

United States Department of the Interior
National Park Service

DRAFT

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 Louise Terrace/Colonial Road Historic District
 other names/site number _____
 name of related multiple property listing _____

Location

street & number 7001-7024 Louise Terrace; 7002-7024 Colonial Road not for publication
 city or town Brooklyn vicinity
 state New York code NY county Kings code 047 zip code 11205

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

Signature of certifying official/Title Date

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:) _____

Signature of the Keeper Date of Action

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Kings County, NY

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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.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
39	0	buildings
		sites
		structures
		objects
39	0	Total

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

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / single dwelling

DOMESTIC / secondary structure

Current Functions

(Enter categories from instructions.)

DOMESTIC / single dwelling

DOMESTIC / secondary structure

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH and EARLY 20TH CENTURY

REVIVALS / Tudor Revival

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: SLATE

other: WOOD, STUCCO

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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 Louise Terrace/Colonial Road Historic District is an intact, visually cohesive group of attached Tudor Revival-style row houses in the Bay Ridge neighborhood of Brooklyn, Kings County, New York. The historic district, which is bounded to the north by 70th Street, to the east by Colonial Road, to the south by Mackay Place, and to the west by an alley, consists of thirty-nine contributing resources including thirty-three attached row houses and six garages. The development was constructed in 1927 to the designs of Swedish-born architect Olaf B. Almgren for local developer Adam Schumann. During the 1920s, Bay Ridge was rapidly transitioning from a rural area dotted with country estates to a middle-income commuter suburb that was tailored to the needs of automobile-owning families. The houses are symmetrically arranged on each blockfront and feature typical Tudor Revival-style characteristics such as brick-clad wall laid in English bond, pitched slate roofs, front-facing gables, prominent chimneys, and decorative half-timbering with stucco. At the rear of each row is a north-south running alley. The houses at the corners have separate garages that face the Mackay Place and 70th Street; the houses within the row have garages at their basement level, within the house. Overall, the district maintains its architectural integrity to a high degree.

Narrative Description

Location

The Louise Terrace/Colonial Road Historic District is in Bay Ridge, a suburban neighborhood located in the southwestern portion of Kings County. The neighborhood is roughly bordered to the west by the Belt Parkway (1940), which follows the curve of New York Harbor, and to the east by the Gowanus Expressway (1955), which runs roughly north-south between the Verrazano-Narrows Bridge (1959-1964) and Sunset Park.

The district is situated in the northwestern portion of the neighborhood, a largely residential enclave that includes Owl's Head Park, a city park established in 1928 at one of the highest points in Brooklyn. It is located between Colonial Road and Narrows Avenues, two major north-south streets, and Mackay Place and 70th Street, secondary side streets that run east-west. Louise Terrace is a single mid-block street that runs north-south between Mackay Place and 70th Street and parallel to Colonial Road.

The majority of the residential buildings in the district's immediate vicinity were constructed in the 1920s at a time when developers were rapidly converting former country estates into single- and multi-family homes. The exception to this is the collection of ca. 1890 free-standing, modified Queen Anne-style, wood-frame houses that are located to the immediate west of the district, between Louise Terrace and Narrows Avenue, and Mackay Place and 70th Street.

Otherwise, the district is bordered by mid-to-late-1920s single-family and multi-family brick buildings which exhibit a variety of styles including Tudor Revival, Tapestry Brick, Art Deco, as well as vernacular designs. The single-family developments include a row of semi-attached tan-brick row houses at 7005-7019 Colonial Road, a row of semi-attached red-brick vernacular-style row houses at 71-83 Mackay Place, a row of attached

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Tapestry Brick-style row houses at 97-117 70th Street, and a pair of free-standing Tudor Revival-style brick houses at 82 & 84 70th Street. The multi-family buildings include a ca. 1930 Medieval Revival-style four-story apartment building at 49 Mackay Place and a 1928 Art Deco-inspired six-story apartment building at 7040 Colonial Road.

Nearby National Register-listed districts include the Houses at 216-264 Ovington Avenue (NRHP 2007) and the Senator Street Historic District (NRHP 2002), both collections of brownstone-fronted Neo-Renaissance Revival-style row houses built in the first decade of the twentieth century. Individual listings include the Bay Ridge United Method Church (NRHP 1999), a Romanesque and Gothic Revival-style church (1900) and school building (1927) at 7002 Fourth Avenue, and the Union Church of Bay Ridge (NRHP 2020), a Richardsonian Romanesque-style church (1896, expanded 1924) at 7915 Ridge Boulevard. Other nearby properties that have been determined eligible for listing include Xavierian High School (1957) at 7100 Shore Road, P.S. 102 (1904, expanded 1930) at 211 72nd Street, and the Flag Court Apartments (1936) at 7200 Ridge Boulevard.

Exterior

The historic district consists of three identical blockfronts, two facing Louise Terrace and one facing Colonial Road, all built in 1927 to the designs of Swedish-born architect Olaf B. Almgren for local developer Adam Schumann. Each blockfront is symmetrically arranged with eleven two-story attached row houses, each built with a concrete basement and brick upper walls laid in English bond. The houses are all designed in the Tudor Revival style and share character-defining features such as red and over-burnt brick-clad walls, pitched slate roofs with a decorative pattern, front-facing gables, prominent chimneys, and decorative half-timbering with stucco. Notably, the pitched slate roofs are a decorative feature that obscure each house's flat asphalt roof.

Each row is arranged in a symmetrical A-B-B-C-D-B-D-C-B-B-A configuration, with each letter representing a row house type (each described in detail below) differentiated by its fenestration, decorative details, and gable variety. While a grade change between Colonial Road and the west side of Louise Terrace leads to slight variations in the height of the areaways and stoops, the houses are identical across each blockfront. Each corner house features a round-arched entry, a basement entrance at its side street, and an attached garage at its rear; the rest of the houses have square-headed entrances with small metal canopies (some shared across houses) and basement entrances underneath the stoop. Primary façade window openings across the three rows are square-headed, single or grouped in pairs or triples, with projecting brick sills and brick lintels. No historic windows remain extant (the original windows were six-over-one double-hung wood sash). Beneath the first-story windows, each house also features projecting brick corbels that are intended to support planter boxes. Historic wood-and-glass doors remain only at seven houses including round-headed doors at 7001 and 7023 Louise Terrace and 7024 Colonial Road, and square-headed doors at 7004 and 7017 Louise Terrace, and 7010 and 7020 Colonial Road.

The rear of each row is characterized by simple painted-brick elevations that face onto an alley. Colonial Road and the east side of Louise Terrace share an alley (this alley has a non-historic metal gate at each end), while the west side of Louise Terrace has its own alley. The rear elevations provide access to the basement level as well as the concrete garages located within. Above, the rear elevations have single segmental-arched window openings and a gutter at the flat roof edge.

Below is a description of each house type:

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Type A (Figure 10) is located at the corners and is unique within the row in that it has two designed elevations as well as a separate one-story garage that faces the side streets (70th Street or Mackay Place). The houses' two street-facing facades are clad with red brick at the first story, brick, stucco, and half-timbering at the second story, and have a pitched slate roof above (the pitched slate roof returns at the rear elevation as well). At its east/west facade, the first story features an asymmetrically placed, round-arched entrance that is set within a slightly-projecting front gable that has decorative brick details within its peak. Windows at the east/west facade are paired and the façade is capped by a jerkinhead gable (a gable roof with a hipped end). The north/south façade, which has single window openings, features a steep gable that extends into the second story and includes curved half-timbering within its peak. The attached, but not internally connected, one-story brick and stucco garage is simply designed with a garage door opening, a pitched slate roof above, and brick quoining at the return.

Type B (Figure 11) is located one and two houses in from the corner and at the center of the row. The house is clad with red brick and capped by a pitched slate roof. The primary entrance is square-headed and topped by a small, pressed-metal canopy. The first story has paired windows and the second story has three single windows. The house shares a tall projecting brick chimney with its neighbor. The prominent chimney (one of three within the row) features vertical dog-tooth detailing, a corbeled cornice, and ceramic chimney pots with flues. The row's two outer chimneys are wider than the central chimney.

Type C (Figure 12) located three houses in from the corner. The house is clad with red brick with select areas of half-timbering and stucco, and a pitched slate roof above. The primary entrance is square-headed and topped by a small, pressed-metal canopy. Both the first and second stories have triple windows. The second story also features decorative half-timbering with orthogonal and curved wood members and a jerkinhead gable.

Type D (Figure 13) is located four houses in from the corner. The house is clad with red brick with select areas of half-timbering and stucco, and a pitched slate roof above. The primary entrance is square-headed and topped by a small, pressed-metal canopy. Both the first and second stories have triple windows. The second story also features decorative half-timbering with orthogonal wood members and a steep gable. The north Type D house shares a tall projecting brick chimney with its neighbor. The chimney (one of three within the row) is slightly narrower than the other two chimneys and features vertical dog-tooth detailing, a corbeled cornice, and ceramic chimney pots with flues.

