

SG 3430

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Richmond Hill Historic District  
other names/site number \_\_\_\_\_  
name of related multiple property listing N/A

### Location

street & number Generally 84<sup>th</sup>-85<sup>th</sup> Avenues and 113<sup>th</sup>-118<sup>th</sup> Streets  not for publication  
city or town Queens  vicinity  
state NY code NY county Queens code 081 zip code 11415, 11418

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

R. Daimel Mackay Date 12/11/2018  
Signature of certifying official/Title  
PSH PO  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

### 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register \_\_\_ determined eligible for the National Register  
\_\_\_ determined not eligible for the National Register \_\_\_ removed from the National Register  
\_\_\_ other (explain:)

Alex Bernady Date of Action 3/7/19  
Signature of the Keeper

Richmond Hill Historic District  
 Name of Property

Queens, NY  
 County and State

**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

**Category of Property**  
 (Check only **one** box.)

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
301	18	buildings
1		sites
		structures
		objects
302	18	<b>Total</b>

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

**Current Functions**  
 (Enter categories from instructions.)

DOMESTIC / Single Family Dwelling

DOMESTIC / Single Family Dwelling

DOMESTIC / Multiple Dwelling

DOMESTIC / Multiple Dwelling

DOMESTIC / Secondary Structure

DOMESTIC / Secondary Structure

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

**Materials**  
 (Enter categories from instructions.)

LATE VICTORIAN / Queen Anne, Shingle Style

foundation: Stone; Brick; Concrete block

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

walls: Wood; Brick; Stone

REVIVALS / Colonial Revival, Tudor Revival

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

roof: Slate; Clay Tile; Asphalt

MOVEMENTS / Bungalow

other: \_\_\_\_\_

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

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### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

The Richmond Hill Historic District is located in eastern Queens County, New York City, encompassing a small, early portion of the current residential neighborhood of Richmond Hill. The historic district comprises a significant, and the most intact, portion of the original Richmond Hill subdivision as mapped out in 1868 by business partners Albon Platt Man and Edward Richmond. Its boundary was drawn to take in the largest concentration of intact historic houses in the neighborhood, including nearly all of the earliest surviving examples (1880s and early 1890s). The district is bounded on the north by the natural boundary of Forest Park and the historic boundary of 84th Avenue (originally known as Division Avenue since it demarcated the boarder with Kew Gardens). To the east, south, and west the district stops short of Lefferts Boulevard and Myrtle Avenue, two wide and heavily trafficed streets that form logical boundaries as major visual and physical barriers.

The general methodology in determining district boundaries was to consider the entirety of Man and Richmond's 1868 plan—which encompassed an extensive area from Jamaica Avenue on the south to Union Turnpike on the north, and from 110<sup>th</sup> Street on the west to approximately 121<sup>st</sup> Street on the east. Areas that were never developed according to their plan were then excluded, amounting essentially to the area north of 84<sup>th</sup> Avenue; this area would later develop under a different street plan as the neighborhood of Kew Gardens. Left with the heart of the original Richmond Hill development as actually laid out and landscaped, the district boundaries were drawn to exclude areas that had experienced commercial and institutional development—particularly the blocks along 86th Avenue, along Jamaica Avenue, and near the triangular intersection of Myrtle Avenue and the Long Island Railroad.

The period of significance covers the years from the neighborhood's initial subdivision in 1868 through its eventual build out around the onset of the Great Depression in 1930. Within this timeframe Richmond Hill experienced three discernable eras of development. The first comprised approximately the two decades of the 1870s and '80s, during which the general character of the neighborhood was established but relatively few houses were built. Most of the high-level neighborhood improvements from this time remain intact, including the street plan and landscape design, although only two residences in the district date from this early period. The second era of development spanned approximately 25 years from the 1890s through the 1910s, during which the neighborhood experienced its first significant building boom. Houses completed during this period are typical of the late Victorian period: they are generally quite large; occupy large lots; and possess complex massing and exuberant architectural detailing. The third era of development ran for 15 to 20 years in the 1910s and '20s. Following national trends, as well as changing transportation options in the neighborhood, houses built during these decades were often smaller and occupied smaller lots than their earlier counterparts.

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### Narrative Description

Richmond Hill is a quintessential mid 19<sup>th</sup> century railroad suburb—acquired, designed, and subdivided within months of the opening of the South Side Railroad in 1868. Much of the developers' original layout remains intact including the street plan, which comprises a mostly rectangular grid. Narrow residential side streets run generally north-south with a one-way travel lane; wider avenues run generally east-west with two-way traffic. The historic rail line—elevated on a viaduct in 1923-24 and flanked by Babbage and Bessemer Streets—

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

angles northwesterly across the historic district, as does Myrtle Avenue, creating some unusually shaped lots including Jacob Riis Triangle (a contributing site). The only changes to the 1860s street plan occurred within the period of significance. These were the extension of 85<sup>th</sup> Avenue westward past the rail line, which occurred by 1901, and the creation of Park Lane South which was laid out in 1921 along the north edge of the development.

Man and Richmond embellished their street plan with landscape features common to many railroad suburbs. Trees were a particularly important item to the developers, who wanted to give their new neighborhood a park-like appearance. They in fact named most of the north-south side streets after tree species, and planted thousands of shade trees supplied by a nursery they owned nearby.<sup>1</sup> Street trees continue to be a significant feature of the historic district and most of the blocks in the area are lined with mature plantings. The majority are located in the narrow planting strips between sidewalk and curb, although some houses also have trees in their yards. The streets themselves were initially Macadamized beginning in 1870, although by the early 20<sup>th</sup> century they had been repaved with automobile-friendly asphalt. Sidewalks are ubiquitous throughout the historic district and are paved with concrete. Most are set back from the curb behind planting strips. Aside from the change in road surface, the landscape features and general character of the neighborhood appear much as they did in early photographs and postcards of the neighborhood.<sup>2</sup>

Like many 19<sup>th</sup> century developers, Man and Richmond were primarily subdividers rather than home builders. As such, they focused more on improving the public areas of the neighborhood such as landscaping and the streets while leaving the actual construction of residences to buyers or builders.<sup>3</sup> That said, they exerted considerable influence on the design of individual houses through a variety of methods. First, they controlled the density of the neighborhood by determining how many lots they sold and how big those lots were. Lot sizes in Richmond Hill are typically quite large—at least by Queens and New York City standards—especially those associated with buildings constructed before the 1910s. These earlier houses often occupy lots at 50 feet or wider (some as wide as 100 feet), and usually extend half the width of the block, usually 100 feet deep. Lots associated with later houses, those built in the 1910s and '20s, are typically narrower, around 30 feet or less.

Second, the developers controlled the location of houses on their lots through the use of deed restrictions. These covenants stipulated, for example, that all houses should be set back from the street by 20 feet. Nearly all of the houses constructed in the historic district have complied with this directive and most properties have ample front yards for the borough. These covenants also banned fences, influencing the spatial relationship between the private realm of house and yard and the public realm of the streets. Though the restriction against fences has not been universally upheld, most yards in the historic district are open to the street, upholding the park-like environment envisioned by the developers. Notably, the covenants imposed by the developers initially allowed stables only with prior approval. Eventually, however, most properties included a freestanding, one-story carriage house or garage, many built during the beginning of the automobile era in the 1910s and '20s.

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<sup>1</sup> The streets were given sequential numbers in the 1910s during the borough-wide program to rename Queens streets into a unified system.

<sup>2</sup> See especially the images in Ballenas and Cataldi, as well as the 1940s tax photographs.

<sup>3</sup> See National Register Bulletin "Historic Residential Suburbs," 26.

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Third, the developers exercised a degree of influence over the general form, and perhaps even the appearance, of individual houses by reserving the right to screen potential buyers for “social status” and to review their architectural plans. This process likely ensured that most of the houses built in Richmond Hill were freestanding, wood-framed structures built for a single family—and that they conformed to the architectural pretensions of their era. In practice, this means there is an architectural cohesiveness amongst residences from the same era of development.

While Richmond Hill’s developers exerted considerable influence over the location and general form of the neighborhood’s houses, the actual design of individual residences was left to a relatively small group of professional architects and builders, many of whom lived and worked in the vicinity. The buildings erected during the area’s first building boom, roughly from 1890 through the mid 1910s, are exemplary of late Victorian suburban architecture. Aside from their generous lots and voluminous size discussed above, the first thing one notices about these buildings is their intricate forms—the complex rooflines, the projecting bays and oriels, the occasional corner tower or turret. This variety was enabled in large part by changes in building technology, specifically by the adoption of dimensional lumber and the balloon frame over boxier heavy timber construction. Just as exuberant is the applied architectural ornament, the product of factories mass-producing everything from wall cladding to window surrounds to porch columns. While some of the residences in the historic district have experienced changes to their cladding and ornament—or had it obscured by later layers of siding—nearly all retain their intricate forms which is above all else the defining characteristic of this period of development in Richmond Hill.

The neighborhood’s second building boom accompanied the arrival of mass transit and the automobile in the 1910s and 20s. This period coincided with a shift in the national building pattern and during these years most of the neighborhood’s remaining vacant lots were further subdivided into narrower parcels, most 30 feet or less, which were built up with houses of more modest size and architectural pretensions. Many were designed in a simplified Colonial Revival or Dutch Colonial Revival style, although Tudor Revival and Craftsman styles were also popular. Like their earlier counterparts, almost all were freestanding, wood-framed buildings set well back from the street, although there are a few brick attached houses from this period as well.

As an ensemble, the Richmond Hill Historic District contains a diverse collection of residences—along with an historic street plan and landscape design—evocative of the neighborhood’s steady development from its initial subdivision in the late 1860s through its eventual build out in the late 1920s. Within this 60-plus year stretch of history are three discernable eras of development, all of which are well represented by the resources in the historic district.

### **Building List**

This list is organized alphabetically by street name, then by side of street (even numbers first, odd numbers second), then by house number. When a building is known by multiple addresses, the description is only included under one address.

Many of the houses in the historic district have been assigned a building date of c. 1895. These buildings post-date the 1891 fire insurance maps of the neighborhood but appear on the 1901 maps. They also likely pre-date the keeping of New Building (NB) permits, which were not issued in Queens until 1898, when the area became part of Greater New York. (In New York City, NB permits are generally the primary source of information concerning date of construction, architect, and original owner.)

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Garages and outbuildings have been dated primarily through fire insurance maps, particularly the Sanborn maps from 1911 and 1927. If the New York City Department of Building's Building Information System contained reference to a NB permit that seemed like a possible match for the garage, that is noted in the building entry.

Buildings and other resources have been determined to contribute to the historic district if they were completed during the period of significance and if they retain sufficient integrity of design and materials. Building form is of paramount significance, especially for earlier residences designed in the Queen Anne and other contemporaneous styles—which typically feature intricate massing, complex rooflines, multiple protuberances, and varied fenestration. Structurally, nearly all of the houses have wood frames. Originally they would have been clad with wood clapboards or shingles (or a combination of both), although many buildings in the district have subsequently been covered with aluminum or vinyl siding. Siding does not preclude a building's ability to contribute to the district as long as the building's original form (massing, roofline, fenestration pattern) is mostly intact. Window sash replacement is also prevalent in the historic district, although replacements are typically inserted into the existing openings, preserving the original fenestration. Window replacement alone does not preclude a building from being considered contributing as long as the majority of the general fenestration pattern remains intact and restoration would be possible.

The historic district contains 185 houses, most of them freestanding, wood-framed, the vast majority of which are contributing resources to the historic district (173 contributing versus 12 non-contributing). Many of the houses have freestanding garages, of which 128 are contributing and only 6 are non-contributing. Jacob Riis Triangle is counted as a contributing site. The section of the Long Island Railroad Montauk viaduct within the boundaries of the historic district is not counted. Because it is only partially within the district, it cannot be listed as part of the historic district. Due to the length of the resource, which extends far beyond the boundaries of the district, NPS staff recommended this treatment.

### **112th Street, West Side (Even Numbers)**

#### **84-10 112th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Two bays of grouped windows. Porch, hipped roof with gabled dormers, and a brick chimney. Front (east) facade has an offset entrance flanked by large sidelights and framed by a surround of pilasters and cornice, two bays of ganged windows at each story, and three small windows in the broad front dormer. Side and rear facades have irregular window openings. North facade has a brick stoop and secondary entry, and the south facade features a two-story rounded bay towards the rear. Rear facade has a one-story bump-out and a rear entry with stoop. Alterations include aluminum or vinyl siding, asphalt-shingle roofing, replacement windows, brick porch steps and porch piers, metal porch railings, a window converted to a door at the second-floor of the front facade, and a projecting picture window at the rear bump-out. Contributing garage built by 1927 (possibly under NB permit 3879-1921), one-story freestanding structure one bay wide, with hipped roof, stuccoed walls, and replacement door.

#### **84-20 112th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Shingle

Two-and-a-half-story and attic freestanding house with irregular massing and a gabled roof. Front facade roughly divided into two sections or bays. Elements of the Shingle Style include a corner tower, porches, recessed balconies, a curving wall plane (south facade), and clapboard cladding at the first story and shingle

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

cladding at the upper stories. Front porch has paired and single classical porch columns and a wood ceiling, and the paneled front entrance door features a sidelight. The fenestration is varied, with simple double-hung sash, an eyebrow dormer, fixed sash with Craftsman-pattern muntins, and an arched stained-glass transom. Alterations include asphalt-shingle roofing, replacement windows, brick porch steps, metal porch railings, and boxed-out eaves and soffits. Contributing garage built 1906 ("auto shed" per NB permit 2709-1906), designed by A. J. Riis for owner McConnell. One-story freestanding structure, hipped roof, clapboard siding.

**84-24 112th Street**

**Non-contributing, 1 building**

Date: 1954

Style: Ranch

Basement and one-story L-shaped raised ranch with a cross-hipped roof and wide roof overhang. Two bays with a third bay composing the setback wing. The short facade faces the street, with stone cladding at the basement level and brick above. Two bays, with an entrance and garage opening facing the street at the basement level and paired windows with decorative window boxes and shutters at the main level. Double-hung sash. Hipped dormer with aluminum or vinyl siding and paired windows at the rear el. Non-contributing due to being built after the period of significance.

**84-30 112th Street**

**Non-contributing, 1 building**

Date: c. 1895

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Roughly three bays facing 85<sup>th</sup> Avenue, two facing 112<sup>th</sup> Street. Cross-gabled roof, two brick chimneys, projecting bays with chamfered corners under the north-south cross-gable, and a wrap-around metal porch. Cladding is vertically oriented wood planks. The front facade features off-set planes with a window at the return, and fenestration is generally random. The basement level projects out at the south facade, forming part of the wrap-around porch. A one-story garage is attached to the west side facade, and a driveway and masonry retaining wall run along the western lot line. A decorative perimeter brick wall and metal fence encloses the lot. Alterations include extensive reconstruction of the original house, replacement cladding, roofing, windows, and porch material. Non-contributing due to alterations.

**112th Street, East Side (Odd Numbers)**

**84-05 112th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Roughly three bays facing 112<sup>th</sup> Street. Cross-gabled roof, hipped front dormer with rounded piers, shed side dormer, brick chimney, and a one-story rear addition. Shingle cladding remains at the first and second stories of the front facade. A hipped-roof porch with Ionic columns on stone piers wraps around the front facade to the north (side) facade, which features a three-sided projecting bay. The south (side) facade features projecting wall planes, irregular fenestration, and a shouldered window recess within the gable. Alterations include vinyl siding, asphalt-shingle roofing, replacement windows, metal porch railings, brick porch steps and walkway, and a small projecting window on brackets on the south facade. Contributing garage built by 1927 (perhaps under NB 4020-16), one-story freestanding structure one bay wide, with hipped asphalt roof, aluminum or vinyl siding, and replacement door.

**84-11 112th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Colonial Revival

Two-story and attic, wood frame freestanding house. Symmetrical facade with three bays. Hipped roof and gabled dormers, brick chimneys, and abundant classical details. Full-width porch with balustrade railings, a

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

center entry with sidelights, piers, and entablature, and a Palladian window at the second story. Other notable features include the full-height, fluted corner piers with Corinthian capitals, the second-story window surrounds featuring fluted piers supporting a denticulated entablature, the urns at the second-story balustrade piers, and the molded cornice with dentil course. The gabled dormers at the north and south side facades feature corner piers and a denticulated pediment with a triangular inset ornamental panel. The south (side) facade has a small rounded bay window projecting from the first story, and a small oriel supported on brackets projects from the first story of the north (side facade). Decorative brackets are found at the cornice of the south-facade bay window, as well as at the front porch cornice and below the pediment of the front dormer. There is a one-story rear addition that originally may have been an open porch. Alterations include replacement windows, some boxed-out soffits and eaves, stone-tile finish at the porch, porch steps, and walkway. Contributing freestanding garage built by 1911, one-story freestanding structure one bay wide, with steep hipped asphalt roof, stucco siding, and replacement door.

**84-19 112th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Queen Anne

Two-story and attic, wood frame freestanding house with irregular massing and a cross-gabled roof. Facade divided vertically into three sections or bays, with a three-sided engaged tower flanked by projecting gabled porches (one enclosed) that extend upward from the roof of the full-width main porch. The southern bay comprises an extension built after 1940. The main porch features a low-pitched gable marking the front entrance bay, classical columns, and railings with turned balusters. The front entrance has paired, glazed wood doors. The fenestration is irregular, and window types include single, paired, and ganged double-hung sash, a lunette window, and fixed single-lite sash. Alterations include aluminum or vinyl siding, asphalt-shingle roofing, replacement windows, replacement porch columns, brick steps at the main porch, brick walkway, replacement porch railing at the second-story. Contributing garage built after 1927 (possibly under NB 4780-1931), one-story freestanding structure one large bay wide, with gabled roof, aluminum or vinyl siding, and replacement door.

**84-25 112th Street**

**Contributing, 2 buildings**

Date: 1898

Architect: Geo. Barb\_\_\_\_\_ (writing unclear in docket book)

Original Owner/Developer: Ludwig Parsong? (writing unclear in docket book)

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Roughly three bays. Hipped roof and cross-gables, gabled dormers, and brick chimneys. Shingle cladding remains at the front gable, while the rest of the house has clapboard siding. The front facade is formed by a projecting gabled bay and a recessed entry bay corresponding to the main volume of the house; these bays are unified by a full-width porch with classical columns, entablature, and denticulated cornice. The paneled front entry door has a molded surround and to the left of this is a decorative fixed sash. The south (side) facade features a three-sided projecting bay corresponding to the roof gable above, and the north (side) facade features a two-story projecting bay supported on brackets. Windows are mostly single one-over-one double-hung sash, except for the arch-headed window in the main street-facing gable. Classical detailing includes dentilcourses at the roof gables, and the use of corner boards and fascia boards at main walls and dormers. Alterations include vinyl siding, asphalt-shingle roofing, replacement windows, metal porch railings, and brick porch steps and walkway. Contributing garage built by 1927, one-story freestanding structure minimally visible from street.

**85-05 112th Street**

**Contributing, 1 building**

Date: 1900-01

Architect: Daniel Stage

Original Owner/Developer: Daniel Stage

Style: Queen Anne



Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Built as part of a group of three houses at 85-05 112th Street and 85-04 to 85-10 113th Street; also nearly an exact mirror image of 85-09 114<sup>th</sup> Street. Two-story and attic, wood frame freestanding house. Roughly two bays facing 112<sup>th</sup> Street. Hipped roofs and gabled dormers, chimney and three-sided bay at the north facade, wrap-around porch, paired and single windows, and Palladian windows in the roof dormers. Front entrance is on 112th Street, recessed within the enclosed porch. Alterations include faux-stucco cladding, brick cladding at the first story, asphalt-shingle roofing, replacement windows, enclosure of the porch, and attached garage and carport extension. Brick and stone perimeter wall (non-historic or altered).

### **113th Street, West Side (Even Numbers)**

#### **84-20 113th Street**

**Contributing, 1 building**

Date: c. 1895

Style: Shingle

Two-story and attic, wood-frame freestanding house. Facade divided roughly into two vertical sections or bays. Wood frame. Side-gabled roof with flared eaves and prominent three-story octagonal tower with pyramidal roof. Full-width porch with hipped roof. Angled bay on side facade. Resided with stuccoed front and vinyl-clad side facades, windows and doors replaced, asphalt roof.

#### **84-22 113th Street**

**Contributing, 2 buildings**

Date: c. 1920s

Style: Colonial Revival

Two-story, wood frame freestanding house generally arranged as a single wide bay. Tall side-gabled roof with nearly full-width gabled dormers front and back. Stuccoed siding. Enclosed full-width porch with wood casement windows and multi-paned entrance door. Short brick stoop. Double-hung windows with multi-paned upper sash. Side oriel with shed roof. Asphalt roof, storm windows and doors. Contributing garage likely built at or around the same time as the main house, one-story freestanding structure, one bay wide, features hipped roof, double doors with multi-paned lights and strap hinges.

#### **84-24 113th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Three first floor bays, two second story bays, and a single attic bay. Cross-gabled roof with attic pediments projecting beyond main facade. Full-width front porch with round columns supporting shallow gabled roof with front and left side pediment. Angled side oriel. Flared siding above first story and at bottom of front pediment. Shingles in porch pediments and curving hood above front attic windows. Vinyl siding, windows and doors replaced, replacement iron porch railing, architectural asphalt roofing. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features hipped roof, stuccoed facade, replacement door.

#### **84-28 113th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Three first floor bays, two second story bays, and a single attic bay. Front-gabled roof with large hipped-roof side dormers. Angled and rectangular side bays. Full-width porch with round columns on stone piers, wood railing, brick steps, and shed roof with gabled front pediment. Clapboard faced ground floor, shingled upper stories. Front gable features a shed roof forming a pediment and a curving hood above the triple attic windows. Windows replaced, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one large bay wide, features hipped asphalt roof and replacement door.

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

**84-38 113th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Queen Anne

Two-story and attic, wood frame freestanding house on a large corner lot. 85<sup>th</sup> Avenue facade roughly divided into two vertical sections or bays, along with prominent round corner tower; 113<sup>th</sup> Street generally arranged as a single wide bay. Varied roofline with large front gable facing 84th Avenue, hipped cross gable facing 113th Street with smaller gabled projection, prominent round corner tower with conical roof, and shed dormer facing west. Roof overhangs lower floors; gables feature shed roofs creating a triangular pediment form. Second-story sleeping porch with round-arched openings. Brick ground floor, clapboard upper stories, stuccoed corner tower. Porch wraps around 113th Street facade and corner tower, now partially enclosed with replacement columns. Windows and doors replaced. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features hipped roof and stuccoed walls.

**85-04 113th Street**

**Contributing, 2 buildings**

Date: 1900-01

Architect: Daniel Stage

Original Owner/Developer: Daniel Stage

Style: Queen Anne

Built as part of a group of three houses at 85-05 112th Street and 85-04 to 85-10 113th Street; also nearly an exact mirror image of 85-03 114th Street. Two-story and attic, wood frame freestanding house on corner lot. 113<sup>th</sup> Street facade arranged in two or three bays depending on level; 85<sup>th</sup> Avenue facade roughly divided into vertical sections or bays. Varied roofline with hipped main section, cross gables, telescoping front gable, hipped rear dormer, and round corner tower with conical roof. Rear one-story extension with hipped roof. Wrap-around porch with slender group columns on stone piers, metal railing, and shed roof with shallow pediment above main entrance on 113th Street. Double leaf wood-and-glass entrance doors. Second-story sleeping porch with round-arch arcade on dwarf columns. Palladian window in front gable. Brick ground floor, asphalt-shingled upper stories, asphalt roof, replacement windows. Contributing garage built 1914 (NB 576-1914), designed by Otto Thomas for V. C. Daggett. One-story freestanding structure, one large bay wide, features hipped roof, stuccoed walls, replacement door.

