peaked gable and tripartite window, and brick chimney with random stone accents and a corbeled cap. In addition to the historic features described above, this house retains its historic first-story wood transom sashes with leaded-glass colored diamond panes, vestibule wood eave trim, and slate-shingle vestibule roof and parapet.

Alterations

Wood main-entrance door replaced and storm door installed; mailbox at main entrance; lower four sashes of historic first-story wood window with leaded-glass colored diamond panes replaced; stucco and half-timbering on oriel replaced with, or covered by, siding; wood oriel finial removed; rooftop television antenna

Site

Lawn with concrete walkway; iron fence at cellar lightwell; non-contributing separate rear garage shared with No. 116-18

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-18 227th Street

Borough of Queens Tax Map Block 11327, Lot 45

Date(s): 1931
Architect(s) / Builder(s): Andrew A. Marjey
Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.
Type: Row house
Style(s): Storybook
Stories: 2
Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-18 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-18 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and with one single and one paired second-story window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house retains its first-story wood window with eight leaded-glass sashes containing colored diamond panes, textured stucco second story with random brick accents, slate-shingle vestibule roof and parapet, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the left side of the facade, shared with 116-20 227th Street. The vestibule light fixture may be historic.

Alterations

Metal gate and address plaque at main entrance; first-story storm sash; second-story six-over-six double-hung wood sashes replaced; awning over cellar lightwell, below first-story window; iron stoop railings

Site

Lawn with walkway of non-historic pavers; non-historic brick lightwell enclosure; non-contributing separate rear garage shared with No. 116-16

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-20 227th Street

Borough of Queens Tax Map Block 11327, Lot 46

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-20 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-20 is one of four paired houses on each side of 227th Street historically featuring a brick, peaked vestibule with flared eaves and a narrow round-arched niche, and one single and one paired second-story window below a jerkinhead gable. In addition to the historic features described above, this house retains its wood main-entrance door, first-story wood transom sashes with leaded-glass colored diamond panes, second-story half-timbering and basketweave- and herringbone-patterned brick, slate-shingle parapet, and textured stucco chimney with random brick and stone accents and corbeled cap on the right side of the façade, shared with 116-18 227th Street.

Alterations

Iron security gate, light fixture, and address plaque at main entrance; slate-shingle vestibule roof replaced; cellar door and window with grille, with conduit and light fixture mounted below first-story window; lower four sashes of historic first-story wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced

Site

Lawn with concrete walkway; non-historic steps to cellar entrance, with iron railing; non-contributing separate rear garage shared with No. 116-22

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-22 227th Street

Borough of Queens Tax Map Block 11327, Lot 47

Date(s): 1931
Architect(s) / Builder(s): Andrew A. Marjey
Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.
Type: Row house
Style(s): Storybook
Stories: 2
Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-22 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-22 is one of four paired houses on each side of 227th Street historically featuring a brick, peaked vestibule with flared eaves and a narrow niche, and one single and one paired second-story window below a jerkinhead gable. In addition to the historic features described above, this house retains its wood main-entrance door, textured stucco second story with random brick accents, slate-shingle vestibule roof and parapet, and textured stucco chimney with random brick and stone accents and corbeled cap on the left side of the façade.

Alterations

Iron security gate and replacement light fixture at main entrance; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced

Site

Lawn with concrete walkway, and cellar lightwell surrounded by iron fence; non-contributing separate rear garage shared with No. 116-20

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-24 227th Street

Borough of Queens Tax Map Block 11327, Lot 48

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-24 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-24 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and with one single and one paired second-story window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house retains its textured stucco second story with random brick accents, slate shingle vestibule roof and parapet, wood eave trim, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the left side of the facade, shared with 116-26 227th Street.

Alterations

Iron security gate and address plaque at main entrance; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sash replaced; rooftop satellite dish; cellar door, with metal awning mounted below first-story window

Site

Lawn with concrete walkway and non-historic cellar steps with railings; non-contributing separate rear garage shared with No. 116-26

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-26 227th Street

Borough of Queens Tax Map Block 11327, Lot 49

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing



History, Significance and Notable Characteristics

No. 116-26 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-26 is one of two paired houses on each side of 227th Street historically featuring a brick, peaked vestibule with flared eaves, narrow round-arched niche, and diaperwork, as well as a second-story oriel with peaked gable and tripartite window. In addition to the historic features described above, this house retains its historic wood main-entrance door, the textured stucco, half-timbering, and wood finial of its oriel, as well as its slate-shingle vestibule roof and parapet, and textured stucco chimney with random brick and stone accents and corbeled cap on the right side of the façade, shared with 116-24 227th Street.