Integrity

In both its planning and architecture, the Louise Terrace/Colonial Road Historic District conveys a strong sense of historical integrity. Though minor changes to the row houses over the course of its history are apparent, character-defining elements of the original design are intact. These features include the planning of the development with each row's strong spatial relationship to the street, especially on Louise Terrace, their low-scale massing, proportion, robust pattern of windows and roof lines, and automobile-friendly alleyways and garages. Additional elements that contribute to the buildings' historic identity include their uniform Tudor Revival-style details such as brick-clad walls, pitched slate roofs with a decorative pattern, front-facing gables, prominent chimneys, and decorative half-timbering with stucco.

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Resource Inventory

The following is a list that includes the addresses of the houses in the district, their house type, the number of contributing resources at that address, and alterations. In all, there are thirty-nine contributing resources in the district including thirty-three attached row houses and six garages.

Typical alterations to the primary facades include changes to the areaways and entries including new curbs and railings, reconstructed retaining walls (primarily at the east side of Louise Terrace), replacement materials at the stoops, replacement front doors, the addition of screen doors, and the replacement of the original entry canopies. The houses all have non-historic lighting fixtures (typically in the location of the original light fixture) and as well as non-historic mailboxes, building number signage, security cameras, and flagpoles. Other typical changes include replacement windows, including in some cases the installation of bay windows (likely installed in the 1950s and 1960s) in the location of historically ganged windows at the first story, the addition of vinyl siding at areas that were historically clad with decorative half-timbering and stucco, and the installation of mounted AC units with conduits. While all of the original slate roofs remain extant along Louise Terrace, on Colonial Road many slate roofs have been replaced with asphalt shingles or synthetic slate.

Typical changes at the rear include modifications at the basement-level garage entry, modified window openings, mounted AC units with conduits, and the installation of rear decks. In some cases, the garages have been removed and converted to occupiable space, in others they have been modestly extended into the alley.

Louise Terrace, west side

7002 Louise Terrace

House type: A
Resource: 2 contributing buildings (one house and one garage)
Alterations: *Front and side:* Non-historic railings, non-historic projecting vestibule at main entry, replacement windows.
Rear: Satellite dish installed on garage roof, replacement windows.

7004 Louise Terrace

House type: B
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, non-historic screen door, non-historic bay window with hood at first story, exterior-mounted AC unit and conduits, replacement windows.
Rear: Exterior-mounted AC unit and conduits, replacement windows.

7006 Louise Terrace

House type: B
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, non-historic screen door, replacement front door, non-historic bay window with hood at first story, replacement windows.
Rear: Modified window opening and thru-wall AC unit at second story, replacement windows.

7008 Louise Terrace

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House type: C
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, non-historic screen door, replacement front door, vinyl siding, replacement windows.
Rear: Extension at basement-level garage entry, modified window opening at first story, replacement windows.

7010 Louise Terrace

House type: D
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, non-historic screen door, replacement front door, vinyl siding, replacement windows.
Rear: Extension at basement-level garage entry, vinyl siding, replacement windows.

7012 Louise Terrace

House type: B
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, non-historic screen door, replacement front door, non-historic shared canopy, vinyl siding, replacement windows.
Rear: Extension at basement-level garage entry, exterior-mounted AC unit and conduits, replacement windows.

7014 Louise Terrace

House type: D
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, non-historic screen door, replacement front door, non-historic shared canopy, vinyl siding, replacement windows.
Rear: Extension at basement-level garage entry, modification to window opening at first story, replacement windows.

7016 Louise Terrace

House type: C
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, modified stoop, non-historic screen door, replacement front door, non-historic bay window with hood at first story, removal of select area of half-timbering/stucco detail, replacement windows.
Rear: Extension at basement-level garage entry, exterior-mounted AC unit and conduits, replacement windows.

7018 Louise Terrace

House type: B
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, non-historic screen door, replacement front door, replacement windows.
Rear: Extension at basement-level garage entry, exterior-mounted AC unit and conduits and AC unit at ground level, replacement windows.

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7020 Louise Terrace

House type: B
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, non-historic screen door, replacement front door, exterior-mounted AC unit and conduits, replacement windows.
Rear: Extension at basement-level garage entry, exterior-mounted AC conduits and AC unit at basement level, replacement windows.

7024 Louise Terrace

House type: A
Resource: 2 contributing buildings (one house and one garage)
Alterations: *Front and side:* Non-historic railings, non-historic screen door, replacement front door, exterior-mounted AC conduits at south facade, replacement windows.
Rear: Exterior-mounted AC unit and conduits, replacement windows.

Louise Terrace, east side

7001 Louise Terrace

House type: A
Resource: 2 contributing buildings (one house and one garage)
Alterations: *Front and side:* Reconstructed retaining walls at areaway, non-historic railings, non-historic screen door, non-historic metal canopy, non-historic bay window with hood at first story, exterior-mounted AC conduits at north facade, replacement windows.
Rear: Modification to window opening at second story, exterior-mounted AC unit and conduits, replacement windows.

7003 Louise Terrace

House type: B
Resource: 1 contributing building
Alterations: *Front:* Reconstructed retaining wall at areaway, non-historic railings, non-historic screen door, replacement front door, non-historic bay window with hood at first story, replacement windows.
Rear: Extension at basement-level garage entry, replacement windows.

7005 Louise Terrace

House type: B
Resource: 1 contributing building
Alterations: *Front:* Reconstructed retaining wall at areaway, non-historic railings, non-historic screen door, replacement front door, non-historic bay window with hood at first story, exterior-mounted AC unit and conduits, replacement windows.
Rear: Extension at basement-level garage entry, modification to window opening at first story, exterior-mounted AC unit and conduits, replacement windows.

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7007 Louise Terrace

House type: C
Resource: 1 contributing building
Alterations: *Front:* Reconstructed retaining wall at areaway, non-historic railings, non-historic screen door, replacement front door, replacement windows.
Rear: Stucco coating, exterior-mounted AC unit and conduits, replacement windows.

7009 Louise Terrace

House type: D
Resource: 1 contributing building
Alterations: *Front:* Reconstructed retaining wall at areaway, non-historic railings, replacement front door, modified half-timbering and stucco details below the first-story windows and between the first and second-story windows, replacement windows.
Rear: Exterior-mounted AC unit and conduits, replacement windows.

7011 Louise Terrace

House type: B
Resource: 1 contributing building
Alterations: *Front:* Reconstructed retaining wall at areaway, non-historic railings, replacement front door, replacement windows.
Rear: Garage infilled at basement level, modification to window opening at first story, exterior-mounted AC unit and conduits, replacement windows.

7013 Louise Terrace

House type: D
Resource: 1 contributing building
Alterations: *Front:* Reconstructed retaining wall at areaway, non-historic railings, non-historic screen door, replacement front door, replacement windows.
Rear: Extension at basement-level garage entry, non-historic canopy, replacement windows.

7015 Louise Terrace

House type: C
Resource: 1 contributing building
Alterations: *Front:* Reconstructed retaining wall at areaway, non-historic railings, non-historic screen door, replacement front door, non-historic bay window with hood at first story, vinyl siding, exterior-mounted AC unit and conduits, replacement windows.
Rear: Garage infilled at basement level, non-historic metal balcony and modified opening at second story, metal ladder, replacement windows.

7017 Louise Terrace

House type: B
Resource: 1 contributing building
Alterations: *Front:* Reconstructed retaining wall at areaway, non-historic railings, non-historic screen door, non-historic bay window with hood at first story, replacement windows.

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Rear: Modified window opening at first story, exterior-mounted AC unit and conduits, replacement windows.

7019 Louise Terrace

House type: B
Resource: 1 contributing building
Alterations: *Front:* Reconstructed retaining wall at areaway, non-historic railings, non-historic screen door, replacement front door, exterior-mounted AC conduits, replacement windows.
Rear: Extension at basement-level garage entry, non-history canopy, exterior-mounted AC unit and conduits, replacement windows.

7023 Louise Terrace

House type: A
Resource: 2 contributing buildings (one house and one garage)
Alterations: *Front and side:* Reconstructed retaining walls at areaway, non-historic railings, non-historic screen door, exterior-mounted AC conduits at south façade, replacement windows, front extension at garage entry.
Rear: Replacement windows.

Colonial Road, west side

7002 Colonial Road

House type: A
Resource: 2 contributing buildings (one house and one garage)
Alterations: *Front and side:* Non-historic railings, non-historic screen door, non-historic metal canopy, replacement front door, vinyl siding, exterior-mounted AC units and conduits at north façade, replacement windows, asphalt shingles at roof, slightly projecting extension at garage entry.
Rear: Modified window openings at first and second stories, exterior-mounted AC unit and conduits, replacement windows.

7004 Colonial Road

House type: B
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, non-historic screen door, replacement front door, exterior-mounted AC units and conduits, replacement windows, asphalt shingles at roof.
Rear: Garage infilled at basement level, non-history canopy, modified window opening at second story, exterior-mounted AC unit and conduits, replacement windows.