**85-10 113th Street**

**Contributing, 2 buildings**

Date: 1900-01

Architect: Daniel Stage

Original Owner/Developer: Daniel Stage

Style: Queen Anne

Built as part of a group of three houses at 85-05 112th Street and 85-04 to 85-10 113th Street; also nearly an exact mirror image of 85-09 114<sup>th</sup> Street. Two-story and attic, wood frame freestanding house. Two bays wide. Hipped roof with gabled front and side dormers. Palladian window in front dormer. Wrap-around porch with slender fluted columns, wood railing, brick steps, and dentiled cornice. Double leaf wood-and-glass entrance doors. Angled one-story front bay, angled two-story side bay, and rectangular side oriel. Varied fenestration with single and paired double hung windows. Asphalt shingles, wood shingles on front ground-story facade under porch. Contributing garage built by 1927 (possibly under NB 2104-1915), one-story freestanding structure, one bay wide, features gabled roof with aluminum or vinyl siding and replacement door.

**113th Street, East Side (Odd Numbers)**

**84-01 113th Street**

**Contributing, 1 building**

Date: 1919

Architect: H. T. Jeffrey

Original Owner/Developer: Classic Const. Co.

Style: Colonial Revival

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Likely built in conjunction with the adjacent group of three at nos. 84-05 to 84-09. Two-story and attic, wood frame freestanding house. Two bays wide. Nearly square footprint with side-gabled roof and front porch with shed roof. Rectangular side bay. Enclosed porch reclad with aluminum or vinyl siding. Reclad with asphalt shingles, asphalt roof, windows and doors replaced. Rear driveway with freestanding carport.

**84-05 113th Street**

**Contributing, 2 buildings**

Date: 1919

Architect: H. T. Jeffrey

Original Owner/Developer: Classic Const. Co.

Style: Colonial Revival

Likely built as a group of three houses at 84-05 to 84-09 113th Street (possibly in conjunction with no. 84-01). Two-story and attic, wood frame freestanding house. Generally arranged as a single wide bay. Narrow and deep footprint. Shallow side-gabled roofline designed to appear as a double-height roof with flared eaves, interrupted by nearly full-width dormers. Enclosed front porch; entrance set to one side with low brick stoop, large picture window. Upper story with grouped double-hung windows. Reclad with aluminum or vinyl siding, windows and doors replaced, asphalt roof. Contributing garage facing Bessemer Street built by 1927, possibly at the same time as the main house. One-story freestanding structure, one bay wide, with front-gabled roof, shingled siding, replacement door, and one-bay side addition with shed roof.

**84-07 113th Street**

**Contributing, 2 buildings**

Date: 1919

Architect: Attributed to H. T. Jeffrey

Original Owner/Developer: Classic Const. Co.

Style: Colonial Revival

Likely built as a group of three houses at 84-05 to 84-09 113th Street (possibly in conjunction with no. 84-01). Two-story and attic, wood frame freestanding house. Generally arranged as a single wide bay. Narrow and deep footprint. Shallow side-gabled roofline designed to appear as a double-height roof with flared eaves, interrupted by nearly full-width dormers. Enclosed front porch; entrance set to one side with low brick stoop, large picture window. Upper story with grouped double-hung windows. Asphalt shingles on upper stories, faux-stone recladding on ground floor. Windows and doors replaced, asphalt roof. Contributing garage facing Bessemer Street built by 1927, possibly at the same time as the main house. One-story freestanding structure, one bay wide, with front-gabled roof, shingle siding, double barn doors.

**84-09 113th Street**

**Contributing, 2 buildings**

Date: 1919

Architect: Attributed to H. T. Jeffrey

Original Owner/Developer: Classic Const. Co.

Style: Colonial Revival

Likely built as a group of three houses at 84-05 to 84-09 113th Street (possibly in conjunction with no. 84-01). Two-story and attic, wood frame freestanding house. Generally arranged as a single wide bay. Narrow and deep footprint. Shallow side-gabled roofline designed to appear as a double-height roof with flared eaves, interrupted by nearly full-width dormers. Enclosed front porch; entrance set to one side with low brick stoop, large picture window. Upper story with grouped double-hung windows. Reclad with aluminum or vinyl siding, windows and doors replaced, asphalt roof. Contributing garage facing Bessemer Street built by 1927, possibly at the same time as the main house. One-story freestanding structure, one bay wide, with hipped asphalt roof, clapboard siding, replacement door.

**84-11 113th Street**

**Contributing, 2 buildings**

Date: 1899

Architect: Andrew J. Riis

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Original Owner/Developer: C. J. Broach

Style: Queen Anne

Three-story and attic, wood frame freestanding house. Facade generally arranged into two vertical sections or bays. Tall cubic form with side gabled roof, large gambrel-roofed dormers and smaller hipped-roofed dormer. Two-story angled front bay, angled and rectangular side bay. Full-width porch removed, replaced with brick and stone stoop with iron railing. Lower front facade reclad with faux stone; upper stories and side facade stuccoed. Windows and doors replaced, asphalt roof. Contributing garage built by 1911, one-story freestanding structure, one bay wide, features front gabled roof, aluminum or vinyl siding, replacement door.

**84-17 113th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Facade generally arranged into two vertical sections or bays. Cubic form with hipped roof, cross gable, and large square corner tower with pyramidal roof. Wrap-around porch with round columns, wood railing, brick steps, and hipped roof with pediment above entrance. Paneled wood door with four small lights. Angled side bay, one-story rear extension with hipped roof. Windows replaced, first-story picture window installed, storm door. Aluminum or vinyl siding, asphalt roof. Contributing garage built by 1927 (possibly under NB 3579-1919), one-story freestanding structure, one bay wide, features front gabled roof, hipped hood, aluminum or vinyl siding, replacement door.

**84-25 113th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Shingle

Two-story and attic, wood frame freestanding house. Facade generally arranged into two vertical sections or bays. Side-gabled roof, part of which extends downward to just below the second story, forming an enclosed porch and entrance vestibule. Octagonal corner tower with pyramidal roof, hipped front dormer. Side gable features curving wall surface around and above windows. Stained-glass transom in rectangular side bay. Windows and doors replaced, second-story sleeping porch enclosed, aluminum or vinyl siding, asphalt roof. One-story addition along south facade. Contributing garage built by 1927 (possibly under NB 16095-1923), one-story freestanding structure, one large bay wide, features front-gabled roof, aluminum or vinyl siding, replacement door.

**84-31 113th Street**

**Contributing, 1 building**

Date: c. 1895

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Facade roughly arranged into two vertical sections or bays. Cross-gabled roof. Wrap-around porch with round columns, wood railing, brick stairs and iron railing, and pediment above entrance. Porch partially enclosed with multi-paned windows panels and transoms. Angled side bay and chamfered corner. Front gable features recessed, angled window grouping, south side gable has a Palladian window configuration. Windows and doors replaced, aluminum or vinyl siding, asphalt roof. Second-story sleeping porch enclosed, arched opening still visible behind windows.

**84-37 113th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Queen Anne/Eclectic

Two-story and attic, wood frame freestanding house on a corner lot. 113<sup>th</sup> Street and 85<sup>th</sup> Avenue facades are both roughly arranged into two vertical sections or bays including the octagonal corner tower. Gabled roof with large gabled cross dormers. Notable Asian-influenced features include the exposed rafter tails (also characteristic of the Craftsman aesthetic), the flared eaves, and the decorative porch supports, which are

Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

possibly meant to evoke the traditional Chinese construction method of “tou kung,” or interlocking brackets. Alterations include asphalt shingle roofing, asphalt siding, partial enclosure of porch, brick and cultured stone porch steps, and metal porch railings. Contributing garage built by 1927 (possibly under NB 17701-1924), one-story freestanding structure, two bays wide, features hipped asphalt roof, exposed rafter tails, clapboard siding, two pairs of swing-out doors with multi-paned lights.

**85-11 113th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Queen Anne

Three-story and attic freestanding house. Facade generally arranged into two vertical sections or bays. Cross-gabled roof, a flared stringcourse between the first and second floor, and a flared eave at the gables; the front gabled bay has a chamfered corner. Fenestration is varied, with single, paired, and ganged windows, and a Palladian window in the front gable. Stuccoed ground floor, asphalt siding on upper stories. Alterations include asphalt shingle roofing, replacement windows, full enclosure of the front porch, and porch steps. Contributing garage built by 1911, one-story freestanding structure, one bay wide, features hipped asphalt roof, stucco siding, replacement door.

**114th Street, West Side (Even Numbers)**

**84-00 114th Street**

**Contributing, 2 buildings**

Date: 1922

Architect: None listed

Original Owner/Developer: E. Rice

Style: Craftsman

One-story, wood frame freestanding house. Primary facade facing 114<sup>th</sup> Street arranged into two bays. Gabled roof with small gabled side dormer and dual-pitched roof above front entrance. Large roof brackets extend outward beyond roof line. Varied fenestration with grouped, paired, and single double-hung windows. Entrance vestibule built out, asphalt shingle siding, asphalt roof, brackets clad with aluminum or vinyl siding, security grilles. Contributing garage built by 1927 (possibly at the same time as the main house), one-story freestanding structure, one bay wide, features front-gabled roof, clapboard siding, wood sectional roll-up door.

**84-04 114th Street**

**Non-contributing, 1 building**

Date: 1958

Style: Ranch

Likely built in conjunction with 84-10 114th Street. One-story plus raised basement and attic, brick and wood-frame freestanding house. Facade arranged in three bays. Shallow side-gabled roof with shed dormer. Faux-stone clad basement with garage entrance. Brick ground floor with large picture window, brick stoop. Asphalt roof. Not contributing due to being built after the period of significance.

**84-08 114th Street**

**Contributing, 1 building**

Date: c. 1895

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Three bays wide. Cubic form with hipped roof, hipped front dormer, smaller cross gable, and shed-roofed one-story rear extension. Rectangular second-story oriel with exposed joist tails. Varied fenestration with grouped and single double-hung windows. Windows and door replaced, brick stoop with iron railing, aluminum or vinyl siding, asphalt roof. Two-story extension to the south built before 1940.

**84-10 114th Street**

**Non-contributing, 1 building**

Date: 1958

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Style: Ranch

Likely built in conjunction with 84-04 114th Street. One-story and raised basement freestanding house, one bay wide. Narrow and long footprint with shallow hipped roof. Stuccoed basement, brick front facade, asphalt shingled side facades. Main entrance and garage in basement. Upper story features large picture window. Not contributing due to being built after the period of significance.

**84-14 114th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Two bays wide. Cubic form with hipped roof and gabled dormers featuring Palladian windows. Angled side bay extends upwards just past main roofline. Full-width porch with hipped roof, round columns, and brick steps. Entrance features fluted pilasters, side lights, and single leaf wood-and-glass door with iron grille. Varied fenestration with single, paired, and grouped double-hung windows. Clapboarded ground floor, shingled upper stories. Most windows replaced, asphalt roof. Contributing garage built by 1911 and likely expanded later, one-story freestanding structure, one large bay wide, features front-gabled roof, hipped hood, clapboard siding, and replacement door.

**84-18 114th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Queen Anne

Two-story and attic freestanding house on large corner lot. 114<sup>th</sup> Street and 84<sup>th</sup> Avenue facades both generally arranged into two vertical sections or bays. Cubic form with hipped roof, hipped dormers, and windows with cupola. Both street-facing dormers feature round-arched pediments and Palladian window arrangement. 114th Street facade contains the primary entrance and features paired angled bays. 85th Avenue facade features one-story round bay. Wrap-around porch with pediment above entrance and round corner pavilion. Reclad with grey brick, windows and doors replaced, asphalt roof, balustraded brick and stone fence with iron gates. Contributing garage built by 1911, one-story freestanding structure, one bay wide, features front-gabled roof, grey brick walls with clapboarded gable, and sectional door.

**85-04 114th Street**

**Contributing, 1 building; non-contributing, 1 building**

Date: c. 1895

Style: Shingle

Two-story and attic, wood frame freestanding house on a corner lot. Primary facade facing 114th Street generally arranged into two vertical sections or bays. Varied roofline with hipped and gabled sections, gabled dormers, octagonal corner tower with pyramidal roof, and one-story rear extension with gabled roof. Primary entrance facing 114th Street recessed beneath projecting second-story oriel supported with piers forming a massive-feeling round arch opening. Wrap-around porch with round columns on shingled piers and wood railing. Side oriels with ornamented exposed joist tails. Varied fenestration, mostly single and grouped double-hung windows, a few with round-arched transoms, most with molded window enframements. Ground floor clad with replacement aluminum or vinyl siding, upper stories shingled. Palladian attic window grouping in side gable. Some windows replaced, some with storm windows. Asphalt roof. Garage, built by 1940 (replaced an earlier garage built by 1927 elsewhere on the property), one-story freestanding structure, two bays wide, non-contributing due to age.

**85-10 114th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Shingle

Two-story and attic, wood frame freestanding house. Facade generally arranged into two vertical sections or bays. Varied roofline with hipped and gabled sections, hipped and gabled dormers, octagonal corner tower

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

with pyramidal roof, and one-story rear extension with gabled roof. Wrap-around porch with round columns, concrete block piers, replacement balustraded railing, and brick steps with iron railing. Double-hung windows, some attic windows feature diamond-paned upper sash. Second-story sleeping porch with round columns and wood railing. Clapboard-clad ground floor, shingled upper stories. Some windows replaced, some with storm windows. Asphalt roof. Contributing garage built by 1927 (possibly under NB 6735-1922), oriented parallel to street at rear of lot, one-story freestanding structure featuring gabled roof and shingle cladding.

**85-14 114th Street**

**Contributing, 1 building**

Date: 1898

Architect: Wade & Cullingford

Original Owner/Developer: O. W. Graves

Style: Shingle

Two-story and attic, wood frame freestanding house. First story divided into two bays. Cross-gabled roof. Full-width porch extends beyond side facade with slender columns arranged singly or in groups, shingled knee wall, and replacement concrete and faux-stone steps with iron railing. Second-story sleeping porch, now enclosed. Front attic windows in recessed niche framed by round columns. Ground floor clad with replacement aluminum or vinyl siding, upper stories shingled. Projecting entrance vestibule under porch. Some windows replaced, some with storm windows. Asphalt roof.

**85-20 114th Street**

**Contributing, 1 building; non-contributing, 1 building**

Date: c. 1895

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Facade generally arranged as a single wide bay with adjacent octagonal corner tower. Varied roofline with hipped main section, cross gables, pyramidal tower roof, and one-story rear extension with hipped roof. Wrap-around porch with pedimented roofline and round columns, now enclosed. Second-story sleeping porch, now enclosed. Front attic windows recessed in round-arch niche. Ground floor reclad with orange brick, upper stories clad with shingles (perhaps a second cladding obscuring historic details). Windows replaced, asphalt roof, balustraded fence with brick piers and iron gate. Garage built c. 2006, one-story freestanding brick structure, non-contributing due to age.

**114th Street, East Side (Odd Numbers)**

**84-13 114th Street**

**Contributing, 2 buildings**

Date: 1919

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Colonial Revival

Two-story and attic, wood frame freestanding house. First story is four bays wide. Front-gabled roof with long norther slope extending to just above the enclosed north porch. Shed-roof dormer and rectangular front bay with shed roof. Double-hung windows with six-over-one wood sash. Colonial Revival entrance enframement with fluted pilasters and dentiled entablature. Paneled wood door with four small lights. Aluminum or vinyl siding, storm windows, asphalt roof. Contributing garage built after 1927 (possibly under NB 5618-1931) facing Bessemer Street, one-story freestanding structure, one bay wide, features hipped roof, aluminum or vinyl siding, sectional door.

**84-15 114th Street**

**Contributing, 1 building**

Date: 1919

Style: Colonial Revival

Built as part of a group of three houses at 84-15 to 84-19 114th Street. Narrow and long footprint with front-gabled roof. Generally two bays wide. Molded fascia and bargeboards. Full-width enclosed porch with hipped

Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

roof. Angled one-story side bay. Double-hung windows, some with wood six-over-one wood sash, arranged singly or in pairs. Shingle siding. Asphalt roof.

**84-17 114th Street**

**Contributing, 2 buildings**

Date: 1919

Style: Colonial Revival

Built as part of a group of three houses at 84-15 to 84-19 114th Street. Narrow and long footprint with front-gabled roof. Generally one wide bay wide. Molded fascia and bargeboards. Full-width enclosed porch with shed roof, pediment above centered entrance, and multi-paned wood casement windows. Double leaf multi-paned casement doors. Angled one-story side bay. Double-hung windows with wood six-over-one wood sash, arranged singly or in groups. Shingle siding. Asphalt roof. Contributing garage built after 1927, one-story freestanding structure, one bay wide, features front gable roof, clapboard siding, and a pair of swing-out doors with multi-lights and panels.

**84-19 114th Street**

**Contributing, 2 buildings**

Date: 1919

Style: Colonial Revival

Built as part of a group of three houses at 84-15 to 84-19 114th Street. Narrow and long footprint with front-gabled roof. Generally two bays wide. Molded fascia and bargeboards. Full-width enclosed porch with hipped roof. Angled one-story side bay. Double-hung windows, some with wood six-over-one wood sash. Porch windows and door replace, some other windows replaced. Composition shingle siding, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features front gable roof, shingle siding, and a pair of swing-out doors with multi-lights and panels.

**84-23 114th Street**

**Contributing, 2 buildings**

Date: 1919

Architect: C. Haff

Original Owner/Developer: Classic Const. Co.

Style: Colonial Revival

Two-story and attic, wood frame freestanding building. Primary facade with main entrance faces 85th Avenue, irregularly arranged; side facade facing 114<sup>th</sup> Street arranged into two bays. Shallow front gabled roof with second, false roofline giving the impression of a steeply pitched, double-height gable. Gabled side dormer. Enclosed porch. Resided with aluminum or vinyl cladding, windows and doors replaced, second story balcony door installed, asphalt roof. Vinyl fencing with brick wall. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features front gabled roof, aluminum or vinyl siding, sectional door with upper lights.

**85-03 114th Street**

**Contributing, 2 buildings**

Date: 1901

Architect: Attributed to Daniel Stage

Original Owner/Developer: Daniel Stage

Style: Queen Anne

Built at part of a group of three houses at 85-03 to 85-15 114th Street. Nearly an exact mirror image to the house at 85-04 113<sup>th</sup> Street, also designed by Stage. Two-story and attic, wood frame freestanding house on corner lot. Primary facade facing 114<sup>th</sup> Street generally arranged into three bays next to round corner tower; side facade facing 85<sup>th</sup> Avenue has a main central bay and flanking first floor bays. Varied roofline with hipped main section, large cross gables, conical tower roof, shed dormers, and one-story rear extension with hipped roof. Wrap-around porch, mostly enclosed by the 1940s. Open section features grouped Ionic columns, stone piers, and pedimented roof above entrance. Double leaf wood-and-glass doors. Second-story sleeping porch with round-arched colonnade set on dwarf columns. Palladian-style attic window groupings in gables feature



Richmond Hill Historic District

Name of Property

Queens, NY

County and State

molded surrounds, dentils, and wood double-hung windows—some with round-arch upper sash with pointed-arch muntins. Some windows replaced, some with storm windows. Composition shingles over historic wood shingles. Asphalt roof. Contributing garage built by 1927 (possibly under NB 1608-1923), one-story freestanding structure, one bay wide, features hipped roof, clapboard siding, and a pair of wood swing-out doors with strap hinges and arched lights.

**85-09 114th Street**

**Contributing, 2 buildings**

Date: 1901

Architect: Attributed to Daniel Stage

Original Owner/Developer: Daniel Stage

Style: Queen Anne

Built at part of a group of three houses at 85-03 to 85-15 114th Street; also nearly an exact mirror image of 85-05 112th Street and 85-10 113<sup>th</sup> Street, both also designed by Stage. Two-story and attic, wood frame freestanding house. Two bays wide. Cubic form with hipped roof and gabled dormers. Wrap-around porch with round columns, wood railing, dentiled cornice, and replacement stone and brick steps. Double leaf wood-and-glass doors. One-story front angled bay under porch, two-story angled bay on north side facade, rectangular second-story oriel on south side facade. Double-hung windows arranged singly or in pairs. Palladian-style attic window groupings in gables wood double-hung windows pointed-arch muntins in the multi-paned upper sash. Dentiled cornice. Clapboard siding underneath porch, composite shingles elsewhere. Contributing garage built after 1927 (possibly under NB 460-1930), one-story freestanding structure, one large bay wide, features hipped asphalt roof, stuccoed walls, and sectional door with glazed upper panels.

**85-15 114th Street**

**Contributing, 2 buildings**

Date: 1901

Architect: Attributed to Daniel Stage

Original Owner/Developer: Daniel Stage

Style: Queen Anne

Built at part of a group of three houses at 85-03 to 85-15 114th Street. Two-story and attic, wood frame freestanding house. Two bays wide. Cross-gabled roof. Full-width porch with pediment above centered entrance. Palladian-style attic window groupings in gables feature molded surrounds and dentils. Two-story angled bay on north side facade, two-story oriel on south side facade. Porch columns and railing replaced, resided with composite shingles, windows and door replaced, some openings resized, asphalt roof. Contributing garage built by 1927 (possibly under NB 871-1920), one-story freestanding structure, one bay wide, features front gabled roof, composite siding, roll-down vehicular door and paneled pedestrian door, multi-light wood window.

**85-21 114th Street**

**Contributing, 2 buildings**

Date: c. 1895

Architect: Not determined

Original Owner/Developer: Not determined

Style:

Two-story and attic, wood frame freestanding house. Facade generally divided into two vertical sections or bays each containing paired or multiple windows. Cross-gabled roof. Full-width porch with pediment. Two-story angled bay on front and north side facade. Attic windows in front gabled arranged in Palladian-style grouping. Porch columns and railing replaced with brick, windows and doors replaced, aluminum or vinyl siding, asphalt roof. Contributing garage built after 1927 (possibly under NB 7444-1928), one-story freestanding structure, one bay wide, with front gabled roof and clapboard siding.

**115th Street, West Side (Even Numbers)**

**83-84 115th Street**

**Contributing, 2 buildings**

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Date: 1926

Style: Colonial Revival

Two-story freestanding brick house on corner lot. Main facade facing 115<sup>th</sup> Street is three bays wide, side facades are three irregular bays. Hipped slate roof and entry portico supported on paired Tuscan columns with dentiled cornice. Brick front porch with double stair and sloping knee walls between piers. Front door features a simplified fan-light in the upper panel and flanking sidelights. Ganged and paired windows with soldier-course lintels and sills, and a projecting bay with slate roof at the first story of the side facade. Alterations include replacement windows and skylights, and security grills over doors and windows. Contributing brick garage likely built with main house and designing in similar style, one-story freestanding structure, one large bay wide, brick walls, hipped asphalt roof, and sectional door.

**84-12 115th Street**

**Contributing, 2 buildings**

Date: 1925

Style: Tudor Revival

Built as part of a pair of houses at 84-12 to 84-18 115th Street. Two-story and attic, wood frame freestanding house. Facade divided into two vertical sections or bays. Side gabled roof with gabled front dormer set of left side. Enclosed porch and entrance vestibule accessed via brick steps. Angled oriel with brackets and pyramidal hood. Fenestration arranged singly or in groups with double-hung six-over-one wood sash. Shingle siding. Some windows replaced, some windows covered with storm windows. Storm door, asphalt roof, baluster above porch removed. Contributing garage likely built was main houses, designed in a similar style, one-story freestanding structure, one bay wide, with front gabled roof, shingle siding, and wood sectional door with simple enframement.

**84-18 115th Street**

**Contributing, 2 buildings**

Date: 1925

Style: Tudor Revival

Built as part of a pair of houses at 84-12 to 84-18 115th Street. Two-story and attic, wood frame freestanding house. Facade divided into two vertical sections or bays. Side gabled roof with gabled front dormer set of left side. Enclosed porch and entrance vestibule accessed via brick steps. Angled oriel with brackets and pyramidal hood. Fenestration arranged singly or in groups with double-hung six-over-one wood sash. Some windows replaced, some windows covered with storm windows. Replacement composition shingle siding, storm door, asphalt roof. Contributing two-bay garage facing Babbage Street built by 1927, possibly at the same time as the main house. One-story freestanding structure, one large bay wide, side-gabled roof, composition shingle siding, wood sectional doors.