Alterations

Iron main-entrance security gate; main-entrance light fixture; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced; cellar door and gate with light fixture and conduit above

Site

Lawn with concrete walkway, address sign, and non-historic cellar steps with metal railings; non-contributing separate rear garage shared with 116-24

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-28 227th Street

Borough of Queens Tax Map Block 11327, Lot 50

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-28 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-28 is one of two paired houses on each side of 227th Street historically featuring a brick, peaked vestibule with flared eaves, narrow round-arched niche, and diaperwork, as well as a second-story oriel with peaked gable and tripartite window. In addition to the historic features described above, this house retains its curved brick entrance step, slate-shingle vestibule roof and parapet, and textured stucco chimney with random brick and stone accents and corbeled cap on the left side of the facade, shared with 116-30 227th Street.

Alterations

Wood main-entrance door replaced; iron security gate, awning, light fixture, mailboxes, and remote utility meter at main entrance; awning below first-story window; cellar entrance with door and gate; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced; stucco and half-timbering on oriel replaced with, or covered by, siding and window box added; wood oriel finial removed

Site

Lawn with concrete walkway and metal railings; non-historic cellar steps with metal railings; non-contributing separate rear garage shared with No. 116-30

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-30 227th Street

Borough of Queens Tax Map Block 11327, Lot 51

Date(s): 1931
Architect(s) / Builder(s): Andrew A. Marjey
Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.
Type: Row house
Style(s): Storybook
Stories: 2
Material(s): Brick; stone; stucco; wood; slate

Status: Contributing



History, Significance and Notable Characteristics

No. 116-30 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-30 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and with one single and one paired second-story window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house retains its curved brick entrance step, wood main-entrance door with iron strap hinges, first-story wood window with eight leaded-glass sashes containing colored diamond panes, textured stucco second story with random brick accents, slate-shingle vestibule roof and parapet, wood eave trim, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the right side of the facade, shared with 116-28 227th Street.

Alterations

Iron security gate and light fixture at main entrance; second-story six-over-six double-hung wood sashes replaced; remote utility meter; television antenna

Site

Lawn with concrete walkway and iron fence surrounding cellar lightwell; gooseneck pipe; non-contributing separate rear garage shared with No. 116-28

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-32 227th Street

Borough of Queens Tax Map Block 11327, Lot 52

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-32 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-32 is one of four paired houses on each side of 227th Street historically featuring a brick, peaked vestibule with flared eaves and a narrow niche, and one single and one paired second-story window below a jerkinhead gable. In addition to the historic features described above, this house retains its wood main-entrance door, wood eave trim, textured stucco second story with random brick accents, slate-shingle vestibule roof and parapet, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the right side of the façade.

Alterations

Storm door, iron railings, and light fixture at main entrance; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced

Site

Lawn with concrete walkway and iron fence surrounding cellar lightwell; non-contributing separate rear garage shared with No. 116-34

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-34 227th Street

Borough of Queens Tax Map Block 11327, Lot 53

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-34 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-34 is one of four paired houses on each side of 227th Street historically featuring a brick, peaked vestibule with flared eaves and a narrow niche, and one single and one paired second-story window below a jerkinhead gable. In addition to the historic features described above, this house retains its brick main-entrance step, wood main-entrance door, first-story wood window with eight leaded-glass sashes containing colored diamond panes, second-story half-timbering and basketweave- and herringbone-patterned brick, slate-shingle vestibule roof and parapet, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the left side of the facade, shared with 116-36 227th Street.

Alterations

Iron security gate, mailbox, and light fixture; second-story six-over-six double-hung wood sashes replaced

Site

Lawn with concrete walkway; iron fence surrounding cellar lightwell; sign with house number; non-contributing separate rear garage shared with No. 116-32

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-36 227th Street

Borough of Queens Tax Map Block 11327, Lot 54

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing



History, Significance and Notable Characteristics

No. 116-36 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-36 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and with one single and one paired second-story window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house retains its historic wood main-entrance door, textured stucco second story with random brick accents, slate-shingle vestibule roof and parapet, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the right side of the facade, shared with 116-34 227th Street.

Alterations

Iron security gate, light fixture, house number plaque, and replacement steps with iron railings at main entrance; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced; second-story metal window boxes

Site

Lawn with concrete walkway and iron fence surrounding cellar lightwell; sign with house number; non-contributing separate rear garage shared with No. 116-38

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-38 227th Street

Borough of Queens Tax Map Block 11327, Lot 55

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-38 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-38 is one of four paired houses on each side of 227th Street historically featuring a brick shared vestibule with a flared hipped roof, second-story oriel with peaked gable, half-timbering and tripartite window, and brick chimney with random stone accents and a corbeled cap. In addition to the historic features described above, this house retains its first-story wood window with eight leaded-glass sashes containing colored diamond panes, and slate-shingle vestibule roof and parapet.