7006 Colonial Road

House type: B
Resource: 1 contributing building

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Alterations: *Front:* Non-historic railings, non-historic screen door, replacement front door, exterior-mounted AC conduits, replacement windows, asphalt shingles at roof.
Rear: Non-historic canopy, exterior-mounted AC unit and conduits, replacement windows.

7008 Colonial Road

House type: C
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, non-historic screen door, replacement front door, non-historic projecting bay window at first story, modified half-timbering, vinyl siding, replacement windows, synthetic slate at roof.
Rear: Garage infilled at basement level, non-historic canopy, exterior-mounted AC unit and conduits, replacement windows.

7010 Colonial Road

House type: D
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, missing half-timbering and stucco details below the first-story windows, replacement windows, synthetic slate at roof.
Rear: Non-historic wood deck and modified opening at first story, non-historic retractable awning above first story, replacement windows.

7012 Colonial Road

House type: B
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, replacement front door, replacement windows.
Rear: Garage infilled at basement level, replacement windows.

7014 Colonial Road

House type: D
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, replacement front door, vinyl siding, replacement windows, synthetic slate at roof.
Rear: Extension at basement-level garage entry, non-historic canopy, replacement windows.

7016 Colonial Road

House type: C
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, replacement front door, non-historic projecting bay window at first story, missing half-timbering and stucco details below the first-story windows, exterior-mounted AC conduits, replacement windows, synthetic slate at roof.
Rear: Addition at basement level, wood deck and modified openings at first story, exterior-mounted AC unit and conduits, replacement windows.

7018 Colonial Road

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House type: B
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, non-historic screen door, replacement front door, replacement windows, synthetic slate at roof.
Rear: Extension at basement-level garage, modified window opening at first story, replacement windows.

7020 Colonial Road

House type: B
Resource: 1 contributing building
Alterations: *Front:* Non-historic railings, exterior-mounted AC conduits, replacement windows.
Rear: Exterior-mounted AC unit and conduits, replacement windows

7024 Colonial Road

House type: A
Resource: 2 contributing buildings (one house and one garage)
Alterations: *Front and side:* Non-historic railings and tall fence at Mackay Place elevation, non-historic screen door, exterior-mounted AC conduits at south facade, replacement windows, slightly projecting extension at garage entry.
Rear: Exterior-mounted AC unit and conduits, replacement windows

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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.

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.

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

Period of Significance

1927

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Olaf B. Almgren

Period of Significance (justification)

The period of significance is based on the completion date of the residential development, 1927.

Criteria Considerations (explanation, if necessary)

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Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance and applicable criteria.)

The Louise Terrace/Colonial Road Historic District is a residential development located in the Bay Ridge neighborhood of Brooklyn, Kings County, New York. It is eligible for listing in the National Register of Historic Places under Criterion A for its association with the development of Bay Ridge, a neighborhood that was populated by country estates at the turn of the century and then transformed into a middle-class residential neighborhood during the 1910s and 1920s as new transportation options reached the area. The buildings within the district were built in 1927 for developer Adam Schumann, a German-born entrepreneur who made his fortune in the ice business and, in 1923, entered the construction and real estate field with his son-in-law, Edmund J. McCormick. Louise Terrace was named after Schumann's daughter and McCormick's wife, Louise Schumann McCormick.

The district is also significant under Criterion C for architecture as an intact, representative example of a Tudor Revival-style terrace development. Designed by Swedish-born architect Olaf B. Almgren, the development included the creation of Louise Terrace, a mid-block street that was cut into the existing urban grid. These mid-block streets, which exist throughout Brooklyn, allowed developers to maximize profits, especially when built on awkwardly shaped or sized parcels, but were also attractive to middle-income homebuyers for their high level of quiet and privacy due their lack of traffic, their unified, picturesque appearances, and their modern amenities such as heated garages. As popular of mid-block streets in Bay Ridge at the time, the Louise Terrace/Colonial Road development was designed in the Tudor Revival style, which first came into vogue in wealthy New York City suburbs and spread to urban row house developments in the 1920s. Each blockfront is symmetrically arranged with eleven two-story attached row houses and features typical Tudor Revival-style characteristics such as red and over-burnt brick-clad walls laid in English bond, pitched slate roofs, front-facing gables, prominent chimneys, and decorative half-timbering with stucco. The period of significance is 1927, the year the development was constructed.

Narrative Statement of Significance

The development of Bay Ridge

Bay Ridge is located in what was historically known as the Town of New Utrecht, a Dutch settlement established in the mid-seventeenth century on land previously inhabited by the Canarsee tribe. One of the six original towns founded in Kings County, New Utrecht comprised the southwestern portion of the county and was bordered by Brooklyn to the north, Flatbush to the northeast, and Gravesend to the east. The present-day Bay Ridge is located at the westernmost edge of New Utrecht, on a stretch of land that fronts New York Bay, a large tidal body of water that connects several rivers to the Atlantic Ocean.

The area along the waterfront remained rural into the nineteenth century and included two small villages at its north and south ends. To the south was Fort Hamilton, named after a military installation that had been established in the 1820s at the mouth of the Narrows, the primary gateway to New York City's harbor. To the north was Yellow Hook (or *Hoek*, in Dutch), a name that was said to reference the area's yellow soil and its hook-like projection into the bay. Yellow Hook eventually included a small commercial section at the

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intersection of Bay Ridge Avenue and Third Avenue, a modest artist's collective around the present-day Ovington Avenue, and a number of large farms, many of which were owned by the descendants of the original Dutch settlers.¹ In 1853, the residents of Yellow Hook changed the village's name in an attempt to dissociate itself from yellow fever, an endemic-prone disease that, during that era, regularly afflicted New York City. Bay Ridge, which evoked the area's bay views and wooded glacial ridge, was chosen as the new name.²

The second half of the nineteenth century saw the development of Bay Ridge as a fashionable enclave of country estates. By the 1870s, the ridge above the harbor was populated with the mansions of New York's mercantile elite, who sought out Bay Ridge's isolated, bucolic character. The houses (Figure 1) were mostly situated high above the water line and eastward of the newly platted First Avenue (present-day Colonial Road) and Second Avenue (present-day Ridge Boulevard) and included the summer homes and estates of men such as Reverend Dr. John Stone, the rector of Christ Church on Clinton Street, who in 1850 built Dellwood House, a residence and hotel, at 72nd Street and Ridge Boulevard; Joseph A. Perry, the comptroller of Green-Wood Cemetery, who built a house in 1851 on ten acres between 69th and 71st Streets; Henry C. Murphy, a U.S. Senator, who built a mansion atop an piece of property overlooking the bay (within the present-day Owl's Head Park) around 1866; and merchant Edward Kent, who built a mansion known as the "Castle" near 68th Street and Ridge Avenue.³ The arrival of these and other new, wealthy residents was aided by developments in transportation including the extension of the Brooklyn City Railroad, a horse-drawn car line that ran along Third Avenue, to 60th Street in 1854, and further south to Fort Hamilton in 1868.⁴

As the century progressed, some large property owners began to divest portions of their holdings. Sometime in the 1880s, John Mackay, an Irish immigrant who made a fortune in gold mining and for whom the present-day Mackay Place is named, sold a section of his large estate between 69th and 71st Streets, and Narrows Avenue and a line west of Colonial Road (the western edge of the historic district) and divided the land into small plots.⁵ In an undated pamphlet advertising the sale, Mackay boasted of its proximity to the steamboat landing at the end of 69th Street, which provided a thirty-minute trip to Wall Street, its unique setting surrounded by the "handsome residences" and "ornamental gardens" of the large bordering estates, as well as its accessibility to "persons in moderate circumstances."⁶ By 1890, a portion of Mackay's property had been purchased by developers Strong & Spier, who built seven free-standing Queen Anne-style houses on 70th Street.⁷

¹ Charlotte Rebecca Bleecker Bangs, *Reminiscences of Old New Utrecht and Gowanus* (Brooklyn, NY: Brooklyn Eagle Press, 1912), 71; Lionel Pincus and Princess Firyal Map Division, New York Public Library, "Bayridge. Town of New Utrecht, Kings Co.," accessed February 14, 2024. <https://digitalcollections.nypl.org/items/510d47e2-6343-a3d9-e040-e00a18064a99>.

² "Change of Name," *Brooklyn Evening Star*, December 20, 1853.

³ Henry Stewart, *How Bay Ridge Became Bay Ridge* (Self-published: 2019), 37-38.

⁴ The Brooklyn City Railroad was incorporated in 1853. The "Greenwood Road," as it was initially known, was intended to go from Fulton Street to Third Avenue all the way to the Brooklyn city line at 60th Street. See "Brooklyn City Railroad," *Brooklyn City and Kings County Record* (Brooklyn, NY: William H. Smith, 1855), 86-88.

⁵ For more on John Mackay, for whom Mackay Place was named, see Leonard Benardo and Jennifer Weiss, *Brooklyn by Name* (New York: NYU Press, 2006), 146.