**84-20 115th Street**

**Contributing, 2 buildings**

Date: 1925

Style: Tudor Revival

Two-story and attic, wood frame freestanding house. Symmetrical facade generally arranged as a single wide bay with grouped fenestration. Front-gabled roof with shed dormers. Full-width porch—now enclosed—with paired fluted pilasters, molded entablature, and pedimented door hood. Second-story balcony on porch roof enclosed with vinyl railing. Aluminum or vinyl siding, windows and doors replaced, asphalt roof. Vinyl fencing. Contributing garage facing Babbage Street likely built with main houses, designed in a similar style, one-story freestanding structure, one bay wide, with tall front-gabled roof, stuccoed lower walls, aluminum or vinyl siding in gable, sectional door, and double-hung attic window.

**84-22 115th Street**

**Contributing, 1 building**

Date: 1925

Style: Tudor Revival

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Built as part of a pair of houses at 84-22 to 84-24 115th Street, arranged as mirror images around a shared chimney stack. Three-story and raised basement brick row house. Facade divided into two vertical sections or bays. Side-gabled slate roof with large jerkin-headed front dormer. Brick lower stories laid in Flemish bond. Dormer sided with stucco and faux half timbering. Shallow projecting entrance with small hipped slate roof and brick stoop with iron railing. Angled oriel with metal roof and copper flashing. Varied fenestration arranged singly or in groups with double-hung six-over-six or four-over-four sash. Basement garage accessed from rear facade facing Babbage Street.

**84-24 115th Street**

**Contributing, 1 building**

Date: 1925

Style: Tudor Revival

Built as part of a pair of houses at 84-22 to 84-24 115th Street, arranged as mirror images around a shared chimney stack. Three-story and raised basement brick row house. Facade divided into two vertical sections or bays. Side-gabled slate roof with large jerkin-headed front dormer. Brick lower stories laid in Flemish bond. Dormer sided with stucco and faux half timbering. Shallow projecting entrance with small hipped slate roof and brick stoop with iron railing. Angled oriel with asphalt roof. Ornamented gutter downspout. Varied fenestration arranged singly or in groups. Windows replaced. Basement garage accessed from rear facade facing Babbage Street.

**84-26 115th Street**

**Contributing, 1 building**

Date: 1928

Style: Tudor Revival

Built in conjunction with the adjacent house at 84-28 115th Street. Three-story and raised basement brick row house. Facade generally arranged as a single wide bay with group fenestration. Steeply-pitched cross-gabled slate roof. Brick facade laid in Flemish bond. Shallow projecting entrance with small hipped slate roof and multi-tier brick stoop. Ground floor windows with soldier-brick lintel. Windows replaced, awning above entrance installed. Basement garage accessed from rear facade facing Babbage Street.

**84-28 115th Street**

**Contributing, 1 building**

Date: 1928

Style: Tudor Revival

Built in conjunction with the adjacent house at 84-26 115th Street. Three-story and raised basement brick row house occupying a sharply angled corner lot. Main facade facing 115<sup>th</sup> Street is three bays wide. Hipped slate roof with hipped dormers and prominent front chimney. Entrance at the apex of the triangle features flared pyramidal hood, L-shaped brick stoop with iron railing. Ground floor windows grouped in pairs with round- and segmental-arched transoms. Round second-story window with multi-paned wood sash. Most windows replaced. Basement garage accessed from rear facade facing Babbage Street.

**115th Street, East Side (Odd Numbers)**

**84-17 115th Street**

**Contributing, 2 buildings**

Date: 1920

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Built as part of a group of six houses at 84-17 to 84-33 115th Street arranged in an "ABAABA" pattern. Two-story wood frame house. As an "A" model in the group, this two-bay house features a side-gabled gambrel roof with full-width shed dormers front and back. Enclosed front porch with thick Tuscan columns and a short brick stoop. Windows, doors, and porch casement panels replaced. Aluminum or vinyl novelty siding, asphalt

Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features a front-gabled roof, aluminum or vinyl siding, sectional door.

**84-19 115th Street**

**Contributing, 1 building**

Date: 1920

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Built as part of a group of six houses at 84-17 to 84-33 115th Street arranged in an "ABAABA" pattern. Two-story wood frame house. As a "B" model in the group, this two-bay house features a front-gabled gambrel roof with full-width shed dormers on both sides. Enclosed front porch. Windows, doors, and porch casement panels replaced. Porch refaced with brick. Aluminum or vinyl siding, asphalt roof.

**84-23 115th Street**

**Contributing, 2 buildings**

Date: 1920

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Built as part of a group of six houses at 84-17 to 84-33 115th Street arranged in an "ABAABA" pattern. Two-story wood frame house. As an "A" model in the group, this two-bay house features a side-gabled gambrel roof with full-width shed dormers front and back. Enclosed front porch with thick Tuscan columns and a short brick stoop. Windows, doors, and porch casement panels replaced. Aluminum or vinyl siding, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features front-gabled roof, aluminum or vinyl novelty siding, sectional door.

**84-25 115th Street**

**Contributing, 2 buildings**

Date: 1920

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Built as part of a group of six houses at 84-17 to 84-33 115th Street arranged in an "ABAABA" pattern. Two-story wood frame house. As an "A" model in the group, this two-bay house features a side-gabled gambrel roof with full-width shed dormers front and back. Enclosed front porch with thick Tuscan columns, short brick stoop, and multi-paned sidelights. Windows, doors, and porch casement panels replaced. Aluminum or vinyl novelty siding, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features front-gabled roof, aluminum or vinyl siding, sectional door.

**84-29 115th Street**

**Contributing, 2 buildings**

Date: 1920

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Built as part of a group of six houses at 84-17 to 84-33 115th Street arranged in an "ABAABA" pattern. Two-story wood frame house. As a "B" model in the group, this two-bay house features a front-gabled gambrel roof with full-width shed dormers on both sides. Enclosed front porch with square pilasters, multi-light wood casement windows, and multi-light side lights. Most other windows and doors replaced. Aluminum or vinyl siding, asphalt roof. Contributing garage built after 1927, one-story freestanding structure, one bay wide, features front-gabled roof, aluminum or vinyl siding, sectional door.

**84-33 115th Street**

**Contributing, 2 buildings**

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Date: 1920

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Built as part of a group of six houses at 84-17 to 84-33 115th Street arranged in an "ABAABA" pattern. Two-story wood frame house. As an "A" model in the group, this two-bay house features a side-gabled gambrel roof with full-width shed dormers front and back. Enclosed front porch with thick Tuscan columns, multi-paned wood casements, sidelights, and door, and short brick stoop. Other windows replaced. Aluminum or vinyl novelty siding, asphalt roof. Contributing garage built after 1927, one-story freestanding structure, one bay wide, features front-gabled roof, aluminum or vinyl siding, sectional door.

**84-37 115th Street**

**Contributing, 2 buildings**

Date: c. 1920s

Style: Tudor Revival

Two-story wood frame house. Facade arranged in a single wide bay with grouped fenestration. Side-gabled roof. Enclosed front porch with multi-paned casement windows. Entrance to left of porch with paneled wood-and-glass door and simple enframing. Stucco siding. Simple wood window enframements. Windows replaced, asphalt roof. Contributing garage likely built with main houses, designed in a similar style, one-story freestanding structure, one bay wide, with hipped asphalt roof, stuccoed walls, sectional door.

**116th Street, West Side (Even Numbers)**

**84-20 116th Street**

**Contributing, 1 building**

Date: 1925

Style: Colonial Revival

Two-story and attic, wood frame freestanding building. Front facade divided into two bays plus adjacent porch. Front-gabled roof, southern section swoops down in a continuous line over enclosed side porch with flared eave and sunken shed dormer. Main entrance in side porch. Front facade features prominent center chimney and quarter-round attic windows. Windows and door replaced, aluminum or vinyl siding, asphalt roof.

**84-24 116th Street**

**Non-contributing, 1 building**

Date: 1929, largely rebuilt c. 2006

Style: Colonial Revival

Two-story and attic, wood frame freestanding house three bays wide. Wide front-gabled gambrel roof with gable side dormers. Facade largely rebuilt with stucco siding, double-height entrance portico, and faux Palladian-style windows. Non-contributing due to alterations.

**84-30 116th Street**

**Contributing, 2 buildings**

Date: c. 1920s

Style: Dutch Colonial Revival

Two-story and attic, wood frame freestanding house. Two bays wide. Side-gabled gambrel roof with flared eave extending over enclosed front porch. Shed dormers front and rear enlarged to two full stories beneath cross-gabled roof. Windows and door replaced, aluminum or vinyl siding, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features hipped asphalt roof, aluminum or vinyl siding, sectional wood door with glazed upper panels.

**84-32 116th Street**

**Contributing, 2 buildings**

Date: 1925

Style: Colonial Revival

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Built as part of a group of seven houses at 84-32 to 84-52 116th Street. Two-story wood frame freestanding house, one bay wide with grouped fenestration. Narrow and deep footprint. Side-gabled roof. Enclosed porch centered on front facade, main entrance to right of porch with paneled door feature four small lights. Side entrance with gabled hood on brackets. Grouped upper windows with six-over-six wood double-hung sash. Molded cornice, stuccoed facade. Porch windows likely replaced, storm windows and door installed, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, features hipped asphalt roof.

**84-36 116th Street**

**Contributing, 1 building**

Date: 1925

Style: Colonial Revival

Built as part of a group of seven houses at 84-32 to 84-52 116th Street. Two-story wood frame freestanding house, one bay wide with grouped fenestration. Narrow and deep footprint. Side-gabled roof. Enclosed porch centered on front facade, main entrance to right of porch. Side entrance with gabled hood on brackets. Grouped upper windows. Aluminum or vinyl novelty siding, windows and door replaced, asphalt roof.

**84-38 116th Street**

**Contributing, 2 buildings**

Date: 1925

Style: Colonial Revival

Built as part of a group of seven houses at 84-32 to 84-52 116th Street. Two-story wood frame freestanding house, one bay wide with grouped fenestration. Narrow and deep footprint. Side-gabled roof. Enclosed porch centered on front facade, main entrance to right of porch with paneled door with multi-light upper panel. Side entrance with gabled hood on brackets. Grouped upper windows with six-over-six wood double-hung sash. Molded cornice, stuccoed facade. Porch windows replaced, storm windows and door installed, asphalt roof. Contributing garage built by 1927 (possibly under NB 7187-1925), one-story freestanding structure, one bay wide, features hipped asphalt roof.

**84-42 116th Street**

**Contributing, 2 buildings**

Date: 1925

Style: Colonial Revival

Built as part of a group of seven houses at 84-32 to 84-52 116th Street. Two-story wood frame freestanding house, one bay wide with grouped fenestration. Narrow and deep footprint. Side-gabled roof. Enclosed porch centered on front facade, main entrance to right of porch. Grouped upper windows. Molded cornice, stuccoed facade. Windows and door replaced, porch windows reduced in size, asphalt roof. Contributing garage built by 1927 (possibly under NB 7186-1925), one-story freestanding structure, one bay wide, features hipped roof, stuccoed walls, sectional door.

**84-44 116th Street**

**Contributing, 2 buildings**

Date: 1925

Style: Colonial Revival

Built as part of a group of seven houses at 84-32 to 84-52 116th Street. Two-story wood frame freestanding house, one bay wide with grouped fenestration. Narrow and deep footprint. Side-gabled roof. Enclosed porch centered on front facade with multi-paned casement windows. Main entrance to right of porch. Grouped upper windows with six-over-six wood double-hung sash. Molded cornice, stuccoed facade. Storm windows and door installed, asphalt roof. Contributing garage built by 1927 (possibly under NB 7185-1925), matches main house, one-story freestanding structure, one bay wide, with side-gabled asphalt roof, stuccoed walls, sectional door.

**84-48 116th Street**

**Contributing, 2 buildings**

Date: 1925

Style: Colonial Revival

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Built as part of a group of seven houses at 84-32 to 84-52 116th Street. Two-story wood frame freestanding house, one bay wide with grouped fenestration. Narrow and deep footprint. Side-gabled roof. Enclosed porch centered on front facade, main entrance to right of porch. Grouped upper windows with six-over-six wood double-hung sash. Molded cornice, stuccoed side facades. Porch windows likely replaced, storm windows and door installed, front facade resided with faux stone, asphalt roof. Contributing garage built by 1927, matches main house, one-story freestanding structure, one bay wide, with side-gabled asphalt roof, stuccoed walls, sectional door.

**84-52 116th Street**

**Contributing, 2 buildings**

Date: 1925

Style: Colonial Revival

Built as part of a group of seven houses at 84-32 to 84-52 116th Street. Two-story wood frame freestanding house, one bay wide with grouped fenestration. Narrow and deep footprint. Side-gabled roof. Enclosed porch centered on front facade with square pilasters and wood casement windows. Main entrance to right of porch. Side entrance with gabled hood on brackets. Grouped upper windows with six-over-six wood double-hung sash. Molded cornice, stuccoed facade. Storm windows and door installed, asphalt roof. Contributing garage built by 1927 (possibly under NB 7183-1925), matches main house, one-story freestanding structure, one bay wide, with side-gabled asphalt roof, stuccoed walls, sectional door.

**Jacob Riis Triangle**

**Contributing, 1 site**

116th Street, 85th Avenue, and Babbage Street

Date: 1945

Acquired by the city in 1945. Long known as Babbage Triangle, it was officially named for Riis in 1990. Landscaped triangle with interpretive sign.

**116th Street, East Side (Odd Numbers)**

**84-11 116th Street**

**Non-contributing, 1 building**

Date: 1948

Style: Colonial Revival

Two-story wood frame freestanding house, three bays wide. Side-gabled roof. Faux-stone clad ground story, aluminum or vinyl novelty siding on upper stories. Projecting center entrance vestibule with pitched roof. Brick garage attached to south side facade. Not contributing due to being built after the period of significance.

**84-15 116th Street**

**Contributing, 2 buildings**

Date: 1924

Architect: E. R. Partridge

Original Owner/Developer: Division Bldg. Co.

Style: Colonial Revival

Possibly developed in conjunction with 84-33 116th Street. Two-story and attic, wood framed freestanding house, two bays wide. Front gabled roof. Full-width enclosed porch with grouped windows and entrance to left side. Fenestration arranged singly or in groups with double-hung six- or four-over-one wood sash. Quarter-round attic windows with radiating muntins. Rectangular side oriel with shed roof. Shingled siding. Window enframements encased, asphalt roof. Contributing garage built by 1927, matches main house, one-story freestanding structure, one bay wide, with front gabled roof, shingled siding, sectional door.

**84-19 116th Street**

**Contributing, 2 buildings**

Date: c. 1920s

Style: Dutch Colonial Revival

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Likely built as a pair of houses at 84-19 to 84-23 116th Street. Two-story wood frame house, two bays wide. Side-gabled gambrel roof with full-width shed dormers front and rear. Full-width porch, partially enclosed, with recessed entrance to left. Fenestration arranged singly or in groups with simple wood enframements and double-hung six-over-one wood sash. Porch windows and door replaced, storm windows installed, aluminum or vinyl siding, asphalt roof. Contributing garage built after 1927, one-story freestanding structure, one large bay wide, features side gabled asphalt roof, sectional door.

**84-23 116th Street**

**Contributing, 1 building**

Date: c. 1920s

Style: Dutch Colonial Revival

Likely built as a pair of houses at 84-19 to 84-23 116th Street. Two-story wood frame house, two bays wide. Side-gabled gambrel roof with full-width shed dormers front and rear. Full-width enclosed porch with recessed entrance to left. Fenestration arranged singly or in groups with simple wood enframements and double-hung six-over-one wood sash. Shingled siding. Door replaced, storm windows installed, asphalt roof.

**84-27 116th Street**

**Contributing, 2 buildings**

Date: 1906

Architect: Henry E. Haugaard

Original Owner/Developer: E. Bradley

Style: Tudor Revival

Two-story and attic, wood frame freestanding house. Facade generally divided into three bays at the first story, two at the second, and one at the attic level. Front-gabled roof with large gabled side dormers. Entrance portico with pedimented roof supported by grouped square columns. Second-story angled oriel above entrance. Windows and door replaced, wide aluminum or vinyl siding (obscuring faux-half timbering in gables), asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features side-gabled asphalt roof, exposed rafter tails, sectional door.

**84-33 116th Street**

**Contributing, 2 buildings**

Date: 1924

Architect: Attributed to E. R. Partridge

Original Owner/Developer: C. A. Partridge

Style: Colonial Revival

Possibly developed in conjunction with 84-15 116th Street. Two-story and attic, wood framed freestanding house, two bays wide. Front gabled roof. Nearly full-width enclosed porch extends beyond south facade. Pedimented entrance left of porch. Fenestration arranged singly or in groups with double-hung six- or four-over-one wood sash. Multi-paned casement attic windows. Rectangular side oriel with shed roof. Shingled siding. Porch windows replaced, storm windows installed, asphalt roof. Contributing garage built by 1927, matches main house, one-story freestanding structure, one bay wide, with front gabled roof, shingled siding, sectional door.

**84-37 116th Street**

**Contributing, 1 building; non-contributing, 1 building**

Date: c. 1895

Style: Shingle

Two-story and attic, wood frame freestanding house. Facade generally divided into two vertical sections or bays. Complex roofline with side-gabled main section extending downwards over porch with hipped ends, large gabled dormers, and cross-gabled rear extension. Porch partially enclosed with entrance recessed to right, flanked by Tuscan columns. Varied fenestration arranged singly and in groups, some with double-hung six-over-six wood sash. Attic window in front gable features radiating, spider-web muntins. Many windows replaced, storm windows installed, aluminum or vinyl siding, asphalt roof, porch partially enclosed. Garage built c. 1949, non-contributing due to age.



Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

**84-45 116th Street**

**Contributing, 2 buildings**

Date: 1919

Architect: Henry E. Haugaard

Original Owner/Developer: Ole Levardson

Style: Dutch Colonial Revival

Two-story wood frame house, two-bays wide. Side-gabled gambrel roof with full-width shed dormers front and back. Full-width enclosed porch. Side entrance vestibule with pitched roof. Porch windows reconfigured, other windows replaced, aluminum or vinyl siding, asphalt roof. Contributing garage built after 1927, one-story freestanding structure, one bay wide, features hipped asphalt roof, patterned concrete block walls, wood sectional door.

**117th Street, West Side (Even Numbers)**

**84-14 117th Street**

**Contributing, 1 building; non-contributing, 1 building**

Date: 1923, largely rebuilt 2006-07

Architect: 2006-07 alterations by Sandi Lipshitz Hacoheh Architect

Style: Colonial Revival

Two-story freestanding house. Side-gabled roof with gabled front dormer. Front-gabled entrance portico. Stuccoed facade. Non-contributing due to alterations. Contributing garage built by 1927, one-story freestanding structure, features a side-gabled asphalt roof.

**84-18 117th Street**

**Contributing, 2 buildings**

Date: 1922

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Built as part of a group of four houses at 84-18 to 84-32 117th Street. Two-story and attic, wood frame freestanding house, two bays wide. Side-gabled roof with full-wide shed dormers front and rear. Enclosed porch centered on facade, entrance set to right side under roof eave. Shingle siding. Windows and doors replaced, second-story balcony railing installed, asphalt roof. Contributing garage built after 1927, one-story freestanding structure, features a side-gabled asphalt roof.

**84-22 117th Street**

**Contributing, 1 building**

Date: 1922

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Tudor Revival

Built as part of a group of four houses at 84-18 to 84-32 117th Street. Two-story and attic, wood frame freestanding house. Facade divided into two vertical sections or bays. Side-gabled roof with jerking-headed and shed dormers. Enclosed porch with multi-paned wood casements and transoms. Entrance slightly recessed to right with short brick steps and paneled wood door. Stuccoed facade with simple wood window surrounds. Some windows replaced, others retain multi-paned wood windows. Asphalt roof.

**84-28 117th Street**

**Contributing, 2 buildings**

Date: 1922

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Built as part of a group of four houses at 84-18 to 84-32 117th Street. Two-story and attic, wood frame freestanding house. The 117<sup>th</sup> Street facade is essentially a side facade and is divided into two bays, the

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

facades running perpendicular to the street, containing the primary and secondary entrances, are both arranged into three bays. Front-gabled gambrel roof with full-width shed dormers on both sides, with a secondary attic-level shed dormer projecting from south roof. Enclosed side porch. Windows and door replaced, ground floor reclad in brick, upper stories reclad with aluminum or vinyl novelty siding, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features side-gabled asphalt roof and sectional door.

**84-32 117th Street**

**Contributing, 2 buildings**

Date: 1922

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Colonial Revival

Built as part of a group at 84-22 to 84-32 117th Street. Two-story and attic, wood frame freestanding house, four bays wide. Side-gabled roof with rear extension creating a salt-box form. Enclosed front porch. Facade reworked with stucco, windows and doors replaced, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features side-gabled asphalt roof, stuccoed walls, sectional door.

**84-36 117th Street**

**Contributing, 1 building; non-contributing, 1 building**

Date: c. 2011

Style: Contemporary

Existing 1920s house effectively rebuilt c. 2011. Two-story and attic freestanding houses. Cross-gabled roof. Brick facade. House non-contributing due to alterations. Contributing garage built 1923, minimally visible from street.

**84-40 117th Street**

**Contributing, 2 buildings**

Date: 1922

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Two-story wood frame freestanding house, two bays wide. Side-gabled gambrel roof with full-width shed dormers front and back. Full-width enclosed porch. Facade reworked with stucco, windows and doors replaced, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features a side-gabled asphalt roof, composite shingle siding, sectional door.

**84-46 117th Street**

**Contributing, 2 buildings**

Date: 1922

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Two-story wood frame freestanding house, two bays wide. Side-gabled gambrel roof with full-width shed dormers front and back. Enclosed porch with entrance slightly recessed to right. Facade reworked with stucco, windows and doors replaced, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features front-gable roof, sectional door with glazed upper panel.

**84-50 117th Street**

**Contributing, 2 buildings**

Date: c. 1880s

Style: Stick Style

Stylistically this houses appears to date from the 1880s (if so, it may have been one of the five houses built by Albon Platt Man in 1884). A house did not exist at this location until the 1920s, however, when 117th Street

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

was opened between 84th and 85th Avenues; it is possible an existing house was moved at that time. Two-story and attic, wood frame freestanding house. 85<sup>th</sup> Avenue facade divided into two bays, 117<sup>th</sup> Street facade with varied fenestration. Varied roofline with cross gables, gabled dormers, and deep overhangs. Evidence of original Stick Style design include the heavy brackets on the south facade and the east porch columns. Facade reworked with vinyl siding, new windows and doors. Asphalt roof, vinyl fencing. Contributing garage c. 1924, one-story freestanding structure, one bay wide, with front-gabled asphalt roof.

**85-14 117th Street**

**Contributing, 2 buildings**

Date: c. 1890

Style: Queen Anne

On the 1891 fire insurance map of Richmond Hill this is labeled as the residence of prominent local architect Henry E. Haugaard. Two-story and attic, wood frame freestanding house, two bays wide. Cubic form with hipped roof, hipped front dormer, and gabled side dormers. Two-story angled front bay with projecting entrance vestibule. Enclosed side porch. Windows and doors replaced, aluminum or vinyl siding, asphalt roof. Contributing garage facing parallel to 117th Street built by 1927 (possibly under NB 2069-1926). One-story freestanding structure, one bay wide, with hipped asphalt roof, aluminum or vinyl siding.

**85-18 117th Street**

**Contributing, 2 buildings**

Date: 1909

Architect: Andrew J. Riis

Original Owner/Developer: Andrew J. Riis

Style: Colonial Revival

Two-story and attic, wood frame freestanding house, three bays wide. Side-gabled roof with gabled front dormer. Full-width porch with hipped roof, round columns, balustraded wood railing, and brick steps. Entrance flanked by sidelights. Ground-floor fenestration with transoms. Windows and door replaced, resided with composite shingles, asphalt roof. Contributing garage built by 1927 (possibly under NB 18508-1924), one-story freestanding structure, one large bay wide, features a front-gabled roof, stuccoed walls, sectional door.