Alterations

Wood main-entrance door replaced and storm door added; awning, mailbox, and address plaque at main entrance; second-story six-over-six double-hung wood sashes replaced; wood oriel finial replaced or covered

Site

Lawn with concrete walkway; iron fence surrounding cellar lightwell; non-contributing separate rear garage shared with No. 116-36

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-40 227th Street

Borough of Queens Tax Map Block 11327, Lot 56

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-40 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both

sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-40 is one of four paired houses on each side of 227th Street historically featuring a brick shared vestibule with a flared hipped roof, second-story oriel with peaked gable, half-timbering and tripartite window, and brick chimney with random stone accents and a corbeled cap. In addition to the historic features described above, this house retains six sashes of its historic eight-sash first-story wood window containing leaded-glass colored diamond panes, wood oriel finial, and slate-shingle vestibule roof and parapet.

Alterations

Wood main-entrance door replaced and storm door added; main-entrance awning, light fixture, mailbox, and address plaque; cellar door; two transom sashes of historic first-story wood window with leaded-glass colored diamond panes replaced; first-story storm sash; second-story six-over-six double-hung wood sashes replaced; portions of slate-shingle parapet coated

Site

Lawn with concrete walkway; non-historic cellar steps and railings; non-contributing separate rear garage shared with No. 116-42

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-42 227th Street

Borough of Queens Tax Map Block 11327, Lot 57

Date(s): 1931
Architect(s) / Builder(s): Andrew A. Marjey
Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.
Type: Row house
Style(s): Storybook
Stories: 2
Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-42 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both

sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-42 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and with one single and one paired second-story window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house retains its first-story wood window with eight leaded-glass sashes containing colored diamond panes, textured stucco second story with random brick accents, slate-shingle parapet, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the left side of the facade, shared with 116-44 227th Street.

Alterations

Wood main-entrance door replaced and outer door added; main-entrance steps replaced; address plaque, security camera, and light fixture at main entrance; utility meter with conduit on vestibule; cellar entrance added and awning installed above; slate-shingle vestibule roof replaced; second-story six-over-six double-hung wood sashes replaced

Site

Lawn with concrete walkway and non-historic cellar steps with iron railings; central air conditioning unit; lamppost; non-contributing separate rear garage shared with No. 116-40

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-44 227th Street

Borough of Queens Tax Map Block 11327, Lot 58

Date(s): 1931
Architect(s) / Builder(s): Andrew A. Marjey
Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.
Type: Row house
Style(s): Storybook
Stories: 2
Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-44 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-44 is one of four paired houses on each side of 227th Street historically featuring a brick-and-stucco shared vestibule with narrow niche and stone trim over its round-arched entrance openings, header-course window sills and soldier-course lintels, and peaked second-story parapet gables. In addition to the historic features described above, this house retains its wood main-entrance door, textured stucco second story with random brick accents, slate-shingle parapet, wood eave trim, and textured stucco chimney with random brick and stone accents and corbeled cap on the right side of the facade, shared with 116-42 227th Street.

Alterations

Replacement brick and granite entrance step; iron security gate, light, and awning; slate-shingle vestibule roof replaced; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced

Site

Lawn with walkway of non-historic pavers; iron fence surrounding cellar lightwell; non-contributing separate rear garage shared with No. 116-46

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-46 227th Street

Borough of Queens Tax Map Block 11327, Lot 59

Date(s): 1931
Architect(s) / Builder(s): Andrew A. Marjey
Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.
Type: Row house
Style(s): Storybook
Stories: 2
Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-46 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-46 is one of four paired houses on each side of 227th Street historically featuring a brick-and-stucco shared vestibule with narrow niche and stone trim over its round-arched entrance openings, header-course window sills and soldier-course lintels, and peaked second-story parapet gables. In addition to the historic features described above, this house retains its second-story half-timbering and basketweave- and herringbone-patterned brick, slate-shingle vestibule roof and parapet, and textured stucco chimney with random brick and stone accents and corbeled cap on the left side of the facade, shared with 116-48 227th Street.

Alterations

Main-entrance opening altered from round-headed to square-headed and replacement door installed; awning, mailbox, light fixture, conduit, and replacement steps with granite balustrades at main entrance; cellar entrance added; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced

Site

Paved front yard (replacing lawn) with non-historic cellar steps with railings; non-contributing separate rear garage shared with No. 116-44

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-48 227th Street

Borough of Queens Tax Map Block 11327, Lot 60

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-48 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-48 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and with one single and one paired second-story window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house retains its first-story wood window with eight leaded-glass sashes containing colored diamond panes, second-story half-timbering and textured-stucco coating, slate-shingle parapet, wood eave trim, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the right side of the facade, shared with 116-46 227th Street.

Alterations

Wood main-entrance door and entrance steps replaced; first-story security camera; slate-shingle vestibule roof replaced; second-story six-over-six double-hung wood sashes replaced

Site

Lawn with concrete walkway and iron fence surrounding cellar lightwell; non-contributing separate rear garage shared with No. 116-50

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-50 227th Street

Borough of Queens Tax Map Block 11327, Lot 61

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-50 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-50 is one of two single houses on each side of 227th Street historically featuring a projecting entrance vestibule with a peaked, flared roof as well as a half-timbered second-story oriel containing a tripartite window.