⁶ For more on the pamphlet, which is part of the Teunis G. Bergen Collection, see "Digging Through Bay Ridge Archives at the Brooklyn Historical Society," Bay Ridge History, accessed February 14, 2024:

<https://bayridgehistory.wordpress.com/2019/02/12/brooklyn-historical-society-archives/>.

⁷ Lionel Pincus and Princess Firyal Map Division, New York Public Library, "Plate 7: [Bounded by 60th Street, Seventh Avenue, 66th Street, Stewart Avenue, 75th Street, Fourth Avenue, 72nd Street, Second Avenue, 71st Street, First Avenue, Mackay Place, Shore Road and New York Bay Pier Line.]," accessed February 14, 2024. <https://digitalcollections.nypl.org/items/510d47e2-49c7-a3d9-e040-e00a18064a99>.

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In the 1890s, Bay Ridge became increasingly connected to the rest of New York City. In 1894, New Utrecht was annexed to the City of Brooklyn and in 1898 it became part of the consolidated City of New York. Transportation developments included the electrification of the Third Avenue surface streetcar line in 1890, the extension of the Fifth Avenue Elevated to Third Avenue and 65th Street in 1893 (this station was demolished in 1940), the opening of the Brooklyn-Staten Island Ferry at the 69th Street pier in 1912, and most critically, the construction of the Brooklyn Rapid Transit Company's subway line along Fourth Avenue, reaching 86th Street in 1916 and 95th Street in 1925.

First announced in 1903, the Fourth Avenue line's promise of vastly improved connectivity to Manhattan precipitated a massive sell-off of the neighborhood's remaining large estates to real estate developers. In 1908, the *Brooklyn Daily Eagle* reported that the thousands of one- and two-family houses that had already been constructed amounted to a "new city of moderate size" which reflected the "abounding faith" of developers and newcomers in the future of Bay Ridge.⁸ Along with its proximity to the Wall Street business district, the development of Bay Ridge was also benefitted by the ease of building on its sandy soil (requiring no rock blasting or grading) and the ability of the Long Island Railroad to bring construction materials to the area.⁹ In 1909, some of the numbered avenues were renamed in an attempt to make them more desirable to potential buyers. That year, First Avenue became Colonial Road, reflecting the popularity of the colonial past during that period, and Second Avenue became Ridge Boulevard, after its main geographic feature.

By the early 1920s, few large estates remained intact. The most prominent was that of Joseph A. Perry, whose house had been described in 1873 as occupying a "lofty site, overlooking the bay and surrounding shores," with encircling verandas, ornamental walks, and a variety of tasteful shade trees on a stretch between 69th and 71st Streets, from a line west of Third Avenue to west of Colonial Road (including part of the land on which the historic district would later be built).¹⁰ Perry died in 1881, but his estate—comprising some 400 to 450 lots—only began to be sold off to real estate speculators in 1922, leading the *Standard Union* to declare it the "latest spot of historical interest to go down before the onslaught of development," and the *Brooklyn Daily Eagle* to predict that "a big boom is promised for this section."¹¹

Between 1922 and 1927, the entire remaining Perry estate was developed with rows of single-family houses and apartment buildings (Figures 2-3). In an effort to maximize profits, many of the rows of houses were located on newly cut one-block streets that ran north-south between the numbered streets, using what would have otherwise been a large block interior for development. These new streets included Ridge Crest Terrace and Perry Terrace, created in 1923, and Louise Terrace, created in 1927. The rows of houses, including those built along 70th Street, Ridge Boulevard, Bay Ridge Avenue, and Colonial Road, were all two stories, but varied in their construction (some were wood, but most were brick) and cladding (mostly red brick, but also buff brick and limestone). The apartment buildings were restricted to Ridge Boulevard and Colonial Road and were all typical four- to six-story, red-brick designs. To allow for the construction of these new developments, the Perry

⁸ "4,000,000 Population for Brooklyn and Long Island," *Brooklyn Daily Eagle*, March 29, 1908.

⁹ "Rapid Growth of Bay Ridge, Many New Blocks Under Way; 5th and 3d Aves. Trade Marts," *Brooklyn Daily Eagle*, March 21, 1922.

¹⁰ "Long Island Items," *Brooklyn Union*, August 14, 1873.

¹¹ "Famous Landmark to be Transformed," *Standard Union*, December 17, 1922; "Rapid Growth of Bay Ridge."

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Mansion was moved to the southeast corner of Colonial Road and 71st Street, and then moved again to 72nd Street in 1926 before being demolished by the end of the decade.¹²

After the completion of the Fourth Avenue subway in 1916, waves of new arrivals—both native New Yorkers and recent immigrants—began to move into the new houses and apartment buildings. Of the recent immigrants, a great many came to work in the city’s booming maritime industry and hailed from Scandinavian countries such as Norway, Sweden, Finland, and Denmark. By the 1920s, a large Norwegian colony had established itself in Bay Ridge, making it the largest urban concentration of Norwegians in the United States.¹³ Other representative nationalities in Bay Ridge included those from Ireland, Britain, Germany, and Italy.¹⁴ On the whole, the residents were solidly middle class, with jobs such as clerks, managers, engineers, machinists, masons, and salesmen. Notably, the neighborhood included few, if any, people of color, immigrants from perceived “undesirable” countries, or the poor. Neighborhoods such as Bay Ridge benefited from the practice of “redlining,” which was a series institutionalized, racist government policies that provided financial support to neighborhoods seen as desirable (with white, middle- or upper-class residents and new buildings) and refused support to neighborhoods seen as less desirable (with Blacks, immigrants, the poor, and old buildings).¹⁵ These policies were tools of segregation, encouraging white families to congregate in specific, suburban areas, and leaving minority families in neighborhoods that did not allow them a path towards homeownership.

By the middle of the twentieth century, Bay Ridge was increasingly being shaped by the construction of highways and bridges meant to provide vehicular access throughout New York City. In 1930, urban planner Robert Moses publicized plans to build a twenty-five mile “Circumferential Parkway” that would create a belt-like circle around Brooklyn and Queens, and act as part of a larger, city-wide parkway plan to connect the five boroughs, Westchester County, and Long Island by automobile.¹⁶ By 1940, Shore Parkway, the section of larger parkway (soon known as the Belt Parkway) that encircled Bay Ridge, was completed. The parkway followed the outline of the newly designed Owl’s Head Park (located on the former E.W. Bliss estate) and the shoreline, effectively cutting the residential neighborhood off from the water.

The most dramatic change to the neighborhood, however, came in the early 1960s with the construction of the Verrazano-Narrows Bridge, a suspension bridge that spans the Narrows and connects Staten Island to Brooklyn. Although the idea of the bridge was first proposed in the late 1920s, it wasn’t until the late 1940s that the plan, championed by Moses, caught traction. Completed in 1964, the bridge included the construction of the Gowanus Expressway along Seventh Avenue which required the displacement of some 7,500 people in Bay Ridge. In effect, the bridge and the expressway created new neighborhood boundaries that remain in effect to this day.

¹² “Moving Old Perry Home,” *Brooklyn Daily Eagle*, March 4, 1923; “Perry Mansion is Being Moved” *Brooklyn Daily Eagle*, March 7, 1923; “Curious Feat of Housing Moving,” *Scientific American* (June 1923): 378; “Old Perry Mansion, Scene of Past Gayety, To Make Way for Home Development,” *Brooklyn Daily Eagle*, January 20, 1926.

¹³ Ellen Marie Snyder-Grenier, *Brooklyn! An Illustrated History* (Brooklyn, NY: Brooklyn Historical Society, 1996), 49.

¹⁴ “Norwegians of Bay Ridge, a Proud and Tight-Knit Community,” *New York Times*, May 16, 1971.

¹⁵ For more on the history of redlining, see Richard Rothstein, *The Color of Law: A Forgotten History of How Our Government Segregated America* (New York: W.W. Norton & Co., 2018) and the website “Mapping Inequality: Redlining in New Deal America,” University of Richmond, accessed February 14, 2024:

https://dsl.richmond.edu/panorama/redlining/map/NY/Brooklyn/area_descriptions/B8/#loc=12/40.6552/-73.9488&advview=full.

¹⁶ “Belt Parkway/Shore Parkway,” NYC Parks, accessed February 14, 2024: <https://www.nycgovparks.org/parks/B166/highlights>.

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In the 1960s and 1970s, as many white families chose to leave New York City for the suburbs, the neighborhood saw an influx of new, more ethnically diverse residents. This included Arab American and Middle Eastern immigrants who established a community along Fifth Avenue, sometimes known as “Little Palestine” or “Little Yemen.” The neighborhood also came to include larger populations of Asian and Hispanic residents, who were increasingly settling in South Brooklyn, especially in nearby Sunset Park, Dyker Heights, and Bensonhurst.

While limited development has occurred throughout the neighborhood in the late twentieth and early twenty-first century, the architecture, character, and feeling of the Bay Ridge remains rooted in its early-twentieth century development history. Efforts to preserve and document areas of the neighborhood’s historic, low-scale buildings including the National Register-listing of the Senator Street Historic District in 2002 and the Houses at 216-264 Ovington Road in 2007, the Reconnaissance Survey of Historic Resources prepared for the Historic Districts Council in 2014, and most recently, the local designation of the Bay Ridge Parkway-Doctor’s Row Historic District in 2019.