**85-26 117th Street**

**Contributing, 2 buildings**

Date: 1908

Architect: Andrew J. Riis

Original Owner/Developer: Andrew J. Riis

Style: Shingle

Two-story and attic, wood frame freestanding house. Front facade facing 117<sup>th</sup> Street divided into four first floor bays, two second story bays, and single attic bay; Complex roofline with hipped main section, hipped dormers, and swooping eave extending downward over southern bay. Enclosed north porch and entrance vestibule with brick piers, balustraded railing, and varied fenestration fitted with multi- and single-pane glazing. Ground floor clad with wide rectangular shingles, upper stories with narrow patterned shingles. Quarter-round windows with radiating spiderweb wood muntins. Most windows replaced, asphalt roof. Contributing garage built after 1927, one-story freestanding structure, two bays wide, features a front-gabled asphalt roof, patterned concrete block walls with composite-shingled gable, and sectional doors.

**117th Street, East Side (Odd Numbers)**

**84-11 117th Street**

**Contributing, 2 buildings**

Date: 1923

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Colonial Revival

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Two-story and attic, wood frame freestanding house, two bays wide at the second story. Side-gabled roof with swooping eaves and full-width shed dormers front and back. Enclosed entrance vestibule with brick steps. Stuccoed facade. Windows and doors replaced, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features flat roof and stuccoed walls, with the vehicular entrance infilled for use as shed.

**84-17 117th Street**

**Contributing, 2 buildings**

Date: 1922

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Colonial Revival

Built as part of a group of six houses at 84-17 to 84-27 117th Street. Two-story and attic, wood frame freestanding house, three bays wide at the second story. Side-gabled roof with shed dormers front and back. Enclosed entrance vestibule with brick steps. Reclad with aluminum or vinyl novelty siding, windows and doors replaced, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features hipped roof, aluminum or vinyl siding, and sectional door.

**84-21 117th Street**

**Contributing, 2 buildings**

Date: 1922

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Colonial Revival

Built as part of a group of six houses at 84-17 to 84-27 117th Street. Two-story and attic, wood frame freestanding house. Facade generally divided into two vertical sections or bays. Side-gabled roof with swooping eaves. Front cross gable and shed roofed dormer, full-width shed roof dormer. Partial-width screened-in porch contains main entrance. Stuccoed facade. Fenestration arranged singly or in pairs with double-hung six-over-six wood sash. Asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one large bay wide, features side-gabled asphalt roof, stuccoed walls, and sectional door.

**84-27 117th Street**

**Contributing, 2 buildings**

Date: 1922

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Colonial Revival

Built as part of a group of six houses at 84-17 to 84-27 117th Street. Two-story and attic, wood frame freestanding house. Side-gabled roof. Enclosed front porch. Some historic double-hung six-over-one wood windows. Most windows replaced, door replaced, reclad with aluminum or vinyl siding, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one large bay wide, features hipped asphalt roof, stuccoed walls, and sectional door.

**84-31 117th Street**

**Non-contributing, 1 building; contributing, 1 building**

Date: 1922

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Built as part of a group of six houses at 84-17 to 84-27 117th Street. Two-story and attic, wood framed freestanding house, three bays wide. Side-gabled gambrel roof. Historic form obscured by two-story front extension. Windows and doors replaced, aluminum or vinyl novelty siding, asphalt roof. Non-contributing due to alterations. Contributing garage built by 1927 (possibly under NB 10919-1924), one-story freestanding structure, one bay wide, features side-gabled asphalt roof, aluminum or vinyl siding, and wood sectional door.

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

**84-35 117th Street**

**Contributing, 2 buildings**

Date: 1922

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Colonial Revival

Built as part of a group of six houses at 84-17 to 84-27 117th Street. Two-story and attic, wood frame freestanding house. Facade generally divided into two vertical sections or bays. Side-gabled roof, part of which extends downward over ground floor. Octagonal turret pierces main roofline, gabled dormer. Entrance vestibule recessed to left with shed door. Stuccoed facade. A few small multi-paned and stained-glass windows remain. Most windows replaced, door replaced, asphalt roof. Contributing garage built by 1927 (possibly under NB 12415-1923), one-story freestanding structure, one bay wide, features hipped asphalt roof, sectional door.

**84-39 117th Street**

**Contributing, 2 buildings**

Date: 1922

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Colonial Revival

Built as part of a group of six houses at 84-17 to 84-27 117th Street. Two-story and attic, wood framed freestanding house. Facade generally divided into two vertical sections or bays. Side-gabled roof with swooping eaves. Front cross gable and shed roofed dormer, full-width shed roof dormer. Partial-width screened-in porch contains main entrance. Windows and door replaced, aluminum or vinyl siding, asphalt roof. Contributing garage built by 1927 (possibly under NB 12556-1924), one-story freestanding structure, one bay wide, features side-gabled asphalt roof, aluminum or vinyl siding, sectional door.

**85-13 117th Street**

**Contributing, 1 building**

Date: 1906-07

Architect: Henry E. Haugaard

Original Owner/Developer: Margaret C. Haugaard

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Primary facade generally divided into two vertical sections or bays. Cross-gabled attic roof, hipped main roof with gabled dormer. Wrap-around porch with octagonal corner pavilion. Angled side bays. Porch partially rebuilt, windows and doors replaced, some window openings reconfigured, shingled siding, asphalt roof. Stone-and-iron fencing.

**85-19 117th Street**

**Contributing, 2 buildings**

Date: 1906-07

Architect: Henry E. Haugaard

Original Owner/Developer: Margaret C. Haugaard

Style: Tudor Revival

Three-story and attic, wood frame freestanding house. Symmetrical facade roughly three bays wide. Cross-gabled roof with angled gabled dormers and steeply pitched hipped balcony hood. Porch centered on front facade with grouped columns, patterned concrete block piers, wood railing, and brick steps. Windows and door replaced, aluminum or vinyl novelty siding (obscuring faux half-timbering in gables), asphalt roof. Contributing garage built by 1927 (possibly under NB 2453-1920), one-story freestanding structure, one bay wide, features hipped asphalt roof, patterned concrete block walls, and sectional door.

**85-25 117th Street**

**Contributing, 1 building**

Date: 1906-07

Architect: Henry B. Clapp

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Original Owner/Developer: Mrs. E. J. West

Style: Dutch Colonial Revival

Two-story and attic, wood frame freestanding house, roughly three bays wide. Side-gabled gambrel roof with prominent gambrel-roofed front dormer. Swooping eaves of main roof shelter full-width porch featuring round columns, wood railing, and brick steps. Angled bays on front and south side facade. Windows and door replaced, aluminum or vinyl siding, asphalt roof.

**85-33 117th Street**

**Contributing, 1 building**

Date: c. 1905

Style: Dutch Colonial Revival

Two-story and attic, wood frame freestanding house, roughly three bays wide. Side-gabled gambrel roof with prominent gabled front dormer. Main roof extends over wrap-around porch featuring round columns and patterned concrete block knee wall. Windows and door replaced, aluminum or vinyl siding, asphalt roof.

**118th Street, West Side (Even Numbers)**

**84-24 118th Street**

**Contributing, 2 buildings**

Date: c. 1923

Style: Dutch Colonial Revival

Two-story and attic free-standing house, three bays wide. Gambrel roof, gable-end chimney, shed dormer, partially enclosed front porch with multi-pane casement windows, a small gable in the entrance bay, recessed front entrance, and stucco ground floor and clapboard sided upper stories. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features hipped asphalt roof and shingle siding.

**84-30 118th Street**

**Contributing, 2 buildings**

Date: c. 1895

Architect: Not determined

Original Owner/Developer: Not determined

Style: Shingle Style

Two-story and attic free-standing house, three bays wide. Cross-gabled roof, hipped dormer, wide entry portico with fieldstone piers and arched entrance. Fenestration includes paired and single window openings, some featuring curving hoods, soffits, and jambs. Curved wall surface above attic window in front gable. Resided with EIFS cladding, windows replaced, porch enclosed, second-story balcony created above porch with balustrade railing, asphalt roof. Contributing garage built by 1927 (possibly under NB 19497-1924), one-story freestanding structure, one large bay wide, features hipped asphalt roof and sectional door.

**84-40 118th Street**

**Contributing, 2 buildings**

Date: c. 1895

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Facade generally divided into two vertical sections or bays. Side-gabled roof with multi-level eaves, a hipped dormer, turreted dormer, an eyebrow window, an oriel window, and curved or projecting window hoods. Enclosed porch with battered piers. Textured stucco cladding. Some windows replaced, asphalt roof. Contributing garage built c. 1927 (NB 10344-1924) designed to match main house, one-story freestanding structure, one bay wide, with hipped asphalt roof with flared eaves, stuccoed walls, sectional door.

**84-44 118th Street**

**Contributing, 2 buildings**

Date: 1921

Architect: Harry J. Arnold

Original Owner/Developer: Harry J. Arnold

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Style: Colonial Revival

Two-story and attic, wood frame freestanding house, two bays wide. Front-gabled roof with prominent gable-end chimney, shed dormers, enclosed porch with multi-light wood windows, front entry within the porch, stucco cladding at the first story and shingle cladding above a flared stringcourse, and six-over-six double-hung windows. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features front gabled roof, out-swing doors with multi-paned lights.

**84-48 118th Street**

**Contributing, 1 building; non-contributing, 1 building**

Date: 1901

Architect: Wade & Cullingford

Original Owner/Developer: Wade & Cullingford

Style: Shingle

Two-story and attic, wood frame freestanding house. Primary facade generally divided into two vertical sections or bays. Side-gable roof, a rounded bay with a turret-form roof, front porch and second and third-story porches, shingle cladding, paired and single window openings, and original sash with diamond-pattern muntins. Replacement shingle siding, asphalt roof. Brick garage built c. 1950, one-story freestanding structure, one bay wide, non-contributing due to age.

**84-54 118th Street**

**Contributing, 1 building**

Date: c. 1905

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Primary facade generally divided into two vertical sections or bays. Side-gable roof with cross-gabled dormers and octagonal corner tower with pyramidal roof. Wrap-around porch with Tuscan columns, battered concrete block piers, wood railing, and front and side pediments. Second-story sleeping porch with shed roof supported by dwarf columns and shingled knee wall. Varied fenestration. Attic windows feature double-hung wood sash, many with multi-paned upper sash with pointed-arched muntins. Shingled ground floor. Upper stories reclad with composition shingles. Storm windows installed, asphalt roof.

**84th Avenue, South Side (Even Numbers)**

**110-16 84th Avenue**

**Contributing, 1 building**

Date: c. 1920s

Style: Colonial Revival

Two-story wood frame house, three bays wide with flanking one-story wings. Side-gabled roof. Gabled entrance vestibule. One wing contains an attached garage. Stuccoed facade. Windows and door replaced, asphalt roof.

**110-20 84th Avenue**

**Contributing, 2 buildings**

Date: 1921

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Two-story and attic, wood frame freestanding house, two bays wide. Front-gabled gambrel roof with full-width shed dormers on either side. Brick ground floor with enclosed full-width front porch. Fenestration arranged singly or in pairs, some retaining double-hung six-over-one wood sash. Some windows replaced, storm windows installed, upper stories reclad with aluminum or vinyl siding, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features front-gabled roof, aluminum or vinyl siding, sectional door.

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

**110-30 84th Avenue**

**Non-contributing, 1 building**

Date: 1905

Style: Altered to Colonial Revival

Research indicates this was originally a wood-frame house with Queen Anne elements including a corner tower. Two-story brick freestanding house, three bays wide with attached one-story garage wing. Side-gabled roof. Facade altered with rounded bay, new stoop, and stuccoed corner pilasters. Attached garage retains dentiled cornice and double-hung multi-paned wood sash. Non-contributing due to alterations.

**110-34 84th Avenue**

**Contributing, 2 buildings**

Date: c. 1920s

Style: Craftsman

Likely built as a pair at 110-34 to 110-44 84th Avenue. Two-story and attic, wood frame freestanding house. Three-bay ground floor, two-bay second story dormer. Wide side-gabled roof extends downward over full-width front porch. Prominent gabled front dormer, gabled side wing. Exposed rafter tails above porch, ornamental brackets below projecting second-story gables. Stuccoed facade with faux half timbering in gable ends and clapboard-sided dormer. Fenestration mostly grouped in pairs with double-hung one-over-one windows. Storm windows and door installed, asphalt roof, porch enclosed. Contributing garage built c. 1922, one-story freestanding structure, two bays wide, features front-gabled roof, stuccoed siding, wood sectional doors with glazed upper panels.

**110-44 84th Avenue**

**Contributing, 2 buildings**

Date: c. 1920s

Style: Craftsman

Likely built as a pair at 110-34 to 110-44 84th Avenue. Two-story and attic, wood frame freestanding house, three bays wide. Wide side-gabled roof extends downward over full-width front porch with double-leaf wood-and-glass door with sidelights. Prominent gabled front dormer, gabled side wing. Ornamental brackets below projecting second-story gables. Reclad with aluminum or vinyl siding, windows replaced, asphalt roof, porch enclosed. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features front-gabled asphalt roof, stuccoed walls.

**112-14 84th Avenue**

**Contributing, 1 building**

Date: 1919-20

Architect: H. T. Jeffrey

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Built as part of a pair of houses at 112-14 to 112-20 84th Avenue. Two-story and attic, wood frame freestanding house, three bays wide. Side-gabled gambrel roof with full-width shed dormers front and rear. Flared eaves of main roof extend well beyond ground floor. Enclosed side porch with shed roof and large multi-pane wood casement windows. Double-hung windows with six-over-one wood sash. Wood-and-glass multi-pane door with sidelights. Reclad with aluminum or vinyl siding, storm windows installed, asphalt roof.

**112-20 84th Avenue**

**Contributing, 2 buildings**

Date: 1919

Architect: H. T. Jeffrey

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Built as part of a pair of houses at 112-14 to 112-20 84th Avenue. Two-story and attic, wood frame freestanding house, three bays wide. Side-gabled gambrel roof with full-width shed dormers front and rear. Flared eaves of main roof extends over enclosed front porch, which features multi-pane wood casement



Richmond Hill Historic District

Name of Property

Queens, NY

County and State

windows and centered entrance with sidelights. Double-hung windows with six-over-one wood sash. Reclad with aluminum or vinyl siding, storm windows installed, asphalt roof. Contributing garage facing 113th Street built by 1927 (possibly under NB 4706-1920), one-story freestanding structure, one large bay wide, features front-gable roof, aluminum or vinyl siding, sectional door.

**113-22 84th Avenue**

**Contributing, 1 building**

Date: 1927

Style: Colonial Revival/Spanish Revival

Built in conjunction with 114-06 84th Avenue. Two-story plus attic and partially raised basement, freestanding brick house, three bays wide. Hipped roof with hipped dormers. Full-width porch and octagonal side wing, both with hipped roofs. All roofs clad with Spanish tile. Fenestration arranged singly or in pairs with double-hung six-over-one wood sash. Entrance with large sidelights and transom, brick steps. Door replaced, storm windows installed, porch enclosed. Basement garage accessed from 114th Street.

**114-06 84th Avenue**

**Contributing, 2 buildings**

Date: 1927

Style: Colonial Revival/Spanish Revival

Built in conjunction with 113-22 84th Avenue. Two-story plus attic and partially raised basement, freestanding brick house, roughly one wide bays wide. Cross-hipped roof with hipped dormers. All roofs clad with Spanish tile. Enclosed front porch with hipped roof, entrance deeply recessed to right side above brick terrace. Fenestration arranged singly or in groups with wide wood mullions. Windows and door replaced. Contributing garage likely built in conjunction with main house, one-story freestanding structure, one bay wide, features hipped Spanish tile roof.

**114-10 84th Avenue**

**Contributing, 2 buildings**

Date: 1926

Architect: None listed in docket book

Original Owner/Developer: R. Barry

Style: Craftsman

Two-story freestanding brick house, three bays wide. Front-gabled roof. Full-width enclosed porch with hipped roof, brick piers and knee wall, brick steps, and rustic wood door with multi-pane upper panel. Second story fenestration arranged in Palladian-style grouping with round-arched tympanum above middle window opening. Windows replaced, asphalt roof. Contributing brick garage built by 1927, one-story freestanding structure, one large bay wide, features hipped asphalt roof, wood sectional door.

**116-02 84th Avenue**

**Contributing, 1 building**

Date: 1922

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: A. Dothertz

Style: Dutch Colonial Revival

Two-story wood frame freestanding house. Primary facade is three bays wide. Side-gabled gambrel roof with full-width shed dormers front and rear. Flared eaves of main roof extend downward over enclosed front porch. One-story wings flank main block, featuring flat roofs and grouped pilasters. Left wing contains attached garage with a pair of out-swing wood paneled doors with multi-pane lights in upper panels. Right wing comprises an enclosed porch with multi-pane wood casement windows and transoms. Double-hung windows, some with six-over-one wood sash, some with vertical four-over-one sash. Ground floor reclad with faux stone siding. Upper stories clad with aluminum or vinyl siding, storm windows installed, asphalt roof

**116-08 84th Avenue**

**Contributing, 2 buildings**

Date: 1922

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Architect: F. S. Kuppeul (spelling unclear in docket book)  
Original Owner/Developer: H. N. Knusell  
Style: Dutch Colonial Revival

Two-story wood frame freestanding house, three bays wide. Side-gabled gambrel roof with full-width shed dormers front and rear. Flared eaves of main roof extend downward over enclosed front porch, which features Craftsman-style exposed rafter tails. Stuccoed ground floor, upper stories clad with wide shingles. Porch windows reconfigured, door replaced, most other windows replaced, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features side-gabled roof, shingled walls, and sectional door.

**116-16 84th Avenue**

**Contributing, 1 building**

Date: 1922

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Two-story wood frame freestanding house, second story is two bays wide. Side-gabled gambrel roof with full-width shed dormers front and rear. Enclosed front porch with hipped roof. Entrance vestibule recessed to right, enclosed with multi-pane door and casement windows. Angled side bay below flared eaves. Stuccoed ground floor, shingled upper stories. Windows replaced, asphalt roof.

**116-20 84th Avenue**

**Contributing, 1 building**

Date: 1921

Style: Dutch Colonial Revival

Two-story wood frame freestanding house. Primary facade facing 116th Street is three bays wide with one-story side wings. Side-gabled gambrel roof with full-width shed dormers front and rear; secondary shed dormer projecting from front attic. Some fenestration reconfigured into picture windows, most sash replaced, house resided with aluminum or vinyl siding, asphalt roof. One-story side extension, elevated side deck above open carport.

**84th Avenue, North Side (Odd Numbers)**

**110-35 84th Avenue**

**Contributing, 2 buildings**

Date: 1915

Architect: William Debus

Original Owner/Developer: Peter Blank

Style: Dutch Colonial Revival

Two-story wood frame freestanding house, three bays wide at second story. Side-gabled gambrel roof with shed dormer. Flared eave of main roof extends downward over full-width porch, which features wide round columns, wood railing, and brick steps. Grouped casement windows under porch, double-hung upper windows with eight-over-one wood sash. Ground floor clad with clapboard, upper stories with shingles. Storm windows installed, asphalt roof. Contributing garage also built 1915 (NB 2253-15), one-story freestanding structure, one bay wide, features hipped asphalt roof, shingled siding, wood sectional door.

**110-37 84th Avenue**

**Contributing, 2 buildings**

Date: c. 1915

Style: Dutch Colonial Revival

Two-story wood frame freestanding house, four bays wide at second story. Side-gabled gambrel roof with shed dormer. Enclosed front porch with shed roof. Windows and door replaced, reclad with aluminum or vinyl siding, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features front-gable roof, aluminum or vinyl siding, sectional door.

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

**110-41 84th Avenue**

**Contributing, 2 buildings**

Date: 1919

Architect: Henry E. Haugaard

Original Owner/Developer: Church St. Realty Corp.

Style: Dutch Colonial Revival

Built as part of a group of four houses at 110-41 to 110-47 84th Avenue. Two-story wood frame freestanding house, two bays wide. Side-gabled gambrel roof with shed dormers front and rear. Flared eave of main roof extends downward over full-width porch. Main entrance recessed back along left side facade in gabled-roofed vestibule. Windows and door replaced, reclad with aluminum or vinyl siding, asphalt roof. Contributing garage built after 1927, oriented parallel to 84<sup>th</sup> Avenue at the end of what was once a shared alley, one-story freestanding structure, one bay wide, features front-gabled roof.

**110-43 84th Avenue**

**Contributing, 1 building**

Date: 1919

Architect: Henry E. Haugaard

Original Owner/Developer: Church St. Realty Corp.

Style: Dutch Colonial Revival

Built as part of a group of four houses at 110-41 to 110-47 84th Avenue. Two-story wood frame freestanding house, two bays wide. Side-gabled gambrel roof with shed dormers front and rear. Flared eave of main roof extends downward over full-width porch. Brick ground floor. Main entrance recessed back along left side facade in gabled-roofed vestibule. Windows and door replaced, upper stories reclad with aluminum or vinyl siding, asphalt roof.

**110-45 84th Avenue**

**Contributing, 1 building**

Date: 1919

Architect: Henry E. Haugaard

Original Owner/Developer: Church St. Realty Corp.

Style: Dutch Colonial Revival

Built as part of a group of four houses at 110-41 to 110-47 84th Avenue. Two-story wood frame freestanding house, two bays wide. Side-gabled gambrel roof with shed dormers front and rear. Flared eave of main roof extends downward over full-width porch. Main entrance recessed back along left side facade with gabled-roofed vestibule. Windows and door replaced, reclad with aluminum or vinyl siding, asphalt roof.

**110-47 84th Avenue**

**Contributing, 2 buildings**

Date: 1919

Architect: Henry E. Haugaard

Original Owner/Developer: Church St. Realty Corp.

Style: Dutch Colonial Revival

Built as part of a group of four houses at 110-41 to 110-47 84th Avenue. Two-story wood frame freestanding house, two bays wide. Side-gabled gambrel roof with shed dormers front and rear. Flared eave of main roof extends downward over full-width porch. Brick ground floor. Main entrance along right side facade in gabled-roofed vestibule. Windows and door replaced, upper stories reclad with aluminum or vinyl siding, asphalt roof. Contributing brick garage built by 1927, one-story freestanding structure, one large bay wide, features irregular front-gabled roof, sectional door.

**112-01 84th Avenue**

**Contributing, 2 buildings**

Date: 1919

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Built as part of a group of four houses at 112-01 to 112-13 84th Avenue. Two-story wood frame freestanding house, two bays wide. Side-gabled gambrel roof with shed dormers front and rear. Flared eave of main roof extends downward over full-width porch. Main entrance recessed back along left side facade in gabled-roofed vestibule. Windows and door replaced, reclad with aluminum or vinyl siding, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features front-gabled roof, shingled side walls and aluminum or vinyl sided gable, and sectional door.

**112-05 84th Avenue**

**Contributing, 2 buildings**

Date: 1919

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Built as part of a group of four houses at 112-01 to 112-13 84th Avenue. Two-story wood frame freestanding house, two bays wide. Side-gabled gambrel roof with shed dormers front and rear. Flared eave of main roof extends downward over full-width porch, which features square pilasters and cross-braced spandrel panels. Main entrance recessed back along left side facade in gabled-roofed vestibule. Shingle siding. Windows and door replaced, asphalt roof. Contributing garage built by 1924 facing what was a shared rear alley, one-story freestanding structure, features a side-gabled roof.

**112-09 84th Avenue**

**Contributing, 2 buildings**

Date: 1919

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Built as part of a group of four houses at 112-01 to 112-13 84th Avenue. Two-story wood frame freestanding house, two bays wide. Side-gabled gambrel roof with shed dormers front and rear. Flared eave of main roof extends downward over full-width porch. Main entrance recessed back along left side facade in gabled-roofed vestibule. Windows and door replaced, reclad with aluminum or vinyl siding, asphalt roof. Contributing garage built by 1927 facing what was a shared rear alley, one-story freestanding structure, minimally visible from street.

**112-13 84th Avenue**

**Contributing, 1 building**

Date: 1919

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Dutch Colonial Revival

Built as part of a group of four houses at 112-01 to 112-13 84th Avenue. Two-story wood frame freestanding house, two bays wide. Side-gabled gambrel roof with shed dormers front and rear. Flared eave of main roof extends downward over full-width porch, which features square corner pilasters. Main entrance recessed back along left side facade in gabled-roofed vestibule. Windows and door replaced, reclad with aluminum or vinyl siding, asphalt roof.