Primary (227th Street, East) Facade: In addition to the historic features described above, this facade retains its first-story wood window with eight leaded-glass sashes containing colored diamond panes.

Secondary Side (South) Facade: This brick facade features five window openings with header-brick sills and label-molded lintels and is crowned by the parapet continued from the main façade. A brick chimney is at the rear.

Alterations

Primary (East) Facade: Wood main-entrance door and steps replaced; awning, mailbox, address plaque, and utility meter with conduit at main entrance; slate-shingle vestibule roof and parapet replaced; second-story six-over-six double-hung wood sashes replaced; curved brick entrance step replaced

Secondary (South) Facade: Security camera, lights, and conduit; replacement window sash; slate-shingle parapet replaced

Site

Lawn with iron fence surrounding cellar lightwell in front of main façade; paved side driveway

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

East Side of 227th Street

116-01 227th Street

Borough of Queens Tax Map Block 11328, Lot 35

Date(s): 1931
Architect(s) / Builder(s): Andrew A. Marjey
Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.
Type: Row house
Style(s): Storybook
Stories: 2
Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-01 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

Primary Front (North) Façade: No. 116-01 and 116-02 227th Street are the only two houses with their main entrance facades facing 116th Avenue rather than 227th Street. The north façade features a round-arched entrance crowned by a bracketed, Tudoresque wooden hood; a component of a decorative timber element implying interlocking gables enclosing a small second-story window opening and crowned by vertical board siding. The building's gabled parapet as well as this element and the entry hood feature have slate-shingle roofs; portions of the façade behind the timbering are coated with stucco. All three first-story window openings have header brick sills and two have label-molded lintels; the two larger second-story window openings have quoined surrounds with header-brick sills and soldier-brick lintels. No. 116-01 227th Street retains its historic brick main-entrance steps and wood main-entrance door. The main-entrance light fixture may be historic.

Primary Side (West) Façade: The 227th Street façade features a large first-story window opening with header-brick sill and label-molded lintel, second-story three-sided oriel with flared base and slate-shingle roof, peaked parapet gable faced with wood clapboards with irregular edges, and brick chimney with stone accents and corbeled cap on the right side of the façade.

Secondary Rear (East) Façade: This facade, visible from 116th Avenue, has one door and four window openings, a projecting chimney stack, and a portion of slate-shingle parapet continued from the main facade. The inner exterior door may be historic.

Alterations

Primary Main (North) Facade: Metal security gate and mailbox at main entrance; historic first-story eight-sash wood window with leaded-glass colored diamond panes, and historic first- and second-story six-over-six double-hung wood sash replaced; first-story window grilles

Primary Side (West) Facade: Historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; first-story window grille; second-story six-over-six double-hung wood sash replaced; HVAC equipment with conduit

Secondary Rear (East) Facade: Façade parged and painted; replacement door and window sashes; first-story window grilles

Site

Front and side lawn with concrete walkway to rear paved area; non-historic perimeter chain-link fence; short concrete driveway with low concrete side walls; non-contributing one-story garage constructed of brick, cast stone (west wall), and concrete blocks (east wall) with a slate-shingle pent roof, soldier-brick lintel above side door, and quoining on the west wall. Garage alterations include replacement vehicular and side doors, concrete block portion of the east wall, light fixture and conduit on west wall.

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-03 227th Street

Borough of Queens Tax Map Block 11328, Lot 34

Date(s): 1931
Architect(s) / Builder(s): Andrew A. Marjey
Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.
Type: Row house
Style(s): Storybook
Stories: 2
Material(s): Brick; stone; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-03 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with

varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-03 is one of two single houses on each side of 227th Street historically featuring a projecting entrance vestibule with a peaked, flared roof as well as a second-story oriel containing a tripartite window. In addition to the historic features described above, this house retains its historic wood main entrance door, two historic first-story wood transom sashes with leaded-glass colored diamond panes, wood eave trim, and slate-shingle vestibule roof and parapet.

Alterations

Second-story brick and oriel paraged; metal security gate, mailbox and awning at main entrance; six of eight sashes of historic first-story wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced; second-story oriel finial mostly removed

Site

Front lawn with concrete walkway; non-contributing separate rear garage shared with No. 116-05

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-05 227th Street

Borough of Queens Tax Map Block 11328, Lot 33

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-05 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is



typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-05 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and with one single and one paired second-story window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house retains its first-story wood window with eight leaded-glass sashes containing colored diamond panes, second-story half-timbering and basketweave- and herringbone-patterned brick, slate-shingle vestibule roof and parapet, wood eave trim, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the right side of the facade, shared with 116-07 227th Street.