The architecture of terraces, courts, walks and places in Brooklyn

While the vast majority of houses in Brooklyn are located on city-established streets and avenues and arranged in conventionally sized lots measuring approximately 20-by-100-feet, a small portion of the borough’s row house development is located on short mid-block streets—often called “terraces,” “courts,” “walks,” or “places”—that have been cut into the existing urban grid. Typically, these types of streets formed when developers acquired parcels of land in awkward shapes or sizes that made it difficult to maximize profits with the conventional row house model. Instead of arranging houses to face the existing street frontage, the developers grouped houses around short mid-block streets that allowed them to build more houses and thus more efficiently use the land. The streets were varied—some were cul-de-sacs, others were through streets; some were owned and maintained by the city, while others were legally private, meaning that the residents were responsible for the street’s infrastructure and maintenance. For homeowners, these small streets were attractive for their relative privacy and quiet since they experienced little traffic.

One of the earliest “places” in Brooklyn was Warren Place in Cobble Hill (in the Cobble Hill Historic District, NRHP 1976).¹⁷ Planned in 1878 by William Field & Son for housing reformer Alfred Tredway White as a private street, it included twenty-six two-story houses that were intended as low-cost housing for working-class families. Other notable examples include the Queen Anne-style Alice and Agate Courts, built in 1889 in Bedford-Stuyvesant, the Romanesque and Renaissance Revival-style Revere Place and Colonial Revival-style Virginia Place, both built ca. 1900 in Crown Heights (in the Crown Heights North Historic District Boundary Increase, NRHP 2016), and the Tudor Revival-style Chester Court, built in 1912 in Prospect Lefferts Gardens.

Possibly due to its late development, Bay Ridge is populated with what might be the largest collection of these types of one-block streets in Brooklyn.¹⁸ Many of them appear to have been built in the 1910s and 1920s, at which time the last remaining large estates were developed into smaller-scale residential housing. In the

¹⁷ For more on mid-block streets, see Michael Caratzas, *Chester Court Historic District*, designation report LP-2567 (New York: New York City Landmarks Preservation Commission, 2014), 11 and footnote 47.

¹⁸ In addition to the examples listed below, mid-block streets in Bay Ridge include Bliss Terrace, Owl’s Head Court, Harbor View Terrace, Harbor Lane (original Crescent Court), Colonial Court, Westerly Lane, Ridge Court, Bennett Court, Colonial Gardens, Jackson Court, Lafayette Walk, Hamilton Walk, and Vista Place.

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northern part of Bay Ridge, several of them, including part of the historic district, exist within the former Joseph A. Perry estate.¹⁹ These mid-block streets in the former Perry estate were opened up between 1923 and 1927 by several different developers, but each featured blockfronts with unified architectural designs. In 1923, the Perry Ridge Homes Corporation, led by developer Nicola Lenzzi, laid out Perry Terrace and Ridge Crest Terrace (both between 70th and 71st Streets), which included 128 brick, one-family homes with garages and private alleys at their rear, all designed in the Colonial Revival style by architect J.C. Wandell.²⁰ Advertisements boasted of their terrace construction, enclosed porches, parquet and hardwood floors, and modern improvements such as steam heat. The other one-block developments were all built in 1927 and included Baycliff Terrace (a private cul-de-sac facing 68th Street), a group of twenty houses built by C.W. Backus of the Baycliff Terrace Construction Company; Madeline Court (a private cul-de-sac facing 68th Street), a group of twenty-six houses built by the Anderson Improvement Corporation; and Louise Terrace (between Mackay Place and 70th Street), a group of twenty-two houses within a larger development, built by the Adam Schumann Service Corporation.²¹

These examples, and other mid-block streets in Bay Ridge, exhibit similar planning principles. Each street consists of two rows, usually a mirror image across the street, of two-story houses over a basement. The widths of the houses are small, ranging from fifteen to twenty feet, and range in depth depending on the size of the development. While the street-facing facades create a unified, picturesque appearance, the rears of the buildings are utilitarian and typically face a rear alley that provides access to interior garages. While some streets are accessible by vehicles, some are restricted to pedestrians.

One of the most prevalent architectural styles used in the mid-block streets is the Tudor Revival style, which became popular during the 1910s and 1920s, especially for its ability to evoke a lost Anglo-Saxon past and a veneer of wealth and status more commonly seen in elite suburbs. Along with Baycliff Terrace, Madeline Court, and Louise Terrace, Wogan Terrace (a cul-de-sac facing of 94th Street), Shore Court (a cul-de-sac facing 89th Street), and Barwell Terrace (a pedestrian-only cul-de-sac facing 97th Street) were designed in the Tudor Revival style. Advertisements for the houses made clear that they were of the “New English” or “Old English” type in their exterior appearance with brick facades, steep pitched roofs and gables, prominent chimneys, and half-timbering.²² Inside, the houses were finished in a traditional manner with plaster walls, parquet floors, and fireplaces, as well as modern kitchen and baths, and accommodations for automobiles (typically a heated garage) within the house itself. Rising private automobile ownership made these houses particularly desirable to the rising middle class, who could increasingly afford luxuries such as cars, if not a free-standing house on a larger plot of land. The mid-block street’s unusually private, and often charming character, continue to make them an attractive choice for homebuyers to this day.

Among the Bay Ridge mid-block streets discussed above, the Louise Terrace development is unique as the only example developed by Adam Schumann, as well as the only to be designed by Swedish architect Olaf B. Almgren. While the various courts and terraces in Bay Ridge vary in their design and character, they are

¹⁹ Bay Ridge Place (a mid-block street between Ovington Avenue and Bay Ridge Avenue) is the earliest mid-block street within the Perry estate. It opened in ca. 1910 and reflects a variety of phases of development, including a combination ca. 1910 limestone-fronted row houses and 1910s brick row houses.

²⁰ “Plan 128 Homes on Bay Ridge Tract to Cost \$1,500,000,” *Brooklyn Daily Eagle*, July 29, 1923; Advertisement for house on Perry Terrace, *Brooklyn Daily Eagle*, March 30, 1924; “New Buildings,” *Brooklyn Daily Eagle*, July 11, 1923.

²¹ Advertisement for Baycliff Terrace, *Brooklyn Daily Eagle*, May 7, 1927; Advertisement for Madeline Court, *Brooklyn Times Union*, May 15, 1927.

²² See the advertisement for Barwell Terrace in “The Odd Histories of Bay Ridge’s Car-Free Streets,” Hey Ridge, accessed February 14, 2024: <https://www.heyridge.com/2015/05/the-odd-histories-of-bay-ridges-car-free-streets/>.

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typically smaller in footprint than Louise Terrace, which stands out as a comparatively large, exceptionally intact example of the type.

The Louise Terrace/Colonial Road development

Around 1925 or 1926, the parcel bounded by Colonial Road, Mackay Place, 70th Street, and the western boundary of the former Perry estate was purchased by developer Adam Schumann (1863-1946). Schumann was a German-born entrepreneur who immigrated to the United States in 1881 and began a wagon ice business in 1884, serving the residents of Bay Ridge and Fort Hamilton.²³ Eventually, he became a wholesale ice dealer and established the Greater New York Ice Company, with which he purchased a number of Brooklyn ice houses and, in 1919, constructed what was then the largest ice plant in Brooklyn at Fourth Avenue and 38th Street.²⁴ In 1923, Schumann sold his ice plants and storage facilities to the Rubel Coal & Ice Company and, with his son-in-law, engineer Edmund J. McCormick (1890-1946), entered the real estate and construction business.²⁵ In 1927, his company, the Adam Schumann Service Corporation, completed its first development, a row of free-standing houses on 80th Street between Colonial Road and Narrows Avenue.²⁶

In March 1927, plans were filed for Schumann's second development, this time on Colonial Road. The new project, designed by architect Olaf B. Almgren (1881-1938), consisted of three blockfronts of row houses: two facing a new mid-block street named Louise Terrace, and one facing the existing Colonial Road (Figures 4-6). Born and educated in Stockholm, Sweden, Almgren immigrated to the United States in 1902 and settled in Fort Hamilton.²⁷ During the 1910s, he worked as draftsman for the E.W. Bliss Company, which had a large factory on 53rd Street between First and Second Avenues, and took on independent commissions for new homes in South Brooklyn.²⁸

Almgren's design for the Adam Schumann Service Corporation—sometimes called the Mackay Place Building Corporation in reference to this project—appears to have been his largest solo commission up until that point. The layout of the new development was somewhat unique in that the new street, Louise Terrace, was thirty-four feet wide, which was later reported to be one the widest streets in the borough.²⁹ It is possible this layout was

²³ "Adam Schumann, Head of Mortgage Company," *New York Herald Tribune*, May 4, 1946; "Adam Schumann," *New York Times*, May 4, 1946.