**112-15 84th Avenue**

**Contributing, 2 buildings**

Date: 1902

Architect: None listed in docket book

Original Owner/Developer: Evelyn M. Dawson

Style: Queen Anne

Two-story and attic, wood frame freestanding house on through-block lot. Three bays wide. Hipped roof with large gabled dormers. Symmetrical front facade. Full-width front porch with hipped roof, now mostly enclosed except for recessed entrance. Second-story angled oriel. Attic windows in front gable arranged in Palladian-

Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

style composition with round-arched center transom with radiating muntins. Windows and door replaced, reclad with aluminum or vinyl siding, brick around entrance, asphalt roof. Contributing garage at rear of lot built by 1927 (possibly converted from an earlier structure), minimally visible from street.

**112-21 84th Avenue**

**Contributing, 1 building**

Date: 1921

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Craftsman

Two-story and raised basement, wood frame freestanding house, generally arranged as a single wide bay. Side-gabled jerkin-head roof with wide shed dormer. Main roof eave extends downward over enclosed front porch. Grouped windows in porch and second-story dormer with wide wood muntins, double-hung six-over-one sash. Stuccoed facades, wood window surrounds. Located on raised site with attached basement garage (built after 1940), which features a sectional door with glazed upper panels. Asphalt roof.

**112-27 84th Avenue**

**Contributing, 1 building**

Date: 1928

Style: Spanish Revival

Built as part of a pair of houses at 112-27 to 112-31 84th Avenue. Two-story and basement wood-frame freestanding house, one wide bay with grouped windows. Flat Spanish tile hipped roof with projecting square corner bay. Located on raised site with attached basement garage. Tall brick and concrete steps lead to main first-story entrance. Stuccoed facade. Windows replaced.

**112-31 84th Avenue**

**Contributing, 1 building**

Date: 1928

Style: Spanish Revival

Built as part of a pair of houses at 112-27 to 112-31 84th Avenue. Two-story and basement wood-frame freestanding house, one bay wide with grouped windows. Flat Spanish tile hipped roof with gabled dormer. Located on raised site with attached basement garage. Tall brick and concrete steps lead to main first-story entrance. Facade reclad with faux stone and brick face. Windows replaced.

**113-21 84th Avenue**

**Contributing, 1 building**

Date: c. 1909

Style: Queen Anne

Two-story and attic, wood frame freestanding house located on through-block lot. Three bays wide. Hipped roof with large gabled dormers. Front dormer has curved pediment. Side dormers feature attic windows arranged in Palladian-style grouping with round-arched center transom. Full-width front porch with round columns and wood railing. Rectangular side oriel on ornamented brackets. Windows and door replaced, mostly reclad with aluminum or vinyl siding, upper front facade reclad with faux shingles, asphalt roof.

**114-03 84th Avenue**

**Contributing, 1 building**

Date: 1909

Architect: Henry E. Haugaard

Original Owner/Developer: George Cook

Style: Tudor Revival

Two-story and attic, wood frame freestanding house, two bays wide. Steeply pitched front-gabled roof with shed dormers on either side. Front porch extension, facade reworked with stucco (obscuring faux half-timbering in gables).

Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

**114-07 84th Avenue**

**Contributing, 2 buildings**

Date: c. 1909

Style: Queen Anne

Two-story and attic, wood frame freestanding house on through-block lot. Facade generally arranged into two vertical sections or bays. Complex roofline with hipped main section, cross gables, and octagonal corner tower with pyramidal roof. Wrap-around porch with slender round columns, wood railing, and spindle work fascia. Intact porte-cochere attached to porch. Some wood double-hung windows, other windows replaced. Reclad with composition siding, asphalt roof. Contributing two-story carriage house at rear of lot near Park Lane South, may have been built by 1911 or may have replaced an earlier building c. 1926 around the time Park Lane South was created. Two-story freestanding structure, two bays wide, with side-gabled asphalt roof with front dormer, multiple out-swing doors with cross-braced lower panels and multi-pane glazed upper panels.

**114-09 84th Avenue**

**Contributing, 1 building**

Date: 1928

Style: Tudor Revival

Two-story and attic, freestanding brick house. One bay wide plus adjacent entrance. Side-gabled main roof with asymmetrical projecting front cross gable extending downward on the left side over the recessed entrance portico. Flat tile roofing. Entrance features round-arched openings and patterned brick railing. Brick ground floor and front facade, stuccoed upper stories. Attached garage with hipped tile roof and sectional door. Windows replaced.

**114-19 84th Avenue**

**Contributing, 2 buildings**

Date: 1927

Style: Colonial Revival with Tudor Revival elements

Two-story-and attic freestanding brick house, three bays wide. Slate roof featuring jerkinhead gable-ends and dormers with hipped slate roofs, and a one-story wing at the east facade. Symmetrical, three-bay facade composition with a center entry portico and balustrade above. The front door is paneled wood with six glazed lites in the upper panel. Fenestration is six-over-six and six-over-one double-hung sash, ganged at the first floor and single at the second floor of the front facade. Details include a soldier-course watertable and soldier-course window lintels, decorative copper leaders, and a basket-arch spandrel with decorative brick patterning and keystone above the paired windows at the one-story wing. Contributing garage possibly built at the same time as the main house, one-story freestanding structure, two bays wide, features hipped asphalt roof, brick side walls, and sectional doors.

**85th Avenue, South Side (Even Numbers)**

**113-04 85th Avenue**

**Contributing, 2 buildings**

Date: c. 1895

Style: Queen Anne

Three-story plus attic freestanding house, primary facade generally divided into two vertical sections or bays. Two-tiered, wraparound porch with Tuscan columns, gabled roofs with flared eaves, a brick chimney, flared stringcourses between each floor, and a projecting bay with rounded corners topped by a hipped gable. Fenestration is varied, with single, paired, and ganged windows, arch-headed windows, and a fan-light window in the front attic gable. Windows replaced, resided, asphalt shingle roof, brick and cultured stone porch steps. Contributing two bay garage built by 1911, one-story freestanding structure, two bays wide, features hipped asphalt roof, stuccoed walls, brick pier, and sectional doors with row of glazed panels.

**116-02 85th Avenue**

**Non-contributing, 1 building**

Date: c. 1941

Style: Colonial Revival

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Two-story freestanding house, four bays wide with flanking one-story wings. Gable-ended with steeply pitched slate roof and nearly full-width shed dormer. Brick lower story with clapboard-sided upper story. The front entry in the north wing features a small brick stoop. The south wing contains a two-bay garage. Windows and entrance door replaced, upper story resided. Non-contributing due to being built after the period of significance.

**116-06 85th Avenue**

**Contributing, 2 buildings**

Date: c. 1895

Style: Queen Anne

Two-story plus attic freestanding frame house, three bays wide. Hipped roof with cross gable and gabled dormers. Renovated with clapboard siding and shingles in the gable ends. L-shaped side porch with spindle columns, wood railing, and pedimented roof. Simple wood window surrounds with molded lintels on the ground floor. Windows replaced, asphalt roof, siding likely restored. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features hipped asphalt roof, clapboard siding.

**116-12 85th Avenue**

**Contributing, 1 building**

Date: 1890

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Facade divided into two vertical sections or bays. Complex roofline with hipped main section, large cross gables, and variously sized gabled front dormer. Larger dormer sits above angled oriel, features round-arched window with radiating muntins. Smaller dormer ornamented with a sunburst motif, a hallmark of the Queen Anne style. Wrap-around porch with slender turned columns and wood railing. Multi-texture wall surfaces with shingled ground floor, clapboarded upper stories, and patterned shingles in the dormers and gables. Varied fenestration arranged singly or in groups with wood window surrounds. Windows replaced, asphalt roof.

**116-18 85th Avenue**

**Contributing, 2 buildings**

Date: 1905

Architect: Henry B. Clapp

Original Owner/Developer: Not determined (writing in docket book illegible)

Style: Shingle

Two-story and attic, wood frame freestanding house. Facade generally divided into two vertical sections or bays. Side-gabled roof with offset gabled front dormer. Dormer sits above two-story angled bay, which is partially encapsulated by full-width front porch. Shingle-clad porch features large round-arched openings and a hipped roof. Second-story sleeping porch features similar round-arched openings. Angled side oriel with swooped roof and bottom. Complex massing unified by taugth shingle cladding. Windows replaced, asphalt roof. Contributing garage built 1913 (NB 2609-13), one-story freestanding structure, one bay wide, front-gabled roof, shingle siding, shed hood, sectional door.

**117-04 85th Avenue**

**Contributing, 1 building**

Date: 1906

Architect: Henry B. Clapp

Original Owner/Developer: Mrs. E. J. West

Style: Queen Anne

Two-story and attic, wood frame freestanding house. Primary facade generally divided into three vertical sections or bays. Side-gabled roof with gabled and hipped dormers. Large front dormer sits above two-story angled bay. Telescoping side extension. Facade reworked with stucco, windows and doors replaced, asphalt roof, brick and iron fencing.

**85th Avenue, North Side (Odd Numbers)**

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

**110-93 85th Avenue**

**Contributing, 2 buildings**

Date: 1921

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: Classic Const. Co.

Style: Tudor Revival

Two-story wood frame freestanding house, one wide bay with recessed entrance bay. Steeply-pitch side-gabled roof with steeply pitched front dormer. Part of main roof flows around dormer and downwards over enclosed sunroom. Entrance set back to left of sunroom, features round-arched hood, paneled wood door with leaded glazing, and brick steps. Stuccoed facade. Windows replaced, asphalt roof. Contributing garage built by 1927 (possibly under NB 1445-1922) matches main house, one-story freestanding structure, one bay wide, with front-gabled roof, stuccoed walls, sectional door.

**110-97 85th Avenue**

**Contributing, 3 buildings**

Date: 1905-06

Architect: Henry E. Haugaard

Original Owner/Developer: Maria S. Jensen

Style: Shingle

Three-story wood frame freestanding house, three bays wide. The design is dominated by the double-height, cross-gabled gambrel roof with large gabled side dormer. Angled second-story oriel with steeply pitched roof sits above front porch with flat roof. Double leaf wood-and-glass doors. Windows replaced, reclad with aluminum or vinyl novelty siding, asphalt roof. Two contributing garages. East garage was built by 1911 (possibly under NB 1757-1909), one-story freestanding structure, features hipped asphalt roof, stuccoed walls. West garage was built after 1927, matches main house, one-story freestanding structure, one bay wide, with front-gabled gambrel roof, shingle siding, and sectional door.

**111-01 85th Avenue**

**Contributing, 2 buildings**

Date: Possibly designed c. 1904, completed c. 1915 or 1920

Architect: attributed to Henry E. Haugaard

Original Owner/Developer: attributed to Annie Jensen

Style: Shingle

Three-story wood frame freestanding house, roughly three bays wide. Complex roofline with cross-gabled gambrel main section and gabled side dormers. Two-story angled bay enveloped by full-width front porch with hipped roof, projecting gabled center sections, round columns, and wood railing. Windows in front gable arranged in a group of three with round pilasters and round-arched transoms with arched muntins. East side facade features rectangular oriel on ornamented brackets, with large gable roof and round-arch window transom. Clapboard-clad ground floor, shingled upper stories. Wood double-hung windows covered by storm windows. Asphalt roof. Contributing two-bay garage built by 1927 (possibly under NB 11471-1926), one-story freestanding structure, two bays wide, features hipped asphalt roof and sectional doors.

**111-07 and 111-09 85th Avenue**

**Contributing, 2 buildings**

Date: 1915

Architect: Henry E. Haugaard

Original Owner/Developer: Richard Meyerose

Style: Queen Anne

Three-story wood frame duplex houses occupying separate tax lots. Combined facade generally arranged into three vertical sections or bays. Cross-gabled roof with paired second-story gables. Full-width front porch with group round columns, stuccoed piers, and wood railing. Second-story sleeping porches with similar round columns, enclosed at left with multi-pane casements, at right with stuccoed infill. Multi-pane wood-and-glass door. Facade stuccoed, windows replaced, asphalt roof.



Richmond Hill Historic District

Name of Property

Queens, NY

County and State

**112-01 85th Avenue**

**Contributing, 1 building**

Date: 1922

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: S. W. Morton

Style: Colonial Revival

Two-story and attic freestanding house with pitched roof, a gable-end chimney, symmetrical three-bay facade (now four bays), center entrance with pedimented portico, pent roofs over the first-story windows, and small fan-light attic windows at each gable end. A one-story porch wing is attached to the west facade. Alterations include a two-story addition at the east facade, aluminum or vinyl siding, asphalt-shingle roofing, replacement windows, including the bow-windows at the first story, brick and stone stoop with metal railings, and non-historic front entrance door and sidelites.

**114-11 85th Avenue**

**Contributing, 2 buildings**

Date: 1919

Architect: H. T. Jeffrey

Original Owner/Developer: Classic Const. Co.

Style: Tudor Revival

Two-story and attic freestanding house, roughly four bays wide, with cascading hip/ double-gabled roof [check Field Guide!!], brick chimney and brick stoop, paired and single windows, and a one-story enclosed entrance vestibule. Alterations include aluminum or vinyl siding, asphalt-shingle roofing, replacement windows, metal door and window awnings, metal railings at the roof of the entrance vestibule, and brick perimeter wall. Contributing garage facing Bessemer Street built after 1927 (possibly under NB 6827-1930), one-story freestanding structure, one bay wide, featuring a front-gabled asphalt roof, brackets, and wood sectional door.

**115-01 85th Avenue**

**Contributing, 2 buildings**

Date: c. 1920s

Style: Tudor Revival

Two-story and attic freestanding house with two-story wings flanking the central three-bay facade, Tudor-style stucco and faux half-timbering, pitched roofs with a steep front gable, chimney, and a second-story overhang. Fenestration includes paired and single windows, and a pair of lattice-pattern casement windows at the first-floor of the east wing. The front entrance is covered by a bracketed door hood, and at the west wing a side garden gate is covered by a picturesque roof supported on decorative brackets. Alterations include replacement window sash and replacement asphalt roof shingles. Contributing garage built by 1927, one-story freestanding structure, one large bay wide, features hipped asphalt roof, stuccoed facade, and sectional door, connected to house with breezeway.

**116-03 85th Avenue**

**Contributing, 1 building; non-contributing, 1 building**

Date: 1884

Original Owner/Developer: Albon Platt Man

Style: Queen Anne

Likely one of the five houses built for Albon Platt Man in 1884. Two-story freestanding house. Primary facade facing 85<sup>th</sup> Avenue roughly arranged into three vertical sections or bays. Steeply pitched gambrel roof with ridgeline parallel to street and nearly full-width shed dormers front and rear. Door surround with fluted pilasters, dentiled entablature. Short brick stoop. Single and paired double hung windows with picture windows in enclosed sun porch. Resided, asphalt roof, windows replaced. Two-bay garage built after 1927, possibly c. 1947 (under NB 3071-1947), one-story freestanding structure, two bays wide, non-contributing due to age, features flat roof, concrete walls, and metal sectional doors.

**116-09 85th Avenue**

**Contributing, 2 buildings**

Date: 1919

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

Architect: Henry E. Haugaard  
Original Owner/Developer: Ole Levardson  
Style: Dutch Colonial

Two-story wood frame freestanding house, two bays wide. Side-gabled gambrel roof with full-width shed dormers front and back. Flared eave of main roof extends downwards over enclosed front porch, which features round columns. Windows and door replaced, reclad with aluminum or vinyl siding, asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features front-gabled asphalt roof.

**117-03 85th Avenue**

**Contributing, 2 buildings**

Date: 1902-03  
Architect: Wade & Cullingford  
Original Owner/Developer: Wade & Cullingford  
Style: Shingle

Two-story and attic, wood frame freestanding house. Facade generally divided into two vertical sections or bays. Side-gabled roof wraps around round tower with conical roof. Part of main roofline extends downward over enclosed second-story sleeping porch. Eyebrow dormer. Tower features attic-story recessed balcony with roof supported by a single column. Wrap-around porch, portions of which are now at grade. Side oriel with swooping roof. Complex massing unified by taught shingle siding. Windows replaced, asphalt roof. Contributing garage built after 1927, one-story freestanding structure, two bays wide, features hipped asphalt roof, cupola, and paired out-swing paneled doors with glazed upper panels.

**117-09 85th Avenue**

**Contributing, 1 building; non-contributing, 1 building**

Date: 1901  
Architect: Wade & Cullingford  
Original Owner/Developer: Wade & Cullingford  
Style: Queen Anne

Two-story and attic, wood frame freestanding house. Facade generally divided into two vertical sections or bays. Cross-gabled main roof wraps around octagonal corner tower with pyramidal roof. Gabled front dormer with large brackets. West side gable features attic windows arranged in Palladian-style grouping with round-arched center opening. Wrap-around porch with round columns on piers and wood railing. In front of main entrance, porch is carried up to second story with flat roof. East facade with rectangular oriel with swooping roof. Windows and doors replaced, reclad with aluminum or vinyl siding, asphalt roof. One-story metal garage built after 1927, possibly in 1948 under NB 2341-1948, non-contributing due to age.

**Babbage Street, North Side (Odd Numbers)**

**113-11 Babbage Street**

**Contributing, 1 building**

Date: 1926  
Style: Colonial Revival

Two-story freestanding house, three bays at ground floor, two bays above. Steeply pitched gambrel roof with ridgeline parallel to street and nearly full-width shed dormers front and rear. Clapboard siding. Single and ganged six-over-one-double hung windows with shutters, lunette window in the attic story. Entrance portico with pedimented door hood, multi-paned storm door and sidelights, and brick stoop. Asphalt roof.

**115-07 Babbage Street**

**Contributing, 2 buildings**

Date: 1925  
Style: Tudor Revival

Built as a mirror-image pair at 115-07 to 115-15 Babbage Street. Two-story freestanding house, two bays wide. Gable-fronted form with nearly full-width shed dormers on front and rear, projecting gabled entrance

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

vestibule, shed-roofed sun porch, and shed-roofed extension. Stuccoed facade. Asphalt roof. Contributing garage built after 1927 (possibly under NB 869-1934), matches main house, one-story freestanding structure, with hipped asphalt roof, stuccoed walls, sectional door.

**115-15 Babbage Street**

**Contributing, 2 buildings**

Date: 1925

Style: Tudor Revival

Built as a mirror-image pair at 115-07 to 115-15 Babbage Street. Two-story freestanding house, two bays wide. Gable-fronted form with nearly full-width shed dormers on front and rear, projecting gabled entrance vestibule, shed-roofed sun porch, and shed-roofed extension. Stuccoed facade with faux half timbering. Multi-paned wood casement and wood double-hung windows. Asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, matches main house with side-gabled asphalt roof, stuccoed walls, sectional door.

**116-03 Babbage Street**

**Contributing, 1 building**

Date: c. 1920

Style: Colonial Revival

Two-story plus attic freestanding frame house. Facade arranged with two bays under main gable with another bay to the left. Cross-gambrelled form with steeply pitched roofs, flared eaves, and a large gabled dormer. First-story angled bays. Recessed entrance beside enclosed, patterned concrete block sun porch. Windows replaced, vinyl siding, asphalt roof.

**Bessemer Street, South Side (Even Numbers)**

**113-22 Bessemer Street**

**Contributing, 1 building**

Date: 1932

Style: Tudor Revival

One-story plus attic freestanding brick house, three bays wide. Gable-ended form with jerkinheads. Projecting entrance vestibule with steeply pitched, asymmetrical gable. Attached garage with gable-ended roof. Windows replaced, architectural asphalt roof, vinyl siding in gable ends.

**Myrtle Avenue, North Side (Odd Numbers)**

**110-01 Myrtle Avenue**

**Contributing, 2 buildings**

Date: 1924

Style: Colonial Revival

Two-story freestanding house, two bays wide. Steeply pitched gambrel roof with ridgeline parallel to street and nearly full-width shed dormers front and rear. Door surround with fluted pilasters, dentiled entablature. Short brick stoop. Single and paired double hung windows with picture windows in enclosed sun porch. Resided, asphalt roof, windows replaced. Contributing garage built by 1927 (possibly under NB 11161-1926), one-story freestanding structure, one bay wide, features gabled roof with front pediment.

**110-15 Myrtle Avenue**

**Contributing, 1 building**

Date: 1920

Architect: George E. Crane

Original Owner/Developer: J. J. Lewin

Style: Colonial Revival

Two-story plus attic freestanding house, three bays wide with flanking one-story wings. Gable-ended main block with flat-roofed wings. Stuccoed facade. Wings feature rectangular pilasters and molded cornice. Left

Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

wing contains an attached garage, right wing an enclosed sun porch. Windows and entrance doors replaced, asphalt roof, contemporary stoop and entrance portico.

### **Park Lane South, South Side (Even Numbers)**

#### **109-24 Park Lane South**

**Contributing, 2 buildings**

Date: 1925  
Style: Craftsman

Two-story and attic freestanding house, three bays wide at second story. Gambrel roof, ridgeline running parallel to street, with nearly full-width second-story dormer and large attic dormer. Stuccoed facade with brick enclosed sun porch below shallow pediment. Entrance recessed within open vestibule featuring brick piers and wood brackets. Windows and roof replaced. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features front-gabled roof, stuccoed gable, and sectional door.

#### **109-28 Park Lane South**

**Contributing, 2 buildings**

Date: 1924  
Architect: H. T. Jeffrey Jr.  
Original Owner/Developer: V. H. Salzi (spelling unclear in docket book)  
Style: Dutch Colonial Revival

Built as part of a group of six houses at 109-28 to 109-42 Park Lane South, arranged in a loose "ABABAB" pattern. This two-story freestanding brick house is an "A" model featuring a side-gable roof and hipped dormer. Two bays wide at second story. Full-width enclosed front porch and entrance vestibule with shallow gabled roof above large window opening. Wood multi-pane casement and double-hung six-over-one windows. Asphalt roof. Contributing garage built by 1927, one-story freestanding structure, one bay wide, features hipped asphalt roof, wood sectional door.

#### **109-30 Park Lane South**

**Contributing, 2 buildings**

Date: 1924  
Architect: H. T. Jeffrey Jr.  
Original Owner/Developer: V. H. Salzi (spelling unclear in docket book)  
Style: Colonial Revival

Built as part of a group of six houses at 109-28 to 109-42 Park Lane South, arranged in a loose "ABABAB" pattern. This two-story freestanding brick house is a "B" model. Facade generally divided into two vertical sections or bays. Side-gable roof, part of which extends downwards around an octagonal turret and over an enclosed front porch. Turret punches through main roofline with pyramidal roof. Smaller gabled dormer above entrance vestibule. Full-width enclosed front porch and entrance vestibule with shallow gabled roof above large window opening. Windows replaced, asphalt roof. Contributing garage built after 1927, one-story freestanding structure, one large bay wide, features a front-gabled roof and shingled walls.

#### **109-32 Park Lane South**

**Contributing, 2 buildings**

Date: 1924  
Architect: H. T. Jeffrey Jr.  
Original Owner/Developer: V. H. Salzi (spelling unclear in docket book)  
Style: Dutch Colonial Revival

Built as part of a group of six houses at 109-28 to 109-42 Park Lane South, arranged in a loose "ABABAB" pattern. This two-story freestanding brick house is an "A" model featuring a side-gable roof and hipped dormer. Two bays wide at second story. Full-width enclosed front porch with shed roof. Some wood double-hung six-over-one windows. Some windows replaced, asphalt roof, entrance moved from center to left bay. Contributing garage built by 1927, one-story freestanding structure, one large bay wide, features a hipped asphalt roof and sectional door.

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

**109-36 Park Lane South**

**Contributing, 2 buildings**

Date: 1924

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: V. H. Salzi (spelling unclear in docket book)

Style: Tudor Revival

Built as part of a group of six houses at 109-28 to 109-42 Park Lane South, arranged in a loose "ABABAB" pattern. This two-story freestanding brick house is a "B" model. Facade generally divided into two vertical sections or bays. Side-gable roof, part of which extends downwards around a steeply pitched gabled dormer and over an enclosed front porch. Smaller shed-roofed dormer above entrance vestibule. Full-width enclosed front porch and entrance vestibule with shed roof. Windows replaced, asphalt roof. Contributing garage built after 1927 (possibly under NB 4642-1929), one-story freestanding structure, one bay wide, features a front-gabled roof and shingled walls.