Alterations

Historic wood main-entrance door and second-story six-over-six double-hung wood sashes replaced; metal security gate, non-historic light fixture, address plaque, and doorbell at main entrance

Site

Front lawn with concrete walkway; non-contributing separate rear garage shared with No. 116-03

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-07 227th Street

Borough of Queens Tax Map Block 11328, Lot 32

Date(s): 1931
Architect(s) / Builder(s): Andrew A. Marjey
Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.
Type: Row house
Style(s): Storybook
Stories: 2
Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-07 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with

varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-07 is one of four paired houses on each side of 227th Street historically featuring a brick-and-stucco shared vestibule with a narrow niche and stone trim over its round-arched entrance openings, header-course window sills and soldier-course lintels, and peaked second-story parapet gables. In addition to the historic features described above, this house retains its historic wood main entrance door, first-story wood window with eight leaded-glass sashes containing colored diamond panes, second-story textured stucco with half-timbering and random brick accents, slate-shingle vestibule roof and parapet, wood eave trim, and textured stucco chimney with random brick and stone accents and corbeled cap on the left side of the facade, shared with 116-05 227th Street.

Alterations

Metal security gate, non-historic light fixture, address plaque, utility meter and mailbox at main entrance; second-story six-over-six double-hung wood sashes replaced.

Site

Front lawn with concrete walkway; non-contributing separate rear garage shared with No. 116-09

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-09 227th Street

Borough of Queens Tax Map Block 11328, Lot 31

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-09 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with



varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-09 is one of four paired houses on each side of 227th Street historically featuring a brick-and-stucco shared vestibule with a narrow niche and stone trim over its round-arched entrance openings, header-course window sills and soldier-course lintels, and peaked second-story parapet gables. In addition to the historic features described above, this house retains its first-story wood window with eight leaded-glass sashes containing colored diamond panes, second-story textured stucco with random brick accents, slate-shingle vestibule roof and parapet, wood eave trim, and textured stucco chimney with random brick and stone accents and corbeled cap on the right side of the facade, shared with 116-11 227th Street.

Alterations

Metal security gate, non-historic light fixture and utility meter at main entrance; second-story six-over-six double-hung wood sashes replaced

Site

Front lawn with concrete walkway; non-contributing separate rear garage shared with No. 116-07

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-11 227th Street

Borough of Queens Tax Map Block 11328, Lot 30

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-11 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is



typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-11 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and with one single and one paired second-story window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house retains its first-story wood window with eight leaded-glass sashes containing colored diamond panes, historic wood main-entrance door, second-story textured stucco random brick accents, slate shingle parapet, wood eave trim, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the left side of the facade, shared with 116-09 227th Street.

Alterations

Metal security gate and light fixture at main entrance; awning covering lightwell below first-story window; historic slate-shingle vestibule roof replaced; second-story six-over-six double-hung wood sashes replaced

Site

Front lawn with concrete walkway; non-contributing separate rear garage shared with No. 116-13

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-13 227th Street

Borough of Queens Tax Map Block 11328, Lot 29

Date(s): 1931
Architect(s) / Builder(s): Andrew A. Marjey
Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.
Type: Row house
Style(s): Storybook
Stories: 2
Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-13 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with

varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-13 is one of four paired houses on each side of 227th Street historically featuring a brick shared vestibule with a flared hipped roof and corbeled eaves, second-story oriel with peaked gable with finial, half-timbering and tripartite window, and brick chimney with random stone accents and a corbeled cap. In addition to the historic features described above, this house retains its historic wood main-entrance door, wood eave trim, and slate-shingle vestibule roof and parapet.

Alterations

Metal security gate and utility meter at main entrance; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; first-story metal security grille; second-story oriel window openings reduced in size and six-over-six double-hung wood sashes replaced; one oriel drop removed; satellite dish on roof

Site

Front lawn with concrete walkway; non-contributing separate rear garage shared with No. 116-11

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-15 227th Street

Borough of Queens Tax Map Block 11328, Lot 28

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-15 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is

typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-15 is one of four paired houses on each side of 227th Street historically featuring a brick shared vestibule with a flared hipped roof and corbeled eaves, second-story oriel with peaked gable with finial, half-timbering and tripartite window, and brick chimney with random stone accents and a corbeled cap. In addition to the historic features described above, this house retains its first-story wood window with eight leaded-glass sashes containing colored diamond panes, wood eave trim, and slate-shingle vestibule roof and parapet.

Alterations

Wood main-entrance door replaced; main-entrance metal security gate and awning; first-story window grille; second-story six-over-six double-hung wood sashes replaced

Site

Front lawn with paved walkway

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-17 227th Street

Borough of Queens Tax Map Block 11328, Lot 27

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-17 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-17 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and with one single and one paired second-story window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house retains its second-story textured stucco with random brick accents, slate shingle vestibule roof and parapet, wood eave trim, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the right side of the facade, shared with 116-19 227th Street.