²⁴ "Greater N.Y. Ice Co. Now 37 Years Old," *The Brooklyn Citizen*, July 24, 1921.

²⁵ In his obituary, McCormick was noted for his role as consultant to the city's Department of Housing and Buildings, for having been an officer of the joint committee on appraisal and mortgage analysis of the Central Housing Committee of the Federal government, and for having designed and supervised many types of structures, particularly ice and refrigeration plants, apartments, office buildings and factories. See "E.J. McCormick, Borough Engineer," *Brooklyn Eagle*, February 7, 1946.

²⁶ In February 1927, 12,000 people came to inspect one of the company's model homes on 80th Street, which had been advertised in cooperation with the Kings County Lighting Company and *Brooklyn Weekly News*. See "Model Home Brooklyn" in *Gas Age-Record* 59, no. 8 (February 19, 1927): 283. In 1928, Schumann founded the Brooklyn Mortgage Guaranty and Title Company with McCormick as vice-president. Together, they continued to develop properties into the late 1930s including a 1,000-home development on Staten Island called Huguenot Lawns. See "Brooklyn Mortgage Guaranty and Title Company Now in Operation," *Brooklyn Life and Activities of Long Island Society*, July 21, 1928, and "2,500-House Colony Planned on Staten Island," *New York Herald Tribune*, October 22, 1939.

²⁷ "Services Monday for Olof Almgren," *Brooklyn Daily Eagle*, June 19, 1938.

²⁸ Biographical information on Almgren was obtained via his 1917 Naturalization papers and 1918 World War I draft card, both retrieved from FamilySearch.com. Almgren would go on to complete another project, for five 2.5-story frame houses at 71-85 80th Street, with McCormick and the Mackay Place Building Corporation, see "Brooklyn Building Plans," *Brooklyn Times Union*, February 15, 1928.

²⁹ "Many Distinguished Persons to Attend Street Dedication," *Home Talk Brooklyn Weekly News*, September 21, 1927.

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simply due to the shape of the parcel, but it also may have been a design choice intended to enhance the presence of the houses on Louise Terrace.

Facing Louise Terrace and Colonial Road, Almgren designed three identical blockfronts, each symmetrically arranged with eleven two-story Tudor Revival attached row houses. The style, which was English in origin, had developed in the United States between 1890 and 1930. As Lee Goff explained in *Tudor Revival Houses in America from 1890 to the Present*, the reasons for development of the style were cultural and practical.³⁰ Its association with late-medieval British aristocracy, and ideas of genteel living and dynasty, appealed to patriotic (and often nativist) Anglo-Americans. Architecturally, the style was enticing because it allowed for flexible designs compared to the more rigid symmetry required by the Colonial style, and it hinted at a level of craftsmanship that had rapidly disappeared with the Industrial Revolution. While the style required expensive materials such as copper, slate, and stone, these also acted to make the homes symbols of wealth and status. By the 1920s, the style spread from the large, suburban homes of places like Tuxedo Park and Bronxville, to the tracts of row houses being erected all over South Brooklyn. Here, Tudor features which had once been integral to the medieval building's structure, such as through-wall half-timbering with lathe and stucco, became purely decorative, with wood simply veneered onto the building with patches of applied stucco.

On Louise Terrace and Colonial Road, each row featured facades with red and over-burnt brick-clad walls laid in English bond, pitched slate roofs with a decorative pattern, front-facing gables (including both pointed and jerkinhead gables), prominent chimneys with a dogtooth brick detail, and decorative half-timbering with stucco (Figures 9-13). The buildings were relatively average in their construction but were adorned with symbols of their Tudor identity. On the front facades, this included faux half-timbering with stucco infill and the pitched slate roof set atop a parapet that acted to hide the flat roof behind. Each row backed up to a rear alley through which automobiles could access the house's basement-level garages (Figure 7). The houses were advertised as "English-type" six-room houses with an open fireplace, tiled kitchen and bath, parquet floors, cedar closets, brass plumbing, laundry, and a heated garage, all in an "exclusive residential section."³¹

The total cost of the development was reported to be \$234,000, or roughly \$4 million today when adjusted for inflation.³² The Mackay Place Building Corporation filed with the city to have Louise Terrace established as an official city street and created easements for rights of way in the rear alleys for the "purpose of ingress and egress for private pleasure, family automobiles only."³³ In a sign of the development's success, an advertisement from May 1927 boasted that the development had "sold out before the roofs were put on."³⁴ It was proof, the company's advertisement insisted, of "the confidence people place in Adam Schumann-Built Homes," which were "ideal in EVERY respect."

On September 22, 1927, the new street was formally dedicated in honor of Mrs. Louise Schumann McCormick (1890-1982), Adam Schumann's daughter and Edmund J. McCormick's wife, who christened Louise Terrace by smashing a bottle of champagne on the pavement.³⁵ Dr. J. Francis Ward of the South Brooklyn Board of

³⁰ Lee Goff, *Tudor Revival Houses in America from 1890 to the Present* (Charleston, SC: Universe Publishing, 2002), 10.

³¹ Advertisement for "1-Family Brick" homes at Colonial Road and 70th Street, *Brooklyn Sunday Star*, September 25, 1927; Advertisement for 7007 Louise Terrace, *Brooklyn Daily Eagle*, January 11, 1929.

³² Charles E. Shepard, "Building Bureau Plans in Quarter Show Large Gain," *Brooklyn Daily Eagle*, April 3, 1927.

³³ Covenant for Block 5882 in Kings County, May 25, 1927, Liber 4808, Page 541-543.

³⁴ "Adam Schumann Service Corporation—A Bay Ridge Institution," *Home Talk Brooklyn Weekly News*, May 25, 1927.

³⁵ "Many Distinguished Persons to Attend Street Dedication;" "Louise Terrace, New Bay Ridge Street, Dedicated," *The Standard Union*, September 23, 1927.

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Trade acted as the master of ceremonies and the speakers included William J. Heffernan, the Superintendent of Public Buildings; James L. Meeks, the president of the Bay Ridge Citizens Association and Chamber of Commerce, and also president the Fort Hamilton Savings Bank; A.J. Gonnoud, general manager of the Kings County Lighting Company; George W. Green, big chief of the Twelve Thirty Club of Bay Ridge; and Chief Engineer Jacob Schmitt of the Brooklyn Bureau of Highways, who accepted the street on behalf of the city.

According to the 1930 federal census, the early residents of the houses were roughly split between native-born families from New York, New Jersey, Massachusetts, Maine, and various Midwestern states, and foreign-born families, the majority of which were from Scandinavian countries such as Sweden, Norway, Finland, and Denmark, as well as others from Poland, Germany, France, Austria, Scotland, and Dutch Guinea. While most of the residents were homeowners, three families were renters, and a number of households included lodgers. One family with three children had an eighteen-year-old Irish servant named Elizabeth Maloney. The residents held a number of middle-class jobs including newspaper editor, water supply engineer, bank official, accountant, chain store butcher, salesman, real estate agent, and pharmacist. Notably, several of the residents worked in the maritime industry including John Henrickson, a Swedish ship captain in 7012 Colonial Road, Alexander Mackay, a Scottish ship captain at 7024 Colonial Road, Ingolf Skarstrom, a Norwegian stevedore boss at 7015 Louise Terrace, and Karl Pederson, a Norwegian ship repair solicitor at 7014 Louise Terrace.

Later History

Despite being dedicated as Louise Terrace by all those involved in its creation, for some reason, in October 1927 the city's Board of Estimate & Apportionment named the street Elvira Court in the updated city map.³⁶ Thus began a nearly thirteen-year quest by the residents of the street to have it officially changed to Louise Terrace, which is what they called it themselves and believed it to be named all along.

In 1933, the homeowners went public with their complaints. Calling themselves a "lost community," the residents of Louise Terrace explained that it was when they asked the Superintendent of Highways for street signs in the name of Louise Terrace that they discovered that the municipal government understood the street to be Elvira Court. The feeling was particularly irksome to those who remembered "participating in a very joyous ceremony several years ago when they christened the street."³⁷ And even though the city refused to recognize the street as Louise Terrace, the residents lamented that their tax bills arrived with "annoying regularity."³⁸ So, to remedy the situation, the residents coordinated with the Bay Ridge Chamber of Commerce to draw up a petition to the Board of Alderman to christen the street officially as Louise Terrace. It wasn't until 1940 that a local law was passed to officially change the name.³⁹

The 1950 federal census records show that only eight families who had lived in the houses in 1930 remained. New families included many from the tri-state area and Scandinavian countries, but also Russia, Italy, and Ireland. The residents' occupations now included many business owners including that of liquor stores, gas stations, a machine shop, and a tailor shop, and a higher number of public service employees including an assistant customs collector for the Internal Revenue Service, a city court clerk, a police patrolman, a Board of

³⁶ Public notice, *Brooklyn Times Union*, October 27, 1927.

³⁷ "Despite Snow, Hail and City's Wail Louise Terrace Residents Get U.S. Mail," *Brooklyn Daily Eagle*, June 23, 1933.