**109-38 Park Lane South**

**Contributing, 2 buildings**

Date: 1924

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: V. H. Salzi (spelling unclear in docket book)

Style: Dutch Colonial Revival

Built as part of a group of six houses at 109-28 to 109-42 Park Lane South, arranged in a loose "ABABAB" pattern. This two-story freestanding brick house is an "A" model featuring a side-gable roof and hipped dormer. Two bays wide at second story. Full-width enclosed front porch and entrance vestibule with shallow gabled roof above large window opening. Windows replaced, facade aside from porch stuccoed, asphalt roof. Contributing garage built by 1927 (possibly under NB 10457-1925), one-story freestanding structure, features front-gabled roof and stuccoed walls.

**109-42 Park Lane South**

**Contributing, 2 buildings**

Date: 1924

Architect: H. T. Jeffrey Jr.

Original Owner/Developer: V. H. Salzi (spelling unclear in docket book)

Style: Tudor Revival

Built as part of a group of six houses at 109-28 to 109-42 Park Lane South, arranged in a loose "ABABAB" pattern. This two-story freestanding brick house is a "B" model. Facade generally divided into two vertical sections or bays. Side-gable roof, part of which extends downwards around a jerkin-headed dormer and over an enclosed front porch. Smaller shed-roofed dormer above entrance vestibule, which is slightly recessed to the left of the porch. Double-hung wood four- and six-over-one sash. Asphalt roof. Contributing brick garage built in 1925, one-story freestanding structure, one bay wide, features a front-gabled roof and shed hood.

**109-46 Park Lane South**

**Contributing, 2 buildings**

Date: 1924

Architect: Louis Berger & Co.

Original Owner/Developer: M. Schultz

Style: Colonial Revival

Two-story freestanding brick house arranged as a single wide bay with grouped windows. Cubic form with hipped roof, side wing with lower cross-hipped roof, and full width front sun porch. Recessed entrance. Window openings with simple brick sills, some with blind round-arched tympanum. Double hung windows with multi-pane upper sash. Replacement asphalt roof. Contributing brick garage built by 1927 (possibly under NB 18822-24 in conjunction with main house), one-story freestanding structure, one bay wide, features hipped slate roof.

**109-50 Park Lane South**

**Contributing, 2 buildings**

Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

Date: 1925  
Architect: Louis Berger & Co.  
Original Owner/Developer: R. & \_\_\_ Stutz\_\_\_ (spelling unclear in docket book)  
Style: Colonial Revival

Two story and attic freestanding house, three bays wide. Rectangular form with gabled slate roof, ridgeline running parallel to street. Double-height wing (enclosed second-story sun porch is possibly a later addition). Variegated brick. Entrance portico with fluted Ionic columns, blind fanlight, and wood door. Grouped double-hung windows with multi-pane upper sash. Larger dormer with Palladian window and Ionic pilasters. Modillioned cornice. Contributing garage built in 1925 (NB 830-1925) at the same time as the main house, one-story freestanding structure, one large bay wide, features gabled slate roof and brick walls.

**109-54 Park Lane South**

**Non-contributing, 1 building**

Date: 1968  
Style: Modern

Two story freestanding house. Cubic form with low hipped roof. Brick. Garage integrated into first story. Non-contributing due to being built after the period of significance.

**109-60 Park Lane South**

**Contributing, 2 buildings**

Date: 1925  
Style: Dutch Colonial

Built as part of group of four houses at 109-60 to 109-72 Park Lane South, arranged in a loose "ABBA" pattern. This two-story freestanding house is an "A" model featuring a side-gabled gambrel roof with shed dormers front and rear. Slate roof. Full-width enclosed front porch, refaced with faux rubble stone. Brick ground floor and stuccoed upper stories. Windows replaced. Contributing garage built by 1927, likely in conjunction with the main house, one-story freestanding structure, one bay wide, features a front-gabled roof.

**109-64 Park Lane South**

**Contributing, 2 buildings**

Date: 1925  
Style: Tudor Revival

Built as part of group of four houses at 109-60 to 109-72 Park Lane South, arranged in a loose "ABBA" pattern. This two-story freestanding house is a "B" model, with a facade arranged roughly into two vertical sections or bays. Side-gable roof, part of which extends downwards around a steeply pitched gabled dormer and over an enclosed front porch. Three bays wide at second story. Slate roof. Smaller gabled dormer above entrance vestibule, which is slightly recessed to left of porch. Brick ground floor. Windows replaced, upper stories restuccoed. Contributing garage built by 1927, likely in conjunction with the main house, one-story freestanding structure, one bay wide, features a front-gable roof, stuccoed walls, sectional door.

**109-68 Park Lane South**

**Contributing, 2 buildings**

Date: 1925  
Style: Craftsman

Built as part of group of four houses at 109-60 to 109-72 Park Lane South, arranged in a loose "ABBA" pattern. This two-story freestanding house is a "B" model, with a facade arranged roughly into two vertical sections or bays. Side-gable roof, part of which extends downwards around an octagonal turret and over an enclosed front porch. Turret punches through main roofline with pyramidal roof. Shed dormer above entrance vestibule, which is slightly recessed to left of porch. Brick ground floor. Windows replaced, upper stories re clad with aluminum or vinyl novelty siding. Contributing garage built by 1927, likely in conjunction with the main house, one-story freestanding structure, two bays wide, features front-gabled roof, stuccoed walls, sectional doors.

Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

**109-72 Park Lane South**

**Contributing, 2 buildings**

Date: 1925

Style: Dutch Colonial

Built as part of group of four houses at 109-60 to 109-72 Park Lane South, arranged in a loose "ABBA" pattern. This two-story freestanding house is an "A" model featuring a side-gabled gambrel roof with shed dormers front and rear. Two bays wide at second story. Slate roof. Enclosed front porch with shallow front-gabled roof. Entrance vestibule slightly recessed to right. Windows replaced, facade reworked with stucco. Contributing garage facing 112<sup>th</sup> Street built by 1927, likely in conjunction with the main house, one-story freestanding structure, one large bay wide, features a front-gabled slate roof, brick walls, sectional door.

**112-02 Park Lane South**

**Contributing, 1 building**

Date: c. 1925

Style: Mediterranean Revival

Two-story, plus attic and partially exposed basement, freestanding house. Three bays wide. Cubic form with hipped Spanish tile roof, side wing with lower cross-hipped roof, full width front sun porch. Variegated brick laid in Flemish bond. Recessed entrance with wood-and-glass door. Window openings with simple brick sills, some with blind round-arched tympanum. Windows replaced. Attached garage with flat roof, timber-framed covered patio with gabled roof.

**112-08 Park Lane South**

**Contributing, 2 buildings**

Date: 1926

Style: Craftsman

Two-story and attic freestanding house, two bays wide. Gabled form with ridgeline parallel to street. Enclosed sun porch to right, entrance vestibule to left. Stuccoed facade. Wood door, windows replaced. Contributing garage built after 1927, designed similarly to the main house, one-story freestanding structure, one large bay wide, with stuccoed facade and gabled roof.

**112-10 Park Lane South**

**Contributing, 2 buildings**

Date: 1926

Style:

Two-story and attic freestanding house. Wide central bays with flanking wings. Irregular cross-gabled form with wide front gable, taller cross gable, and offset rear gable. Stuccoed facade with faux half timbering. Round-arched entrance with brick surround, blind fanlight, and wood door. Double-hung windows, grouped in threes on the primary facade with diamond-pane glazing. Contributing garage built after 1927 (possibly under NB 8694-1927), one-story freestanding structure, one bay wide, features a stuccoed facade and gabled roof.

**112-24 Park Lane South**

**Contributing, 2 buildings**

Date: 1929

Style: Tudor Revival

Two-story and attic freestanding house. Facade generally divided into two vertical sections or bays. Irregular cross-gabled form with steeply gabled left bay. Pitched-roof entrance portico. Brick facade with faux half timbering and limestone quoins. Round-arched iron-and-glass door. Slate shingles, brick chimney. Windows replaced. Contributing brick garage built after 1927 (likely with the main house), one-story freestanding structure, one large bay wide, features hipped roof with replacement architectural asphalt shingles.

**112-26 Park Lane South**

**Contributing, 2 buildings**

Date: 1929

Style: Tudor Revival

Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

Two-story and attic freestanding house. Facade generally divided into three vertical units or bays with irregular fenestration. Irregular cross-gabled massing with steeply gabled left wing and jerkin-headed right wing. Multiple pitched-roof projections and oriels. Brick facade with faux half timbering and limestone quoins. Diamond-paned casement windows and six-over-one double hung sash. Round-arched iron-and-glass door. Slate shingles, brick chimney. Contributing brick garage built after 1927 (likely with the main house), one-story freestanding structure, features a hipped slate roof.

**112-62 Park Lane South**

**Contributing, 1 building**

Date: c. 1925

Style: Colonial Revival

Two-story freestanding house. Two bays wide at second story, which is enclosed under gabled roof with wide dormer. Stuccoed siding. Double and ganged multi-paned double hung wood windows. Brick stoop, wood entrance door with multi-paned light. freestanding two-car garage with clapboard siding. Alterations include storm windows and storm door, architectural asphalt shingle roof.



Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

(Enter categories from instructions.)

Community Planning & Development

Architecture

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1868-1930

\_\_\_\_\_

**Significant Dates**

1868 (Plan); 1895 (Establishment of Village)

1917 (Jamaica Avenue elevated)

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

\_\_\_\_\_

\_\_\_\_\_

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Period of Significance (justification)**

The period of significance begins with the platting of the Richmond Hill suburb in 1868, which was quickly followed by high-level neighborhood improvements including the grading and paving of streets, as well as the landscaping and planting of thousands of street trees. The period ends with the onset of the Great Depression in 1930, when building operations in the neighborhood essentially ended and by which point the neighborhood was effectively built out.

**Criteria Considerations (explanation, if necessary)**

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Richmond Hill Historic District is locally significant under Criterion A in the area of community planning and development. The neighborhood, like most historic residential suburbs, developed in three phases: the initial selection of location; the layout of streets, the platting of building lots, and the planting of trees and other landscaping; and the design of individual houses and yards. The first two of these phases happened in quick succession in the late 1860s and early 1870s when Albon Platt Man and Edward Richmond acquired portions of several farms in what was then the Town of Jamaica in response to the completion of the South Side Railroad to the area. Richmond Hill is among the earliest planned suburbs in Queens. They worked quickly to lay out streets, plant trees, and sell lots, but the construction of homes was slowed by economic conditions during the 1870s.<sup>4</sup> While the Richmond Hill Estate built a few model homes, it primarily managed the neighborhood's development through covenants and deed restrictions. The majority of the large, architecturally distinguished houses that define the character of the neighborhood were built between 1890 and 1915, during which Richmond Hill was incorporated as a village and then quickly annexed into Greater New York. During this period, the railroad suburb primarily attracted middle and upper class commuters working in Brooklyn and Manhattan. Following the arrival of the subway in 1917 and the advent of the Great Depression in 1930, most of the remaining open lots were developed with smaller houses which were then in vogue and appealed to new buyers relying on mass transit and private automobiles. The built landscape of the urban residential neighborhood remains largely intact to the mature appearance it achieved in 1930, and reflects Richmond Hill's early planning and development, its height as a railroad suburb, and its final early 20<sup>th</sup> century development.

The district is also locally significant under Criterion C in the area of architecture for its intact collection of late 19<sup>th</sup> and early-to-mid 20<sup>th</sup> century residential buildings. The district was developed almost exclusively with single-family, freestanding frame houses built from the 1880s to 1930. The Richmond Hill Estate did not have a minimum cost required for buildings constructed within the neighborhood, but its large lots were well-suited for the sprawling Queen Anne and Shingle styles that remained popular during the neighborhood's early decades. Richmond Hill's early plan and gradual development resulted in the neighborhood's distinct architectural character. Unlike surrounding neighborhoods, many of which were quickly developed, built-out during economic booms, and have a consistent architectural character as a result, the district encompasses the range of architectural styles popular over the six decades. The predominant styles within Richmond Hill include eclectic Queen Anne and the Shingle Style designs, Classically inspired Renaissance Revival and Colonial Revival houses, and examples of Dutch Colonial, Tudor Revival, and Craftsman architecture. Many of these homes were speculatively designed and constructed by architect-builders, and reflect the skills of local architects.

### *Setting and Early History*

This area was originally inhabited by the Native American tribe known as the Jameco or Yamecah, meaning "beaver" in Algonquin. In 1656 English colonists from Massachusetts and Long Island petitioned Dutch governor Petrus Stuyvesant for a patent to settle the area, paying a nominal "purchase" price to the Native American occupants (who considered the deal more like a joint tenancy agreement). When the English

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<sup>4</sup> There were certainly areas of Queens that were settled earlier and developed into suburbs of the twin cities of New York and Brooklyn, but generally they weren't planned from the beginning as residential suburbs in the way that Richmond Hill was.

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

conquered the Dutch colony in 1664, the settlement of Rustdorp was renamed Jamaica. Queens County was chartered in 1683 and Jamaica was given official status as a town, one of three in the borough along with Newtown and Flushing.

During the 18th century Jamaica served as the county seat and the commercial center of Long Island. The King's Highway, now Jamaica Avenue, is considered the oldest continually used road on Long Island and brought significant trade activity to Jamaica center (it was established in 1703 and later privatized by the Jamaica & Brooklyn Plank Road Company). Richmond Hill and the surrounding areas west of Jamaica, however, remained largely agrarian through the mid-19th century.

Transportation improvements eventually led to increased development, as happened throughout the metropolis. The Brooklyn and Jamaica Railroad running along Atlantic Avenue was chartered in 1832; it was soon incorporated into the Long Island Rail Road (LIRR), which opened a stop at Jamaica in 1836. The suburban community of Clarenceville, located between Atlantic and Jamaica Avenues just south of the area that would become Richmond Hill, was platted in 1853 by Clarence Miliken and Jacob Pecare, although it remained primarily agrarian through the late 19th century. To the east, the Morris Grove picnic grounds opened by the mid 1850s, catering to urban weekenders and pleasure seekers. These areas were further linked to the metropolis with the opening of the East New-York & Jamaica Horse Railroad along Jamaica Avenue in 1866 and the creation of a LIRR station at Atlantic and Greenwood Avenues (now 111th Street) the following year.

The transportation project that had the most direct impact on the suburban development of Richmond Hill proper was the creation of the South Side Railroad of Long Island.<sup>5</sup> A rail line connecting the metropolis with the wealthy, established communities on the south shore of Long Island had been proposed as early as 1860. The Civil War delayed the undertaking, but in 1865-66 construction had started on the line east of Jamaica. Construction west from Jamaica to the ferry terminal at South 7th Street (now Broadway) in Williamsburg commenced in the spring of 1867 and was open to 118th Street by that December. The line was completed the following year and the first passenger train from Jamaica to Brooklyn ran on July 18, 1868.<sup>6</sup> With a stop at 118th Street just north of Jamaica Avenue, Richmond Hill was now an easy and relatively inexpensive commute to the cities of Brooklyn and Manhattan.<sup>7</sup>

#### *Albon Platt Man, Edward Richmond, and the Landscape Design of Richmond Hill*

On June 29, 1868—just weeks before the South Side Railroad ran its first train to Brooklyn—Manhattan lawyer Albon Platt Man purchased 250 acres of farm land in western Jamaica and initiated the suburban subdivision of Richmond Hill. He soon enlarged his holdings to 400 acres, including land from the Lefferts, Welling, Bergen, Robertson, and Hendrickson farms. Stretching from what is now 110th to 121st Streets, and from Jamaica Avenue up the hill to Union Turnpike, this tract forms the nucleus of the neighborhoods now known as Richmond Hill and Kew Gardens.

According to local legend, Man first became aware of the bucolic location during a drive to his country estate in Lawrence, Long Island. It seems more likely that he was a shrewd businessman who was well aware of the

<sup>5</sup> Vincent F. Seyfried, *The Long Island Rail Road, A Comprehensive History: Part One, South Side R. R. of L. I.* Garden City, NY: self published, 1961.

<sup>6</sup> The City of Brooklyn initially required the railroad to pull the cars by horse from Bushwick to the East River waterfront; eventually they allowed "dummy" steam engines, improving the connection.

<sup>7</sup> The station was originally named for the adjacent farm settlement of Clarenceville. It was renamed Richmond Hill in 1871 as the neighborhood north of Jamaica assumed greater prominence.

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

potential of the railroad to enhance real estate values in this part of Long Island. This was, after all, a period of rampant land speculation fueled by transportation improvements throughout the twin metropolises of New York and Brooklyn. The Civil War had been a major boon to New York's economy—war contracts enhanced its industrial sector, while the closure of the Mississippi River ensured the preeminence of its port in national and international trade—and much of the cities' new wealth was channeled into the real estate market.<sup>8</sup> Unlike most real estate investors, however, Man was committed to seeing his suburban project through rather than making a quick buck through speculation.<sup>9</sup>

Man in fact may have been a silent partner in the venture, providing the capital but remaining at a far remove in his Manhattan law practice. It appears that the real genius behind the initial Richmond Hill development was Edward Richmond. One of the earliest newspaper articles describing the founding of Richmond Hill (written more than two decades after the fact) claims that Richmond “had his attention called to the high wooded slopes of the central range of hills on Long Island, selected a number of farms and induced Mr. Man to enter into the enterprise as an investment.”<sup>10</sup> This same article called Richmond “a landscape architect of national reputation” who had already laid out several suburbs in Boston. Other sources describe him as a Brooklyn capitalist, but little is known about his life and career.<sup>11</sup> In any case, it seems that Richmond was much more involved in the design of the Richmond Hill subdivision than Man.<sup>12</sup>

The original 1868 plan for Richmond Hill consisted of two sections separated by the appropriately named Division Avenue (now 84<sup>th</sup> Avenue)—of which only one was actually realized. The unrealized northern portion above Division Avenue was known as the “Hill Section” and corresponds closely to present day Kew Gardens (which was later developed under a different street plan in the early 20<sup>th</sup> century).<sup>13</sup> The southern section, comprising much of present-day Richmond Hill, exists largely as laid out by Man and Richmond.<sup>14</sup> In this plan, a regular grid of residential side streets runs generally north-south while wider avenues run east-west.<sup>15</sup> Existing thoroughfares including the South Side Railroad line and Myrtle Avenue cut across the area at sharp angles, creating a number of unusually shaped lots and interstitial spaces, one of which has been repurposed as a public park known as Jacob Riis Triangle.

The developers quickly went about improving the property with the infrastructure necessary to support a residential suburb. By 1870 they had begun grading and macadamized the streets. They also attempted to give the neighborhood a park-like appearance by planting thousands of shade trees (by one account more than 4,000) and establishing a nearby nursery covering two acres in which “there are not less than 1,100 trees, which are the source of Richmond Hill's future supply of shade...each year taste is used in transplanting

<sup>8</sup> Manhattan's Upper East Side, for example, saw a wave of speculation during the late 1860s and early '70s, much of it conducted by Tammany Hall insiders hoping to profit from infrastructure projects. See *Upper East Side Historic District Extension Designation Report*, 8-9.

<sup>9</sup> The *Brooklyn Daily Eagle* noted that, “No attempt has ever been made to boom the suburb or to force the sale of building plots.” “Richmond Hill Section.”

<sup>10</sup> Ibid.

<sup>11</sup> Aside from these hints, little is known of Richmond or his career. He was posthumously called a capitalist in 1889, while the earliest references to Richmond as a landscape architect came a decade later. “In and About Old Houses,” *Brooklyn Daily Eagle*. January 6, 1889, 15; “Richmond Hill Section.”

<sup>12</sup> Some accounts claim the neighborhood was named after Richmond, although the current consensus seems to be that the moniker derives from the similarly-named section of London.

<sup>13</sup> The unrealized Hill Section was laid out according to Picturesque design ideals, with curvilinear streets that responded to the existing topography. This section was also mostly within the boundaries of the Town of Newtown, rather than Jamaica.

<sup>14</sup> The historic district comprises a smaller part of this southern section, which stretched from what is now Jamaica Avenue in the south to 84th Avenue in the north, and from 110th Street in the west to Lefferts Boulevard in the east.

<sup>15</sup> Several of the east-west Avenue have been expanded or cut through the southern section since its initial conception. Within the historic district the primary chance was the extension of 85<sup>th</sup> Avenue westward past the rail line.

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

these to various parts of the suburb.”<sup>16</sup> Most of the neighborhood streets were initially named after these trees—Cherry, Chestnut, Maple, Elm, Oak, and Walnut.<sup>17</sup>

After Richmond died in 1870, Man continued to manage the estate through his agent, Oliver B. Fowler, who lived on site (whereas Man remained in Manhattan).<sup>18</sup> In 1872 the first auction of buildings lots in Richmond Hill took place. Advertisements called the neighborhood a “Suburban Chef D’Ouevre”...[the] most magnificent suburban enterprise on Long Island...without a doubt the most elegant suburb, most beautiful and picturesque by nature, most tastefully and liberally adorned by art.”<sup>19</sup> 400 lots were offered for sale, as well as five “modern villa houses and a neat farm house.” Making no mention of Man or Fowler, the ad called the neighborhood the “conception and achievement of the late Edward Richmond.”

The Richmond Hill Estate (as Man’s operation came to be called) guided the development of building lots through restrictive covenants attached to the deed of sale—one of the earliest forms of land use regulations and a well-established practice by the 1870s. These restrictions ensured that the original suburban design intent was followed by individual property owners and helped protect real estate values both for the developer and the homeowner. In Richmond Hill, covenants regulated use by forbidding “nuisances” and liquor. They also encouraged single-family residences and some aspects of landscape design—namely that all buildings should be set back from the street by 20 feet, that fences were prohibited, and that the location of stables would require prior approval. The estate broke with common practice, however, by declining to establish a minimum cost for new construction—“owing to the fact that the naming of any specified sum as the underlimit of building cost is a meaningless condition without practical force...A really costly structure might be erected which would prove an eyesore and obviously no purchaser could put up a dwelling costing less than \$2,000 or \$3,000, even if he chose to do so.”<sup>20</sup> The estate may also have exercised some extra-legal means to control the shape of private development—as one newspaper noted “the social status of intending lot buyers is also considered and the plans of all proposed houses must be approved by the estate.”<sup>21</sup> In addition to the estate’s vetting process, the cost and lifestyle associated with having a suburban home in Richmond Hill narrowed the pool of potential buyers.

Unfortunately for the Man Estate, the auction of Richmond Hill lots came at an unfortunate time. The Panic of 1873 and the subsequent economic depression stifled building activities throughout the metropolis and the entire nation, and very few houses were built in the neighborhood for nearly two decades (none of which survive within the historic district).<sup>22</sup> The enduring legacy from this period is the street plan laid out by Man and Richmond, and the high-level neighborhood improvements they instigated including the grading and paving of streets, and the planting and landscaping of the blocks.

### *Late 19th Century Building Activity and the Short-Lived Village of Richmond Hill*

<sup>16</sup> “Richmond Hill Section.”

<sup>17</sup> The streets were given sequential numbers in the 1910s during the borough-wide program to rename Queens streets into a unified system.

<sup>18</sup> Fowler occupied the “Farm Cottage,” the former Lefferts farmhouse that at that time was still located on Jamaica Avenue between Elm and Oak Streets. It was moved to 86-20 115<sup>th</sup> Street sometime between 1901 and 1907.

<sup>19</sup> *Brooklyn Daily Eagle*. October 10, 1872), 1. At the auction itself, “the usual hospitalities provided on the day of sale” including music and live entertainment.

<sup>20</sup> *Ibid*.

<sup>21</sup> “A Park-Like Suburb,” *Brooklyn Daily Eagle*. May 27, 1900, 25.

<sup>22</sup> A few notable institutional buildings were completed around the time of the collapse including the Church of the Resurrection. Located at 85-09 118<sup>th</sup> Street, it was built in 1874 on land donated by the Man estate just east of the historic district, and was effectively rebuilt in 1904 to the designs of Nathaniel W. Vickers. It was listed individually on the State and National Registers in 2003.