Alterations

Historic wood main-entrance door replaced and storm door installed; light fixture and mailbox at main entrance; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced; cellar door with gate; first-story window grille

Site

Front lawn with concrete walkway; non-historic steps to cellar entrance with iron fence; non-contributing separate rear garage

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-19 227th Street

Borough of Queens Tax Map Block 11328, Lot 26

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-19 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-19 is one of four paired houses on each side of 227th Street historically featuring a brick, peaked vestibule with flared eaves and a narrow niche, and one single and one paired second-story window below a jerkinhead gable. In addition to the historic features described above, this house retains its first-story wood window with eight leaded-glass sashes containing colored diamond panes, second-story half-timbering and basketweave- and herringbone-patterned brick, jerkinhead stucco gable, slate-shingle vestibule roof and parapet, and textured stucco chimney with random brick and stone accents and corbeled cap on the left side of the facade, shared 116-17 227th Street.

Alterations

Metal security gate and light fixture at main entrance; second-story six-over-six double-hung wood sashes replaced

Site

Front lawn with concrete walkway; non-contributing separate rear garage shared with No. 116-21

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-21 227th Street

Borough of Queens Tax Map Block 11328, Lot 25

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-21 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-21 is one of four paired houses on each side of 227th Street historically featuring a

brick, peaked vestibule with flared eaves and a narrow niche, and one single and one paired second-story window below a jerkinhead gable. In addition to the historic features described above, this house retains its wood main-entrance door, first-story wood window with eight leaded-glass sashes containing colored diamond panes, second-story textured stucco with half-timbering and random brick accents, jerkinhead stucco gable, slate-shingle vestibule roof and parapet, and textured stucco chimney with random brick and stone accents and corbeled cap on the right side of the facade.

Alterations

Metal security gate, light fixture, and address plaque at main entrance; second-story six-over-six double-hung wood sashes replaced

Site

Front lawn with concrete walkway; non-contributing separate rear garage shared with No. 116-19

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-23 227th Street

Borough of Queens Tax Map Block 11328, Lot 24

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-23 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-23 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and with one single and one paired second-story

window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house retains its second-story textured stucco with random brick accents, slate shingle vestibule roof and parapet, wood eave trim, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the right side of the facade, shared with 116-25 227th Street.

Alterations

Wood main-entrance door replaced; light fixture and remote utility meter at main entrance; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced; cellar door added

Site

Front lawn with concrete walkway; non-historic steps down to cellar entrance; non-contributing separate rear garage shared with No. 116-25

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-25 227th Street

Borough of Queens Tax Map Block 11328, Lot 23

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-25 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-25 is one of two paired houses on each side of 227th Street historically featuring a brick, peaked vestibule with flared eaves, narrow round-arched niche, and diaperwork, as well as a second-story oriel with peaked gable and tripartite window. In addition to the historic

features described above, this house retains its curved brick entrance step, historic wood main-entrance door, textured stucco, half-timbering, and wood finial of its oriel, as well as its slate-shingle vestibule roof and parapet, and textured stucco chimney with random brick and stone accents and corbeled cap on the left side of the facade, shared with 116-23 227th Street.

Alterations

Metal security gate, light fixture, and security camera at main entrance; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced

Site

Front lawn with concrete walkway and non-historic lamppost; iron fence surrounding cellar lightwell; non-contributing separate rear garage shared with No. 116-23

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-27 227th Street

Borough of Queens Tax Map Block 11328, Lot 22

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-27 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-27 is one of two paired houses on each side of 227th Street historically featuring a brick, peaked vestibule with flared eaves, narrow round-arched niche, and diaperwork, as well as a second-story oriel with peaked gable and tripartite window. In addition to the historic features described above, this house retains its curved brick entrance step, first-story wood

window with eight leaded-glass sashes containing colored diamond panes, the textured stucco, half-timbering, and wood finial of its oriel, as well as its slate-shingle vestibule roof and parapet, and textured stucco chimney with random brick and stone accents and corbeled cap on the right side of the facade, shared with 116-29 227th Street.

Alterations

Replacement main-entrance door; metal security gate mailbox at main entrance; second-story six-over-six double-hung wood sashes replaced

Site

Front lawn with concrete walkway; non-contributing separate rear garage shared with No. 116-29

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-29 227th Street

Borough of Queens Tax Map Block 11328, Lot 21

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-29 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-29 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and with one single and one paired second-story window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house retains its curved brick entrance step, first-story wood window with eight leaded-glass sashes

containing colored diamond panes, second-story textured stucco with random brick accents, slate-shingle parapet, wood eave trim, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the left side of the facade, shared with 116-27 227th Street.