³⁸ "Despite Snow, Hail and City's Wail Louise Terrace Residents Get U.S. Mail."

³⁹ The local law was pass by the City Council and approved by the Mayor on July 15, 1940. See "Local Law No. 110," *The City Record* 73, no. 20397 (July 18, 1940): 4483.

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Education attendance officer, and a State of New York Rehabilitations Department worker. Despite the waning of the city's waterfront at mid-century, many still worked in the maritime industry including a ship captain, a shipyard foreman, a steamship agent, a steamship lighter captain, a dock foreman, and a marine superintendent.

Little has changed in the historic district and the surrounding neighborhood in the second half of the twentieth century (Figures 14-15). Typical alterations at the houses, which remain single family, include modifications to the areaways, entries, and windows, which are common among residences of this age and type. Overall, the buildings retain a high level of architectural integrity.

Louise Terrace/Colonial Road Historic District
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9. Major Bibliographical References

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

“Adam Schumann, Head of Mortgage Company.” *New York Herald Tribune*. May 4, 1946.

“Adam Schumann Service Corporation—A Bay Ridge Institution.” *Home Talk Brooklyn Weekly News*. May 25, 1927.

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“Digging Through Bay Ridge Archives at the Brooklyn Historical Society.” Bay Ridge History. Accessed February 14, 2024: <https://bayridgehistory.wordpress.com/2019/02/12/brooklyn-historical-society-archives/>.

“E.J. McCormick, Borough Engineer.” *Brooklyn Eagle*. February 7, 1946.

“Famous Landmark to be Transformed.” *Standard Union*. December 17, 1922.

Goff, Lee. *Tudor Revival Houses in America from 1890 to the Present*. New York: Universe Publishing, 2002.

Hoffman, Jerome. *The Bay Ridge Chronicles: 1524-1976*. Brooklyn, NY: Bay Ridge Committee of the Planning Board 10, 1976.

“Louise Terrace, New Bay Ridge Street, Dedicated.” *The Standard Union*, September 23, 1927.

“Many Distinguished Persons to Attend Street Dedication.” *Home Talk Brooklyn Weekly News*. September 21, 1927.

“Rapid Growth of Bay Ridge, Many New Blocks Under Way; 5th and 3d Aves. Trade Marts.” *Brooklyn Daily Eagle*. March 21, 1922.

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Scarpa, Matthew. *Old Bay Ridge & Ovington Village: A History*. Charleston, SC: The History Press, 2015.

“Services Monday for Olof Almgren.” *Brooklyn Daily Eagle*. June 19, 1938.

Stewart, Henry. *How Bay Ridge Became Bay Ridge*. Self-published: 2019.

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): _____

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10. Geographical Data

Acreage of Property 1.16 acres
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 40.636890 | Longitude: -74.032492 |
| 2. Latitude: 40.636641 | Longitude: -74.031697 |
| 3. Latitude: 40.636109 | Longitude: -74.031916 |
| 4. Latitude: 40.636381 | Longitude: -74.032793 |

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 includes the entire development built in 1927 by owner Adam Schumann and designed by architect Olaf B. Almgren. The development, a mid-block terrace street situated perpendicular to the local street grid, is urbanistically distinct from its immediate surroundings. In its unique planning and cohesive architectural style, the boundaries of the historic district are clearly identified.

Louise Terrace/Colonial Road Historic District
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11. Form Prepared By

name/title Lindsay Peterson

organization N/A

date February 2024

street & number 7007 Louise Terrace

telephone 917-376-5678

city or town Brooklyn

state NY

zip code 11209

e-mail lindsayannepeterson@gmail.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.

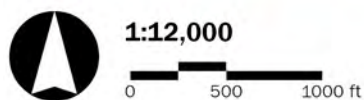
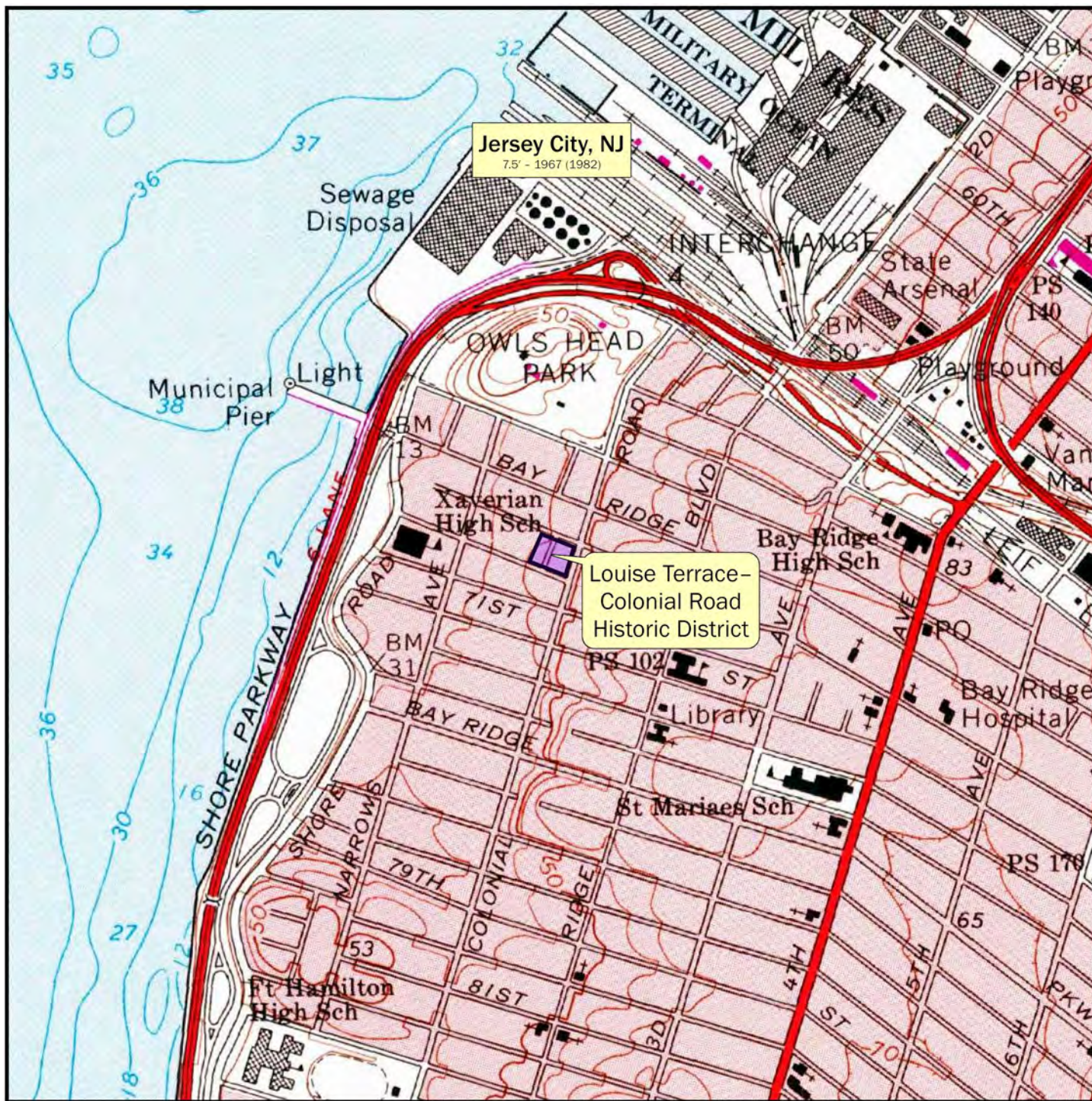
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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 Louise Terrace-Colonial Road Historic District



Projection: WGS 1984 UTM Zone 18N

Mapped 07/08/2024 by Matthew W. Shepherd, NYSHPO

Louise Terrace/Colonial Road Historic District
DRAFT

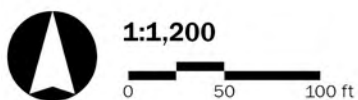
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Point	Latitude	Longitude	Point	Latitude	Longitude
1	40.636890	-74.032492	3	40.636109	-74.031916
2	40.636641	-74.031697	4	40.636381	-74.032793



 Nomination Boundary (1.16 ac)



Projection: WGS 1984 UTM Zone 18N

New York State Orthoimagery Year: 2022

Mapped 07/08/2024 by Matthew W. Shepherd, NYSHPO

Louise Terrace/Colonial Road Historic District
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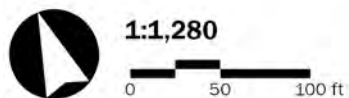
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Parcel Status Map

See Resource List for details



 Nomination Boundary  Contributing



Projection: WGS 1984 UTM Zone 18N

New York City Parcel Year: 2024

Mapped 07/08/2024 by Matthew W. Shepherd, NYSHPO

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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: Louise Terrace/Colonial Road Historic District

City or Vicinity: Brooklyn

County: Kings State: NY

Photographer: Lindsay Peterson

Date Photographed: 2024

Description of Photograph(s) and number:

NY_Kings County_Louise Terrace/Colonial Road Historic District_0001
View of Louise Terrace looking south from 70th Street to Mackay Place.