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

The long dry spell of development was broken in 1884, when Albon Platt Man commissioned five new houses in Richmond Hill (of which one is extant within the historic district at 116-03 85<sup>th</sup> Avenue). According to an early history of the neighborhood, “no five buildings every created a greater sensation in any community than did these,” signaling as they did a resumption of real estate activities in the neighborhood after more than a decade following the Panic of 1873.<sup>23</sup>

Man’s renewed enthusiasm for building reflected a growing trend in Brooklyn and western Jamaica, as neighboring areas also started to suburbanize. In addition to improvements in the economy, improved transportation, and access to factory-produced building materials made suburban living more accessible to middle and upper class homeowners. Morris Park (named for the site of the old Morris Grove picnic grounds, just south of Jamaica Avenue) was platted around 1884. Brooklyn Hills, east of Richmond Hill between 102nd and 104th Streets, was laid out in 1887, the same year that the Jamaica Avenue horsecar line was replaced with an electric trolley.<sup>24</sup> Richmond Hill Terrace, to the west of the original Richmond Hill neighborhood, was established in 1893, when the Gassin Estate was laid out into 25-foot lots by surveyor James F. Deehan. The development encompassed 15 blocks between Garfield and Welling Streets (now 106th to 110th Streets), immediately adjacent to the historic district.<sup>25</sup>

After Albon Man died in 1891, the Richmond Hill Estate was taken over by his son, Alrick Man, who soon moved to the neighborhood to better oversee operations. The renewed suburban vigor reached its apex in 1895, when the hamlets of Richmond Hill, Morris Park, and Clarenceville voted to incorporate as the Village of Richmond Hill. Led by the Citizens’ Non-Partisan League, Alrick Man became the first village president. During this time the village undertook a number of infrastructure improvements meant to entice private development. Streets throughout the village were “macadamized in the most scientific and permanent manner.”<sup>26</sup> Gas service was introduced “at city prices,” which also facilitated the installation of street lamps throughout the neighborhood. By the time the Village of Richmond Hill was established, “the building of private houses ceased to be a wonder, but came to be considered quite the usual order of things.”<sup>27</sup>

Alrick Man was also instrumental in the creation of Forest Park, which forms Richmond Hills’ northwestern boundary. New York State originally authorized the park in 1892 and the first parcels were acquired in 1895. From 1895-96 landscape architects Olmsted, Olmsted & Eliot (successors to Olmsted & Vaux) surveyed the park and laid out the picturesque drives. The eastern section was largely native woods and was widely touted as an amenity in advertisements for Richmond Hill real estate.

### *Greater New York and the Realization of the Suburban Neighborhood*

The Village of Richmond Hill was short lived. In 1898, three years after its creation, it was subsumed into Greater New York along with the rest of Queens. Local developers favored consolidation, correctly believing

<sup>23</sup> Post, 13. It is possible that 116-03 85th Avenue is one of these five; 84-50 117th Street may also be, although it would have been relocated sometime after 1913.

<sup>24</sup> Not everyone was happy about the suburbanization. One commentator lamented that “good farms have been spoiled to lay out streets which are not used, and to make building lots which have been left to become useless commons,” *History of Queens County*, 359.

<sup>25</sup> On September 22, 1894 was held a “Public Auction of the Gassin Estate, Richmond Hill Terrace...Containing 500 Lots...The choicest Building Lots ever offered in the vicinity of the City of Brooklyn.” The announcement for the auction noted that it would be an interesting spectacle, with “Refreshments provided for, and Music furnished by Professor Frank.” “T. F. Archer, auctioneer will sell at public auction the Gassin Estate...,” Queens Public Library Archives.

<sup>26</sup> “Richmond Hill Section.”

<sup>27</sup> Post, 17.

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

that it would strengthen the already growing demand for suburban houses in what was now the Borough of Queens. The astounding pace of development was summarized by a 1905 *Brooklyn Daily Eagle* article:

The rapid growth of what is called the Richmond Hill and Woodhaven sections of the Town of Jamaica...seems more like the experiences of a Western boom town than of a staid Eastern community. In this section there are now not fewer than 6,000 dwelling houses and a population of not less than 30,000, where fifteen years ago there was hardly a sixth of that number...There are at present from 150 to 200 houses under construction and well informed builders and contractors say that there are planned from 400 to 500 new buildings to be finished before fall.<sup>28</sup>

Most of Richmond Hill's early houses were developed on speculation by a small group of architect-builders, many of whom lived and worked in the neighborhood. These one-stop shops would acquire building lots from the Richmond Hill Estate, produce the architectural designs, oversee construction, and sell the houses to individual owners at a small profit. In their effort to participate in the building boom occurring throughout the region, many of these architects followed this same model in their work in other neighborhoods.

The most prolific architect in Richmond Hill—and by far the best remembered—was architect Henry Edward Haugaard (1866-1939), who opened his architecture practice just south of the historic district at Jamaica Avenue and Lefferts Boulevard in 1888.<sup>29</sup> Working closely with his brothers, John August Theodore Neilsen (1860-1931), the real estate sales expert, and William Conrad Haugaard (1871-1942), the builder, the Haugaards impressive Richmond Hill enterprise eventually included a lumber mill located on 121st Street near Jamaica Avenue operating as the Long Island Mill and Construction Company.<sup>30</sup> Other notable firms included those of Daniel Stage (1870-1929) and Wade & Cullingford (William H. Wade Jr. and Howard J. Cullingford).

Most newspaper articles and advertisements from the period called the houses “Queen Anne” in style, although a wide variety of late 19th and early 20th century styles were used in the area. Common to most was the use of highly irregular massing—often including corner turrets, projecting bays or oriels, and complex rooflines. These intricate house forms were enabled in large part by new technologies and building techniques, especially the adoption of the balloon frame, which employed smaller, cheaper dimensional lumber that was easier to craft into intricate forms than the boxier heavy timber framing. The use of applied ornament on these houses also reflects the increasing industrialization of the building trades. As factories began mass producing architectural components such as doors, windows, siding, and decorative detailing, domestic architectural styles became much more flamboyant.

Nominally based on medieval precedents, these “Victorian” architectural styles were in fact a rather loose interpretation of both medieval and Classical models, and architects frequently mixed and matched elements in highly individualized compositions. Some of the earliest houses in the historic district are textbook examples of the Queen Anne style as it has come to be defined, employing characteristic motifs such as sunburst-patterned ornament and varied wall texture—typically a mixture of shingles and clapboard cladding, sometimes with stick work detailing. The house at 116-03 85<sup>th</sup> Avenue, one of the five commissioned by Albon Platt Man himself in 1884, originally was clad in narrow clapboard on the ground floor with shingled upper stories; it also had a spindle-work porch, of which the slender turned columns remain. Across the street, 116-12 85<sup>th</sup> Avenue is a more intact example with clapboard siding, fish-scale shingles in the main gables, and a

<sup>28</sup> “Richmond Hill Booms, Many New Buildings,” *Brooklyn Daily Eagle*. March 28, 1905, 17. That same year, in 1905, the former Waterbury Estate encompassing the area between 104th and 106th Street—the last of the old farmsteads in the vicinity of Richmond Hill—was finally subdivided and opened for development.

<sup>29</sup> A map of the neighborhood from 1891 shows his house at 85-14 117th Street (still standing though altered). His family later had houses on Elm (114th) and Waterbury (105th) Streets.

<sup>30</sup> Many building permits filed by the Haugaards list the owner of record as Margaret C. Haugaard, John's wife, or Marie Jensen, a married sister.

Richmond Hill Historic District

Name of Property

Queens, NY

County and State

prominent sunburst in the secondary gable. Many of the later Queen Anne houses are of the Free Classical sub-variety, somewhat more restrained with elements derived more academically from ancient antiquity and the Renaissance. Common details include Classical porch columns and ornament such as fluted corner piers and modillioned cornices.<sup>31</sup> Notable examples include the five residences designed by Daniel Stage around 1900 between 112<sup>th</sup> and 114<sup>th</sup> Streets. 85-10 113<sup>th</sup> Street, for example, features a Palladian attic window, dentiled cornice, and corner pilasters, while its neighbor at no. 85-04 has a wrap-around porch with the hallmark pediment above the entrance and an arcade in front of its second-story sleeping porch.

A few houses in the neighborhood can be classified as Shingle Style, not only because they are clad entirely in shingles but also because this material was used to unify the exterior appearance and make the complex massing appear as a single, cohesive volume. The nearly identical houses at 84-48 118<sup>th</sup> Street (1901) and 117-03 85<sup>th</sup> Avenue (1902), both designed by Wade & Cullingford, are excellent illustrations. The transition between the round corner tower and the rest of the facade is seamless, as is the roof flowing over the eyebrow dormer projecting from the main roof and the gable wrapping into the attic window on the side facade. A few of the houses from this period defy easy stylistic labels; 84-37 113<sup>th</sup> Street, for example, features Asian-inspired flourishes such as flared eaves and the decorative porch supports perhaps meant to evoke the traditional Chinese construction method of “*tou kung*,” or interlocking brackets.

The building boom in Richmond Hill occurred at the very end of the Victorian era and some of its houses therefore reflect the architectural trends that succeeded the Queen Anne and its related styles. Frequently grouped together within the Eclectic movement of architecture, these styles were more rigorous in their use of historic models. Perhaps the most widely used in the historic district was the Colonial Revival, which shared many of the classically inspired details with its Free Classic Queen Anne counterpart including Palladian windows, fluted corner pilasters, and modillioned cornices, but applied these details to formal, symmetrical house forms more clearly recalling Georgian and Federal precedents. A prominent example is 84-11 112<sup>th</sup> Street (c. 1900), fully symmetrically with a central entrance and second story Palladian window, hipped roof, and Classical details including modillioned porch cornice and Corinthian corner pilasters. Also popular was the Tudor Revival, which is distinguished by the use of steeply-pitched roofs and faux half timbering for exterior walls. Many early Tudor Revival houses in the historic district were designed by Henry Haugaard; though most have had their half-timbering covered they can still be espied at 84-27 116<sup>th</sup> Street (1906), 85-19 117<sup>th</sup> Street (1906-07), and 114-03 84<sup>th</sup> Avenue.

### *Elevated Trains and the Era of Mass Transit*

Richmond Hill remained an exclusive railroad suburb until the mid-1910s. Mass transit arrived in the area with the opening of the Liberty Avenue elevated (now the A train) in 1914-15, and the Jamaica Avenue elevated (now the J/Z train) in 1917. Around the same time, the automobile was opening up large swaths of Queens for residential development. The introduction of these new forms of transportation coincided with a shift in the building pattern of the neighborhood. In subsequent years most of Richmond Hill's remaining vacant lots were further subdivided into narrower parcels that were built up with smaller houses of more modest architectural pretensions which were more accessible to newcomers to Richmond Hill.<sup>32</sup>

<sup>31</sup> See McAlester, 347 for a description of the Free Classical and other sub varieties of Queen Anne houses.

<sup>32</sup> It is unclear how active the Richmond Hill Estate was during this period, or how much it may have been involved in the subdivision of these lots. The Estate and the Man family remained active in developing other areas in Kew Gardens into the 1920s, so it is possible that they adjusted their sales strategy in response to the new dynamics resulting from the completion of mass transit to the neighborhood.



Richmond Hill Historic District

Name of Property

Queens, NY

County and State

The adoption of the small house was in fact part of a national trend during the first decades of the 20th century and especially following World War I.<sup>33</sup> Part of this was changing social norms and domestic conventions. As one history of the American suburb notes, during this period “Progressive ideals emphasizing simplicity and efficiency called for house designs that reflected less hierarchical relationships, technological innovations, and a more informal and relaxed lifestyle.”<sup>34</sup> Some of it was economics. Increased transportation access meant increased demand for houses in Richmond Hill, which meant that only small houses would be reasonably priced. At the same time, immigration quotas and strengthened labor laws were driving up the cost of the live-in domestic servants—who were essential in maintaining many of the grand old mansions—making the efficiency of the small house more appealing.

Some of these small houses were designed by established local architects, including Haugeard, who was responsible for a number within the district, including the group of four at 110-41 to 110-47 84th Avenue. The most prolific architect during this period, however, was Henry T. Jeffrey Jr., whose Richmond Hill commissions came mostly from the Classic Construction Co. Most of his designs in the district are simple, bungalow-type houses employing Colonial Revival motifs, often grouped into alternating ABA patterns.

The last of the neighborhood’s major transportation improvements occurred in the early 1920s, mostly centered on improving the old South Side Railroad (later the Montauk Branch of the LIRR) that was the original impetus for the founding of Richmond Hill. The first project involved the entrance of the railroad into Forest Park. While the designers of the park in the 1890s had originally envisioned an elegant street running along the entire length of the park’s southern border, the at-grade railroad crossing in Richmond Hill proved to be a major disruption. In 1921, after much discussion and agitation, the matter was settled so that Park Lane South would cross the tracks on a bridge of steel and concrete, “25 feet at least above the level of the railroad tracks, 102 feet in length, 52 feet wide with sidewalks for pedestrians and a roadway for vehicular traffic.”<sup>35</sup> Only a couple of years later, in 1923-24, the remainder of the railroad track through Richmond Hill was raised to eliminate grade crossings—a boon to the growing number of motorists now driving through Richmond Hill. The ornamented Art Deco structure, built of concrete and steel, was nicknamed “a railroad on stilts.” One article called it “one of the handsomest elevated railroad structures in the country.” Around the same time in the mid-to-late 1920s, 117<sup>th</sup> Street between 84<sup>th</sup> and 85<sup>th</sup> Avenues was finally cut through and the building lots made accessible to development.

These projects lead to the final major building boom in the Richmond Hill Historic District. Park Lane South and the adjacent blocks were almost completely built up by the end of the 1920s, so that when the Great Depression hit in 1930 there were few available lots left in the neighborhood. Though a handful of houses were built in the 1930s to 1960s, Richmond Hill remains largely an intact late 19th and early 20th century residential suburb.

### *Subsequent History*

While the buildings of Richmond Hill are little changed, the neighborhood—like much of Queens—has undergone substantial demographic shifts in the subsequent decades. What was once the exclusive province of Manhattan businessmen is now home to a diverse and vibrant community of native New Yorkers and

<sup>33</sup> Similar economic factors also lead the demise of the Brooklyn row house and the shrinking of the Manhattan apartment in the post World War I period. See Andrew Dolkart, *Morningside Heights: A History of its Architecture and Development*. New York: Columbia University Press, 320.

<sup>34</sup> Ames and McClelland, 56.

<sup>35</sup> “Order Park Lane Bridge Constructed,” *New York Times*. December 28, 1921, 10.

Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

immigrants. The *New York Times* gave the neighborhood a high compliment, calling Richmond Hill “the ultimate study in New York diversity...a place to eat Caribbean cuisine, shop for Bollywood movies, worship at a Sikh temple and stroll through streets lined with Victorian-era houses, a slice of pure Americana.”<sup>36</sup>

In recent years a grassroots historic preservation movement has emerged in the neighborhood, spearheaded by the Richmond Hill Historical Society. A significant number of houses have been restored to their original appearance, clearly demonstrating that the architectural character of Richmond Hill is very much intact.

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<sup>36</sup> “Indo-Caribbean Content, Victorian Style,” *New York Times*, January 11, 2013.  
Section 8 page 58

Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

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## 9. Major Bibliographical References

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**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

### *Books and Pamphlets*

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### *Newspaper Articles*

"Richmond Hill Section," *Brooklyn Daily Eagle*. September 10, 1899, 17.

"A Park-Like Suburb," *Brooklyn Daily Eagle*. May 27, 1900, 25.

"Richmond Hill and Kew Gardens," *Brooklyn Daily Eagle*. September 8, 1910, 75.

"Special Supplement," *Richmond Hill Record*. December 2, 1911.

### *Maps*

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1901 Sanborn Map Company. *Queens Atlas, Vol. 4*. 1901, plates 10-14.

1902 Hart & Bailey Publishing. *Richmond Hill, Borough of Queens, New York City*. 1902.

1907 E. Belcher Hyde. *Atlas of the Borough of Queens, City of New York*. 1907, updated through c. 1910, plates 4-5.

1909 G. W. Bromley. *Atlas of the City of New York, Borough of Queens* (1909), plate 32.

1911 Sanborn Map Company. *Queens Atlas, Vol. 4*. 1911, plates 10-14.

1913 E. Belcher Hyde, *Atlas of the Borough of Queens, City of New York*. 1913, plates 4-5.

1927 Sanborn Map Company. *Queens Atlas, Vol. 4*. 1927, plates 10-13.

### *Photographs*

New York City Municipal Archives. "Queens 1940s Tax Photos." New York: 1939-41, available online.

New York City Municipal Archives. "Queens 1980s Tax Photos." New York: 1983-88, available online.

Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Historic Resources Survey Number (if assigned): \_\_\_\_\_  
\_\_\_\_\_

Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

10. Geographical Data

**Acreage of Property** 29.97 acres  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>18</u> Zone	<u>598538</u> Easting	<u>4506495</u> Northing	3	<u>18</u> Zone	<u>597926</u> Easting	<u>4506270</u> Northing
2	<u>18</u> Zone	<u>598584</u> Easting	<u>4506271</u> Northing	4	<u>18</u> Zone	<u>598246</u> Easting	<u>4506539</u> Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary is indicated by a heavy line on the enclosed map with scale.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary was drawn to take in the largest concentration of intact houses within the original 1868 subdivision. The district encompasses nearly all of the earliest (1880s and early 1890s) residences in the neighborhood, including at least one commissioned by Albon Platt Man. The boundaries generally follow clear visual barriers: Forest Park and 84th Avenue (originally Division Avenue, separating Richmond Hill from Kew Gardens) to the north; Myrtle Avenue to the southwest. The eastern boundary was drawn to exclude larger apartment buildings not in keeping with the historic character of the neighborhood, while the southern boundary excludes houses that do not retain sufficient architectural integrity.

While the boundary includes a portion of the LIRR Montauk Branch Viaduct, this resource is not being listed as part of the Richmond Hill Historic District. As a portion of a resource cannot be listed and the bridge extends far beyond the boundaries of the historic district, NPS staff recommended this course of action. As a result, the bridge is not counted as a contributing or non-contributing resource within the historic district.

Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

### Richmond Hill Historic District

*Richmond Hill, Queens  
County, New York*



Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



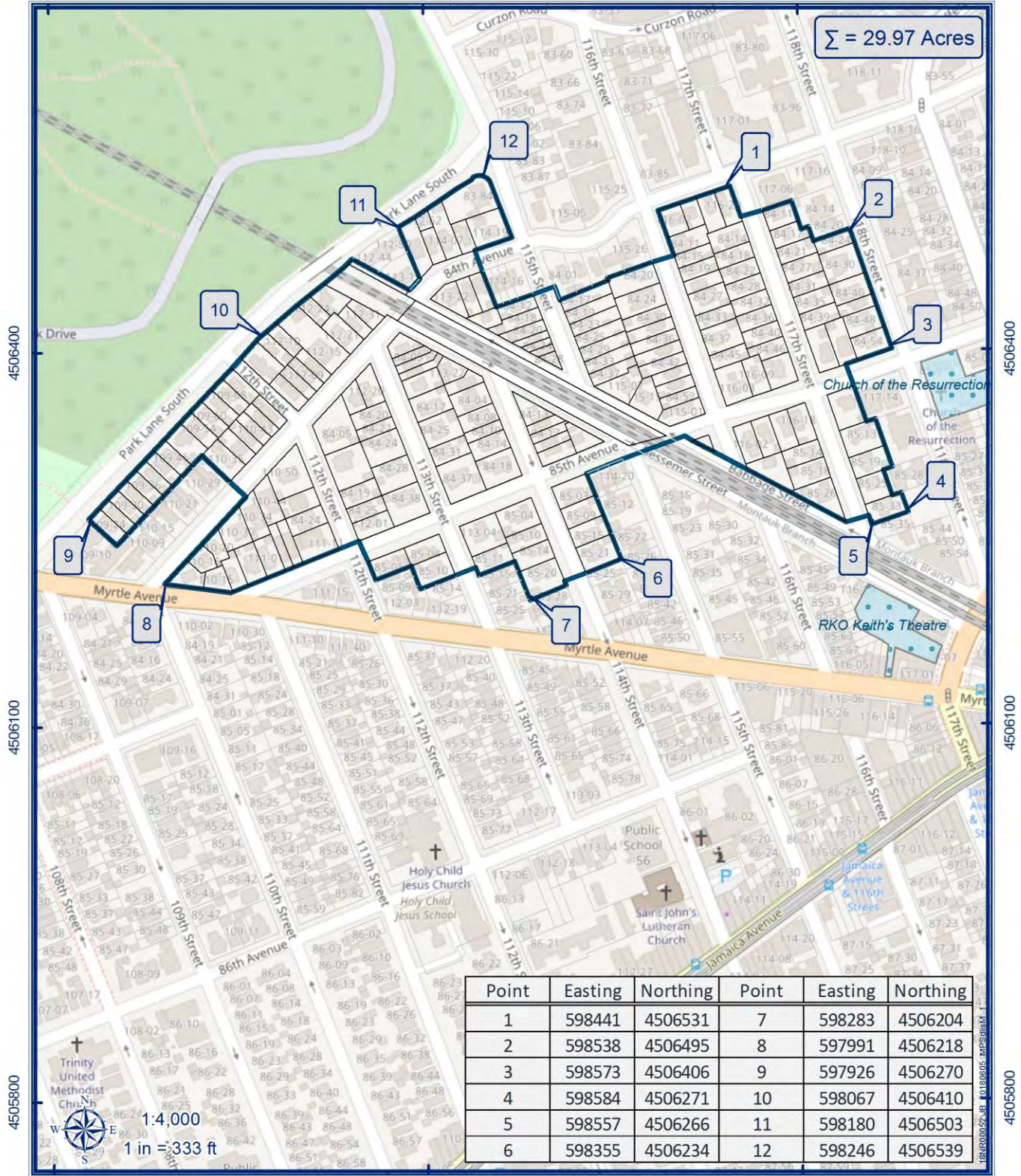
**Parks, Recreation  
and Historic Preservation**

**Richmond Hill Historic District**  
 Name of Property

**Queens, NY**  
 County and State

**Richmond Hill Historic District**

*Richmond Hill, Queens  
 County, New York*



Point	Easting	Northing	Point	Easting	Northing
1	598441	4506531	7	598283	4506204
2	598538	4506495	8	597991	4506218
3	598573	4506406	9	597926	4506270
4	598584	4506271	10	598067	4506410
5	598557	4506266	11	598180	4506503
6	598355	4506234	12	598246	4506539

597900 598200 598500  
 Coordinate System: NAD 1983 UTM Zone 18N  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 Units: Meter  
 Feet  
 0 105 210 420