Alterations

Wood main-entrance door replaced; light fixture, mailbox, remote utility meter and doorbell at main entrance; historic slate-shingle vestibule roof replaced; first-story storm windows; second-story six-over-six double-hung wood sashes replaced

Site

Front lawn with concrete walkway; iron fence surrounding cellar lightwell; non-contributing separate rear garage shared with No. 116-27

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-31 227th Street

Borough of Queens Tax Map Block 11328, Lot 20

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-31 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-31 is one of four paired houses on each side of 227th Street historically featuring a brick, peaked vestibule with flared eaves and a narrow niche, and one single and one paired second-story window below a jerkinhead gable. In addition to the historic features described above, this house retains its wood main-entrance door, this house retains its historic first-story

wood transom sashes with leaded-glass colored diamond panes, second-story textured stucco with random brick accents, slate-shingle vestibule roof and parapet, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the left side of the facade.

Alterations

Storm door and mailbox at main entrance; lower four sashes of historic first-story wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced

Site

Front lawn with concrete walkway; iron fence surrounding cellar lightwell; non-contributing separate rear garage shared with No. 116-33

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-33 227th Street

Borough of Queens Tax Map Block 11328, Lot 19

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-33 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-33 is one of four paired houses on each side of 227th Street historically featuring a brick, peaked vestibule with flared eaves and a narrow niche, and one single and one paired second-story window below a jerkinhead gable. In addition to the historic features described above, this house retains its wood main-entrance door, second-story half-timbering and

basketweave- and herringbone-patterned brick, slate-shingle parapet and vestibule roofs, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the right side of the facade, shared with 116-35 227th Street. The main-entrance light fixture may be historic.

Alterations

Metal security door and mailbox at main entrance; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced

Site

Front lawn with concrete walkway; iron fence surrounding cellar lightwell; non-contributing separate rear garage shared with No. 116-31

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-35 227th Street

Borough of Queens Tax Map Block 11328, Lot 18

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-35 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-35 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and with one single and one paired second-story window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house

retains its historic wood main-entrance door, second-story textured stucco with random brick accents, slate-shingle vestibule roof and parapet, wood eave trim, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the left side of the facade, shared with 116-33 227th Street.

Alterations

Storm door, light fixture, mailbox, and remote utility meter at main entrance; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced

Site

Front lawn with concrete walkway and non-historic lamppost; iron fence surrounding cellar lightwell; non-contributing separate rear garage shared with No. 116-37

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-37 227th Street

Borough of Queens Tax Map Block 11328, Lot 17

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood

Status: Contributing

History, Significance and Notable Characteristics

No. 116-37 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-37 is one of four paired houses on each side of 227th Street historically featuring a brick shared vestibule with a flared hipped roof and corbeled eaves, second-story oriel with peaked gable and finial, half-timbering and tripartite window, and brick chimney with random stone accents and a corbeled cap. In addition to the historic features described above, this

house retains its first-story wood window with eight leaded-glass sashes containing colored diamond panes, wood eave trim, and slate-shingle vestibule roof.

Alterations

Replacement main-entrance door; metal security gate, awning and remote utility meter at main entrance; second-story six-over-six double-hung wood sashes replaced; slate shingles replaced at parapet and oriel

Site

Front lawn with concrete walkway; iron fence surrounding cellar lightwell; non-contributing separate rear garage shared with No. 116-35

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-39 227th Street

Borough of Queens Tax Map Block 11328, Lot 16

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood

Status: Contributing

History, Significance and Notable Characteristics

No. 116-39 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-39 is one of four paired houses on each side of 227th Street historically featuring a brick shared vestibule with a flared hipped roof and corbeled eaves, second-story oriel with peaked gable and finial, half-timbering and tripartite window, and brick chimney with random stone accents and a corbeled cap. In addition to the historic features described above, this house retains its historic wood main-entrance door, first-story wood window with eight leaded-glass sashes containing colored diamond panes, wood eave trim, and slate-shingle

vestibule roof.

Alterations

Metal security gate, awning, and utility meters at main entrance; cellar door and window added; second-story six-over-six double-hung wood sashes replaced; satellite dish; slate shingles replaced at parapet and oriel

Site

Front lawn with concrete walkway; non-historic iron fence; non-historic steps with masonry walls to cellar entrance; non-contributing separate rear garage shared with No. 116-41

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-41 227th Street

Borough of Queens Tax Map Block 11328, Lot 15

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-41 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-41 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and one single and one paired second-story window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house retains its second-story textured stucco with random brick accents, slate-shingle vestibule roof and parapet, wood eave trim, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the right side of the facade, shared with 116-43 227th Street.

Alterations

Storm door, iron railing, light fixture, and doorbell at main entrance; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced

Site

Front lawn with concrete walkway; iron fence surrounding cellar lightwell; non-contributing separate rear garage shared with No. 116-39

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-43 227th Street

Borough of Queens Tax Map Block 11328, Lot 14

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-43 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-43 is one of four paired houses on each side of 227th Street historically featuring a brick-and-stucco shared vestibule with narrow niche, random brick accents, and stone trim over its round-arched entrance openings, header-course window sills and soldier-course lintels, and peaked second-story parapet gables. In addition to the historic features described above, this house retains its historic first-story wood transom sashes with leaded-glass colored diamond panes, second-story textured stucco with random brick accents, slate-shingle vestibule roof and parapet, wood eave trim, and brick and textured stucco chimney with random brick and stone accents and corbeled cap on the left side of the facade, shared with

116-41 227th Street.

Alterations

Metal security gate, address plaque and light fixture at main entrance; lower four sashes of historic first-story wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced

Site

Front lawn with concrete walkway; non-contributing separate rear garage shared with No. 116-45

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-45 227th Street

Borough of Queens Tax Map Block 11328, Lot 13

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-45 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-45 is one of four paired houses on each side of 227th Street historically featuring a brick-and-stucco shared vestibule with narrow niche, random brick accents, and stone trim over its round-arched entrance openings, header-course window sills and soldier-course lintels, and peaked second-story parapet gables. In addition to the historic features described above, this house retains its wood entrance door, first-story wood window with eight leaded-glass sashes containing colored diamond panes, second-story half-timbering and basketweave- and herringbone-patterned brick, slate-shingle vestibule roof and parapet, wood eave trim, and

brick and textured stucco chimney with random brick and stone accents and corbeled cap on the right side of the facade, shared with 116-47 227th Street.

Alterations

Storm door and light fixture at main entrance; railings on entrance steps; second-story six-over-six double-hung wood sashes replaced; cellar door and window added

Site

Front lawn with brick or concrete paver walkway; non-historic steps with iron railing to cellar entrance; non-contributing separate rear garage shared with No. 116-43

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-47 227th Street

Borough of Queens Tax Map Block 11328, Lot 12

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-45 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

No. 116-47 is one of eight single houses on each side of 227th Street historically featuring a corner entrance vestibule with a flared roof, and one single and one paired second-story window below a flat parapet line. Houses of this type also feature second-story header-brick sills and soldier-brick lintels. In addition to the historic features described above, this house retains its historic wood entrance door, second-story half-timbering and basketweave- and herringbone-patterned brick, slate-shingle vestibule roof and parapet, wood eave trim, and textured stucco-coated chimney with random brick and stone accents and corbeled cap on the

left side of the facade, shared with 116-45 227th Street.

Alterations

Storm door and mailbox at main entrance; historic first-story eight-sash wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced

Site

Front lawn with concrete walkway; non-contributing separate rear garage shared with No. 116-49

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7

116-49 227th Street

Borough of Queens Tax Map Block 11328, Lot 11

Date(s): 1931

Architect(s) / Builder(s): Andrew A. Marjey

Owner(s) / Developer(s): Wolosoff Brothers/St. Albans Lawns Inc.

Type: Row house

Style(s): Storybook

Stories: 2

Material(s): Brick; stone; stucco; wood; slate

Status: Contributing

History, Significance and Notable Characteristics

No. 116-49 227th Street is one of 50 row houses built by St. Albans Lawns Inc. along both sides of 227th Street between 116th Avenue and Linden Boulevard in 1931, during a period of rapid development of this section of Queens as parkway networks took shape following World War I. The houses were executed in the Storybook style, incorporating Tudor Revival-style features. Faced primarily in red Flemish- or common-bond brick, they feature single or paired entrance vestibules with flared roofs, large first-story window openings with header- and soldier-course sills and lintels, steeply pitched slate-shingle parapets with ragged edges, and tall chimneys piercing the roofline. The playful treatment of facades throughout the row, with varying use of stucco, brick and stone accents, patterned brick, gables, and half-timbering, is typical of the Storybook style. The district's houses are of seven general types, three of them single houses and the other four paired; and each side of the street essentially mirrors the other. The houses were planned with rear garages along shared driveways, allowing expansive, uninterrupted front lawns.

Primary Main (West) Facade: No. 116-49 is one of two single houses on each side of 227th Street historically featuring a projecting entrance vestibule with a peaked, flared roof as well as a half-timbered second-story oriel containing a tripartite window. In addition to the historic features described above, this facade retains its historic first-story wood transom sashes with leaded-glass colored diamond panes, wood second-story oriel finial, wood eave trim, and slate-shingle vestibule roof and parapet.

Secondary Side (South) Facade: This brick facade features five window openings with header-brick sills and label-molded lintels.

Alterations

Primary Main (West) Facade: Wood entrance door replaced; address plaque, replacement light fixture, iron railing and metal awning at main entrance; lower four sashes of historic first-story wood window with leaded-glass colored diamond panes replaced; second-story six-over-six double-hung wood sashes replaced; curved brick entrance step replaced

Secondary Side (South) Facade: Opening below paired window opening; security cameras and conduit

Site

Non-historic iron and masonry front fence; tile entrance ramp with brick walls; iron fence surrounding cellar lightwell; paved side driveway; non-contributing separate rear garage shared with No. 116-47

Sidewalk / Curb Materials

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

References

Long Island City Daily Star, April 17, 1931, 7