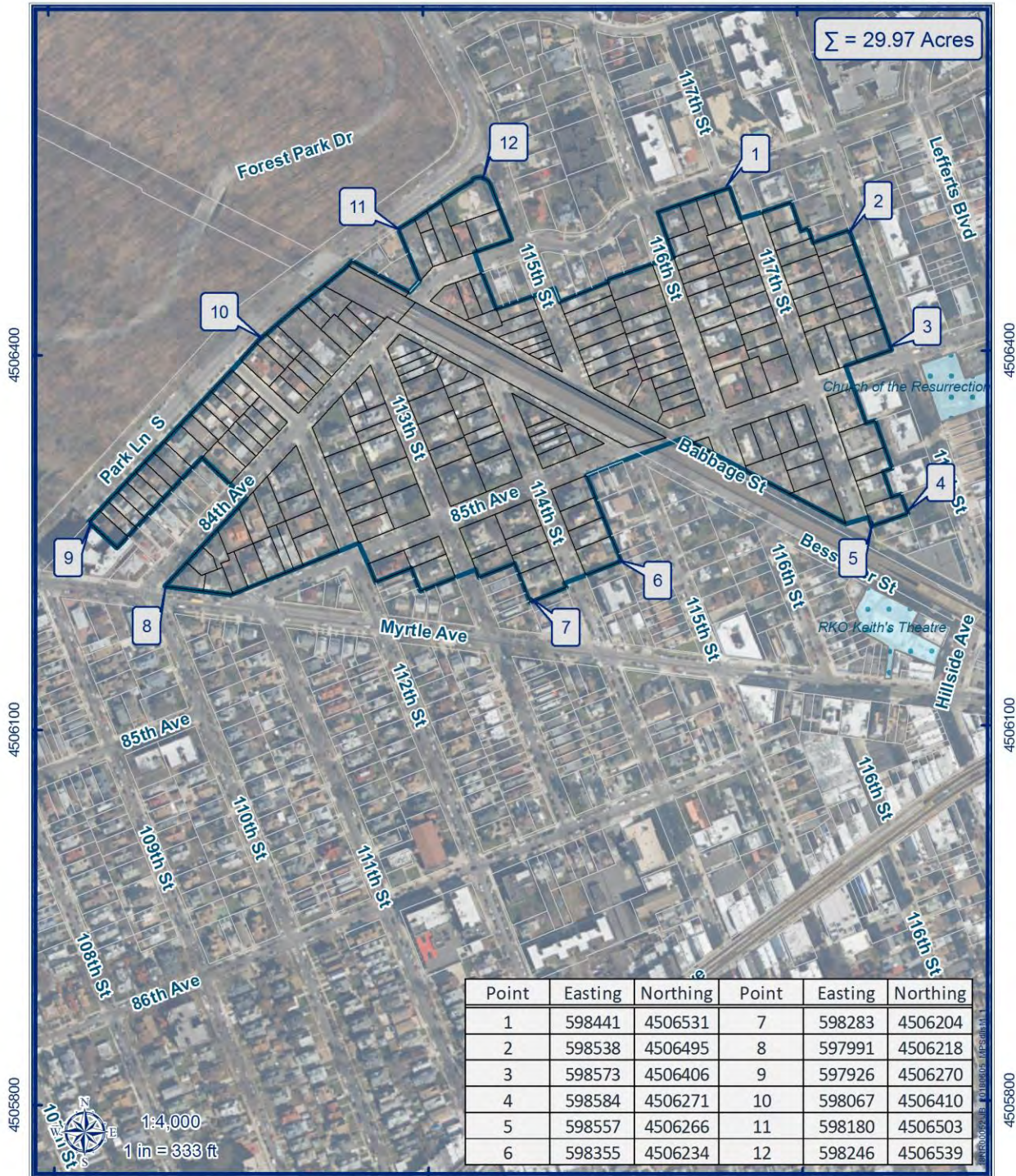
Richmond Hill HD  
 Adjacent Natl. Reg. listed  
 NEW YORK STATE OF OPPORTUNITY  
 Parks, Recreation and Historic Preservation

**Richmond Hill Historic District**  
 Name of Property

**Queens, NY**  
 County and State

**Richmond Hill Historic District**

*Richmond Hill, Queens  
 County, New York*



∑ = 29.97 Acres

Point	Easting	Northing	Point	Easting	Northing
1	598441	4506531	7	598283	4506204
2	598538	4506495	8	597991	4506218
3	598573	4506406	9	597926	4506270
4	598584	4506271	10	598067	4506410
5	598557	4506266	11	598180	4506503
6	598355	4506234	12	598246	4506539

1:4,000  
 1 in = 333 ft

Coordinate System: NAD 1983 UTM Zone 18N  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 Units: Meter



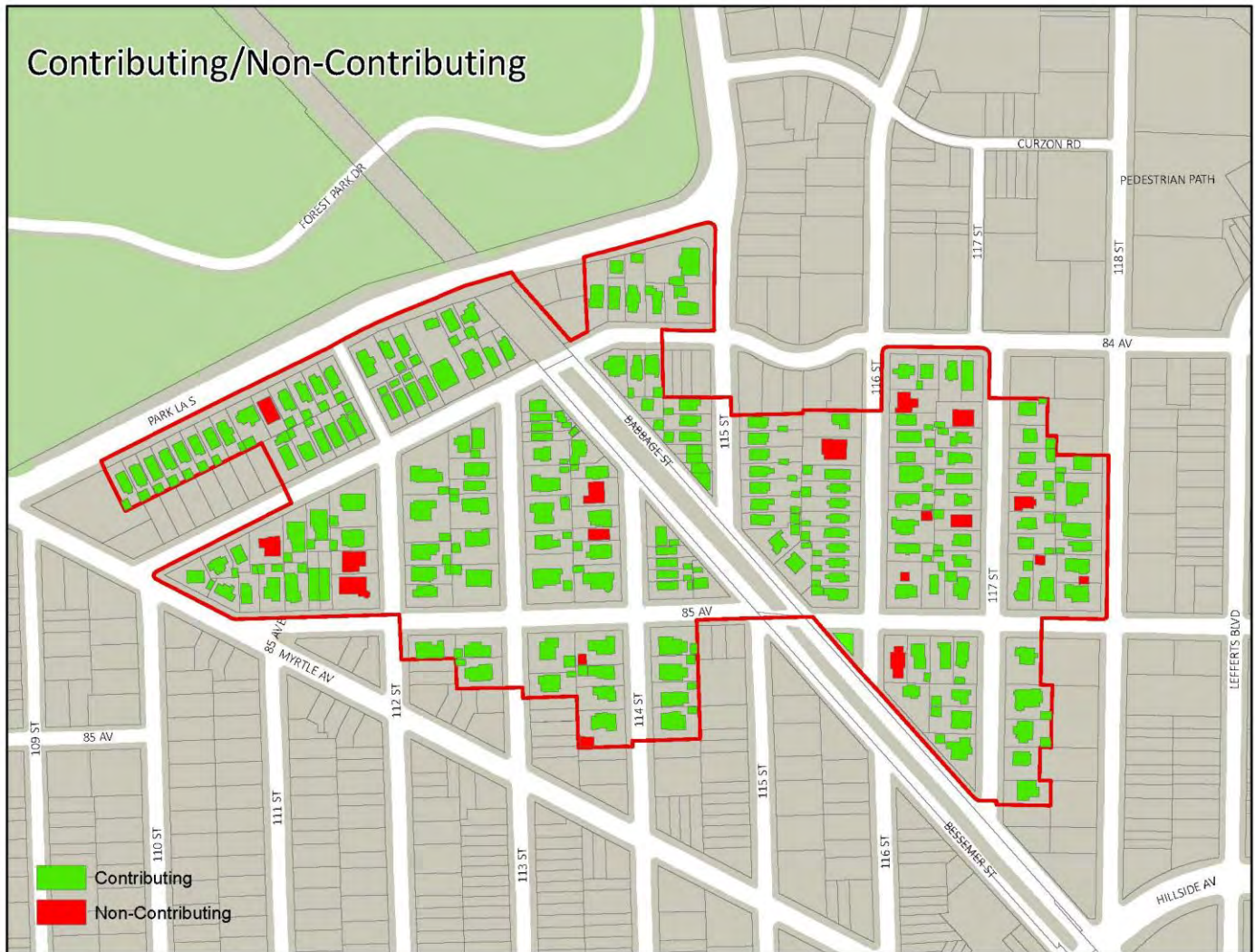
Richmond Hill HD  
 Adjacent Natl. Reg. listed

NEW YORK STATE OF OPPORTUNITY  
 Parks, Recreation and Historic Preservation



Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State



Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State



Richmond Hill Historic District  
Name of Property

Queens, NY  
County and State

11. Form Prepared By

name/title Christopher D. Brazee (edited by Jennifer Betsworth, NY SHPO)  
organization \_\_\_\_\_ date September 2018  
street & number 174 4<sup>th</sup> Street telephone 518-279-6229  
city or town Troy state NY zip code 12180  
e-mail Chris@BrazeePhotography.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Richmond Hill Historic District

City or Vicinity: Queens

County: Queens State: New York

Photographer: Christopher D. Brazee Jennifer Betsworth

Date Photographed: February 2018 (photos 1-19) October 2018 (photos 20-24)

Description of Photograph(s) and number:

NY\_Queens Co\_Richmond Hill HD\_0001 116-03 85<sup>th</sup> Avenue (1890).  
NY\_Queens Co\_Richmond Hill HD\_0002 116-12 85<sup>th</sup> Avenue (1884).  
NY\_Queens Co\_Richmond Hill HD\_0003 85-04 114<sup>th</sup> Street (c. 1895).  
NY\_Queens Co\_Richmond Hill HD\_0004 84-37 113<sup>th</sup> Street (c. 1895).  
NY\_Queens Co\_Richmond Hill HD\_0005 84-11 112<sup>th</sup> Street (c. 1895).  
NY\_Queens Co\_Richmond Hill HD\_0006 84-25 112<sup>th</sup> Street (1898).

Richmond Hill Historic District

Queens, NY

Name of Property

County and State

NY_Queens Co_Richmond Hill HD_0007	85-10 113 <sup>th</sup> Street (1900-01).
NY_Queens Co_Richmond Hill HD_0008	85-09 114 <sup>th</sup> Street (1901).
NY_Queens Co_Richmond Hill HD_0009	84-48 118 <sup>th</sup> Street (1901).
NY_Queens Co_Richmond Hill HD_0010	117-03 85 <sup>th</sup> Avenue (1902-03).
NY_Queens Co_Richmond Hill HD_0011	112-09 84 <sup>th</sup> Avenue (1919).
NY_Queens Co_Richmond Hill HD_0012	84-25 115 <sup>th</sup> Street (1920).
NY_Queens Co_Richmond Hill HD_0013	115-01 85 <sup>th</sup> Avenue (c. 1920s).
NY_Queens Co_Richmond Hill HD_0014	110-34 84 <sup>th</sup> Avenue (1922).
NY_Queens Co_Richmond Hill HD_0015	84-52 116 <sup>th</sup> Street (1925).
NY_Queens Co_Richmond Hill HD_0016	84-24 115 <sup>th</sup> Street (1925).
NY_Queens Co_Richmond Hill HD_0017	114-09 84 <sup>th</sup> Avenue (1928).
NY_Queens Co_Richmond Hill HD_0018	112-26 Park Lane South (1929).
NY_Queens Co_Richmond Hill HD_0019	Jacob Riis Triangle.
NY_Queens Co_Richmond Hill HD_0020	113 <sup>th</sup> Street, west side looking north from 85-10 113 <sup>th</sup> Street.
NY_Queens Co_Richmond Hill HD_0021	84 <sup>th</sup> Avenue, north side looking east from 114-07 84 <sup>th</sup> Avenue.
NY_Queens Co_Richmond Hill HD_0022	85 <sup>th</sup> Avenue, north side looking east from 117-03 85 <sup>th</sup> Avenue.
NY_Queens Co_Richmond Hill HD_0023	115 <sup>th</sup> Street, east side looking south from 84-17 115 <sup>th</sup> Street.
NY_Queens Co_Richmond Hill HD_0024	84 <sup>th</sup> Avenue, north side looking east from 110-41 84 <sup>th</sup> Avenue.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



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JACOB  
RIIS  
TRIANGLE















UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 1/28/2019      Date of Pending List: 2/12/2019      Date of 16th Day: 2/27/2019      Date of 45th Day: 3/14/2019      Date of Weekly List: 3/8/2019

Reference number:

Nominator:

Reason For Review:

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal       | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|                                       | <input checked="" type="checkbox"/> CLG  |   |

Accept       Return       Reject      3/7/2019 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Alexis Abernathy      Discipline Historian

Telephone (202)354-2236      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Landmarks Preservation  
Commission

DEC 3, 2018

Kate Lemos McHale  
Director of Research

November 27, 2018

1 Centre Street  
9<sup>th</sup> Floor North  
New York, NY 10007

212 669 7902 tel  
212 669 7797 fax

R. Daniel Mackay  
Deputy Commissioner for Historic Preservation  
Deputy State Historic Preservation Officer  
New York State Office of Parks, Recreation and Historic Preservation  
P.O. Box 189  
Waterford, NY 12188-0189

Re: Richmond Hill Historic District, Queens

Dear Deputy Commissioner Mackay:

I am writing on behalf of Chair Sarah Carroll in response to your request for comment on the eligibility of the Richmond Hill Historic District in Queens for the State and National Registers of Historic Places.

The agency has reviewed the materials you submitted and has concerns about whether the proposed Richmond Hill Historic District meets the criteria for inclusion on the State and National Registers of Historic Places due to the lack of consistency in the quality and integrity of the architecture and streetscapes. Thank you.

Sincerely,

Kate Lemos McHale  
klemosmchale@pc.nyc.gov

**From:** Kate Lemos McHale (LPC)  
**To:** [Betsworth, Jennifer \(PARKS\)](#); [Sarah Carroll \(LPC\)](#)  
**Cc:** [LaFrank, Kathleen \(PARKS\)](#)  
**Subject:** RE: Richmond Hill  
**Date:** Wednesday, December 05, 2018 3:37:44 PM  
**Attachments:** [image002.png](#)  
[image004.png](#)  
[image006.png](#)  
[image008.png](#)

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**ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.**

Hi Jennifer and Kathleen,

I left you both messages, I am happy to discuss the Richmond Hill historic district. I'm available from 3-4pm today, but understanding timing may be an issue I can summarize briefly. In our review of the proposed historic district, we had difficulty finding that it met the criteria for listing on the National Register in our interpretation, based on the integrity issues and lack of intact, cohesive streetscapes. We expressed those concerns in our letter, but defer to SHPO—if SHPO determines that it meets the criteria for listing we would not oppose the nomination.

I hope this hopes clarify our letter.

Many thanks,  
Kate



**Kate Lemos McHale**  
Director of Research

1 Centre St., 9<sup>th</sup> Floor | New York, NY 10007  
p: 212.669.7801 | m: 646.334.8730  
[klemosmchale@lpc.nyc.gov](mailto:klemosmchale@lpc.nyc.gov) | [www.nyc.gov/landmarks](http://www.nyc.gov/landmarks)



---

**From:** Betsworth, Jennifer (PARKS) [mailto:[Jennifer.Betsworth@parks.ny.gov](mailto:Jennifer.Betsworth@parks.ny.gov)]  
**Sent:** Wednesday, December 05, 2018 1:31 PM  
**To:** Kate Lemos McHale (LPC); Sarah Carroll (LPC)  
**Cc:** LaFrank, Kathleen (PARKS)  
**Subject:** RE: Richmond Hill

Kate and Sarah –

I haven't heard back from either of you via email or phone, so wanted to drop a quick note.

I'm heading into a meeting now and will be out for the day at 2 pm. After that time, please reach out to Kathleen LaFrank, the head of the National Register unit, at 518-268-2165 to resolve this issue.

**Jennifer Betsworth**  
Historic Preservation Specialist

**New York State Parks, Recreation & Historic Preservation**  
518-268-2189

---

**From:** Betsworth, Jennifer (PARKS)  
**Sent:** Wednesday, December 05, 2018 10:04 AM  
**To:** 'klemosmchale@lpc.nyc.gov' <[klemosmchale@lpc.nyc.gov](mailto:klemosmchale@lpc.nyc.gov)>  
**Cc:** 'scarroll@lpc.nyc.gov' <[scarroll@lpc.nyc.gov](mailto:scarroll@lpc.nyc.gov)>  
**Subject:** RE: Richmond Hill

Kate –

I hope you received my email from yesterday.

Before our State Review Board meeting tomorrow, I do require additional clarification on your letter regarding the Richmond Hill Historic District. Were you expressing an opinion but are fine if we go ahead and nominate? Alternately, are you requesting that we postpone the historic district while you prepare a report in response? Or are you making an even more serious request?

It is very important that we receive clarification on these issues promptly so we can know how to respond and how this may affect tomorrow's State Review Board meeting. Please give me a call at your earliest opportunity.

**Jennifer Betsworth**  
Historic Preservation Specialist

**New York State Parks, Recreation & Historic Preservation**  
518-268-2189

---

**From:** Betsworth, Jennifer (PARKS)  
**Sent:** Tuesday, December 04, 2018 9:56 AM  
**To:** 'klemosmchale@lpc.nyc.gov' <[klemosmchale@lpc.nyc.gov](mailto:klemosmchale@lpc.nyc.gov)>  
**Subject:** Richmond Hill

Kate –

I hope this finds you well.

Thank you for sending along the letters for the German Evangelical Lutheran Church, the Triboro Hospital for Tuberculosis, and the Richmond Hill Historic District. As always, I will note each in the appropriate presentation at Thursday's State Review Board meeting.

In the Richmond Hill letter, you express concerns over the "lack of consistency in the quality and integrity of the architecture and streetscapes." Can you offer any more specifics in case I have questions from the board about the nature of your concerns?

I appreciate your assistance,

Jennifer Betsworth  
Historic Preservation Specialist  
NYS Office of Parks, Recreation, and Historic Preservation

Peebles Island State Park  
P.O. Box 189  
Waterford, New York 12188

Phone: 518-268-2189  
[Jennifer.Betsworth@parks.ny.gov](mailto:Jennifer.Betsworth@parks.ny.gov)

**Are you registered to vote?** [Register to vote online today](#). Moved recently? Update your information with the NYS Board of Elections. Not sure if you're registered to vote? [Search your voter registration status](#).





HISTORIC DISTRICTS COUNCIL



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11<sup>th</sup> Street New York NY 10003  
tel (212) 614-9107 fax (212) 614-9127 email [hdc@hdc.org](mailto:hdc@hdc.org)

December 5, 2018

Ms. Jennifer Betsworth  
Historic Preservation Specialist  
New York State Office of Parks, Recreation and Historic Preservation  
Peebles Island, PO Box 189  
Waterfront, NY 12188

Dear Ms. Betsworth,

The Historic Districts Council strongly supports the nomination of Richmond Hill in Queens County to the New York State and National Register of Historic Places.

The proposed district currently before the New York State Board for Historic Preservation is the first phase of a decades-long community-driven campaign to recognize and celebrate the history of Richmond Hill. One of Queens' earliest planned suburban communities, Richmond Hill developed in patterns which would set the tone for the settlement of the borough. Streets lined with trees shade homes equipped with generous porches, distinctly-pitched roofs and quirky fenestration, all designed in a profusion of Colonial and Tudor Revival styles. These cheerful and handsome buildings create a village-like atmosphere which is a rare thing in New York City, and one that seems quite removed from the urban core. This distinctly suburban sense of place is celebrated in the writings of noted reformer and community resident, Jacob Riis, and in an exuberant WPA mural by Phillip Evergood, which still hangs in the local Carnegie library. Of particular interest in the history of the development were the early adoption of building guidelines for the community, which ensured a consistent neighborhood character despite the numbers of developers, architects and builders active in the community. This kind of dimensional planning predates New York City's ground-breaking 1916 Zoning Resolution and was replicated in later developments throughout Queens, notably by the Rickert-Finlay Realty Company.

The Historic Districts Council has been proud to work with our partners at the Richmond Hill Historical Society for over 20 years on preserving, enhancing and celebrating this neighborhood's remarkable sense of place. In that time, we have hosted numerous walking tours for residents and visitors; educated hundreds of neighborhood residents with educational programs, lectures, and history fairs; held numerous community outreach events and produced a number of studies and guidebooks for the area. In 2016, HDC adopted Richmond Hill as part of our Six to Celebrate program; which focuses our organization's attention and resources on specific neighborhood goals. The result of that effort is before you today. We are incredibly grateful to the support of City Council Member Eric Ulrich, without whom this nomination would not have been possible. We are also grateful to Governor Andrew Cuomo, the New York State Council on the Arts, the New York City Council, and the New York City Department of Cultural Affairs all of whom make HDC's work with communities such as Richmond Hill possible.



HISTORIC DISTRICTS COUNCIL



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11<sup>th</sup> Street New York NY 10003  
tel (212) 614-9107 fax (212) 614-9127 email [hdc@hdc.org](mailto:hdc@hdc.org)

Based on Richmond Hill's historic and architectural significance, the Historic Districts Council fully supports its nomination to the New York State and National Registers of Historic Places.

Sincerely,



Simeon Bankoff  
Executive Director



NYC Parks

Dorothy Lewandowski  
Borough Commissioner  
Queens

T (718) 520-5905 E [dlewandowski@parks.nyc.gov](mailto:dlewandowski@parks.nyc.gov)  
F (718) 520-5926

City of New York  
Parks & Recreation

The Overlook  
80-30 Park Lane  
Kew Gardens, NY 11415  
[nyc.gov/parks](http://nyc.gov/parks)

November 26, 2018

Mr. R. Daniel Mackay  
Deputy Commissioner for Historic Preservation and  
Deputy State Historic Preservation Officer  
New York State Office of Parks, Recreation and Historic Preservation  
Division of Historic Preservation, Peesbles Island State Park  
PO Box 189  
Waterford, NY 12188-0189

Dear Mr. Mackay:

Thank you for your letter dated October 5, 2018 regarding Parks property - Jacob Riis Triangle located in Richmond Hill Historic District.

On behalf of NYC Parks, with great pleasure and enthusiasm, we support the district to be considered for nomination to the National and State Registers of Historic Places. If you have any other questions or concerns regarding this property, please feel free to call my office at (718) 520-5905.

Thank you for your interest in Parks.

Sincerely,

Dorothy Lewandowski

Richmond Hill Historical Society

Ivan Mrakovic RA, President

85-03 114<sup>th</sup> Street Richmond Hill, NY 11418 (917) 440-1478



October 27, 2018

Jennifer Betsworth

Division for Historic Preservation

Peebles Island State Park

P.O. Box 189

Waterford, NY 12188

Re: Richmond Hill Historic District

Dear Jennifer:

It is with great pleasure that I report to you that the Richmond Hill Historical Society is supportive of the Proposed Historic District. We have researched the historical and architectural history of our community and whole-heartedly agree it is worth preserving for generations to come.

This community was the home of Jacob Riis, who embodied the immigrant's American Dream and lived in and enriched this vibrant community. Richmond Hill, Queens is the 'mixing bowl' of the melting pot that is America. We applaud your support in bringing this district to fruition and lend our support in spreading the word to our community and property owners as to the significance of this campaign.

We remain optimistic that the outcome of the December 6, 2018 Nomination will be a favorable one. Thank you for all of your support.

Sincerely and Best Regards

Ivan Mrakovic RA

Laura Mrakovic  
85-03 114<sup>th</sup> Street  
Richmond Hill NY 11418  
October 26 2018

Jennifer Betsworth  
Division for Historic Preservation  
Peebles Island State Park  
P.O. Box 189 Waterford, NY 12188



Dear Ms. Betsworth

As a home owner in the proposed Richmond Hill Historic District I am absolutely in favor of the proposal. This is an architecturally significant community deserving of designation on the National Register of Historic Places. I plan on attending the information session scheduled for October 30<sup>th</sup> at The Center at Maple Grove.

Thank you for your important work.

Sincerely  
Laura Mrakovic  
homeowner  
Laura Mrakovic



**Parks, Recreation  
and Historic Preservation**

**ANDREW M. CUOMO**  
Governor

**ROSE HARVEY**  
Commissioner

17 December 2018

Alexis Abernathy  
National Park Service  
National Register of Historic Places

Mail Stop 7228

1849 C Street NW  
Washington DC 20240

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to submit the following six nominations, all on disc, to be considered for listing by the Keeper of the National Register:

St. Anthony of Padua Church Complex, Onondaga County (2owners, 0 objections)  
Fort Wood Creek Site, Oneida County  
Monarch Knitting Company Factory, Erie County  
Payne Avenue High School, Niagara County  
Buildings at Niagara and Seventh Streets, Niagara County (1owner, 0 objections)  
Richmond Hill Historic District, Queens County (189 owners, 0 objections)

The Richmond Hill district is located within a certified local government (New York City). In response to our initial letter and copy of the draft, the New York SHPO received a letter from the local commission (New York City LPC) stating that the LPC had concerns about whether or not the district met the criteria (letter enclosed). After receiving this letter, we wrote to and then called the LPC to determine whether the commission believed that the district should not be nominated. In conversation and written communication (also enclosed), the commission's director of research assured me that the commission had no objections to it being nominated to the National Register and would defer to the opinion of the SHPO. Please note that this district also has support from the Historic Districts Council and the New York City Department of Parks. The district is widely supported in the community. There was no communication from the mayor's office. Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office