NY_Kings County_Louise Terrace/Colonial Road Historic District_0002
View of the east side of Louise Terrace looking northeast.

NY_Kings County_Louise Terrace/Colonial Road Historic District_0003
View of the west side of Louise Terrace looking northwest.

NY_Kings County_Louise Terrace/Colonial Road Historic District_0004
View of the west side of Louise Terrace looking southwest.

NY_Kings County_Louise Terrace/Colonial Road Historic District_0005
View of Colonial Road looking southwest from the corner of 70th Street.

NY_Kings County_Louise Terrace/Colonial Road Historic District_0006
View of Colonial Road looking northwest from the corner of Mackay Place.

NY_Kings County_Louise Terrace/Colonial Road Historic District_0007
View within the alley between Louise Terrace and Colonial Road looking south.

NY_Kings County_Louise Terrace/Colonial Road Historic District_0008
View of the alley behind the west side of Louise Terrace looking north from Mackay Place.

NY_Kings County_Louise Terrace/Colonial Road Historic District_0009
View of 7002 Louise Terrace (Type A), at the corner of 70th Street, looking southwest.

NY_Kings County_Louise Terrace/Colonial Road Historic District_00010
View of the north elevation 7002 Louise Terrace (Type A), showing the relationship of the house and garage to the rear alley.

NY_Kings County_Louise Terrace/Colonial Road Historic District_00011
View of 7018 Louise Terrace (Type B).

NY_Kings County_Louise Terrace/Colonial Road Historic District_00012

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View of 7007 Louise Terrace (Type C).

NY_Kings County_Louise Terrace/Colonial Road Historic District_0013

View of 7013 Louise Terrace (Type D).

NY_Kings County_Louise Terrace/Colonial Road Historic District_0014

View of 7024 Colonial Road (Type A), at the corner of Mackay Place, looking northwest.

NY_Kings County_Louise Terrace/Colonial Road Historic District_0015

View of 7020 Colonial Road (Type B).

NY_Kings County_Louise Terrace/Colonial Road Historic District_0016

View of 7012 Colonial Road (Type B).

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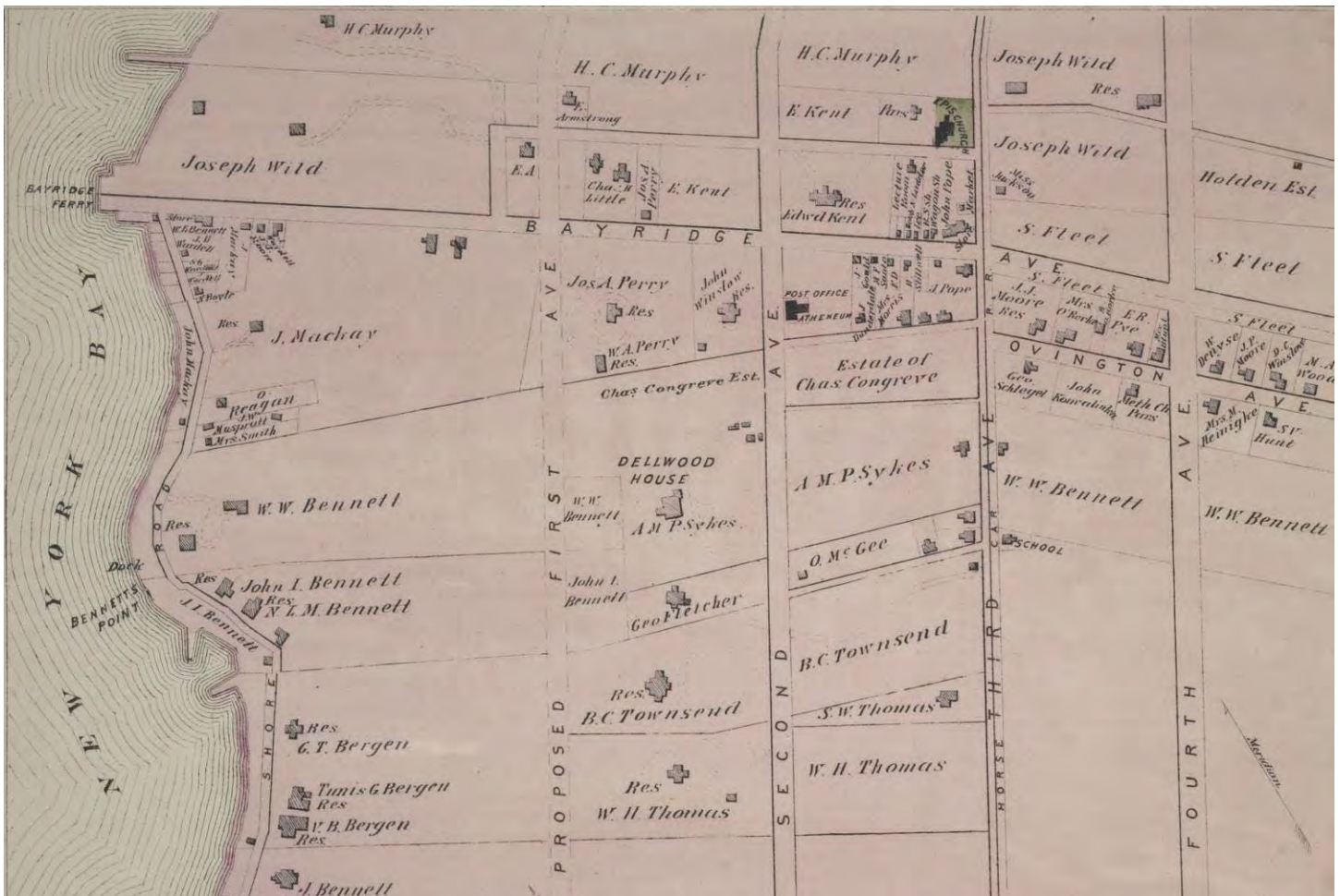


Figure 1: 1873 F.W. Beers map showing Bay Ridge's transformation from farming community to country estates (Lionel Pincus and Princess Firyal Map Division, New York Public Library).

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Figure 2: 1905 Sanborn map showing the property before the development was built (Lionel Pincus and Princess Firyal Map Division, New York Public Library).

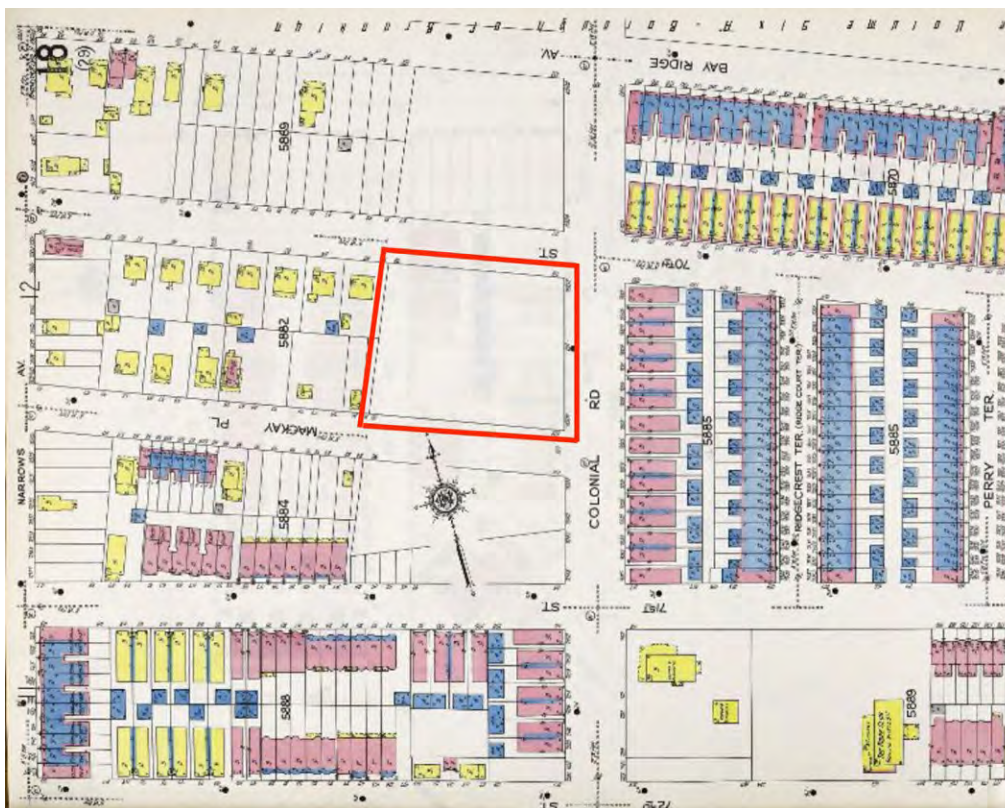


Figure 3: 1926 Sanborn map showing the development of the surrounding neighborhood by the mid-1920s (Library of Congress).

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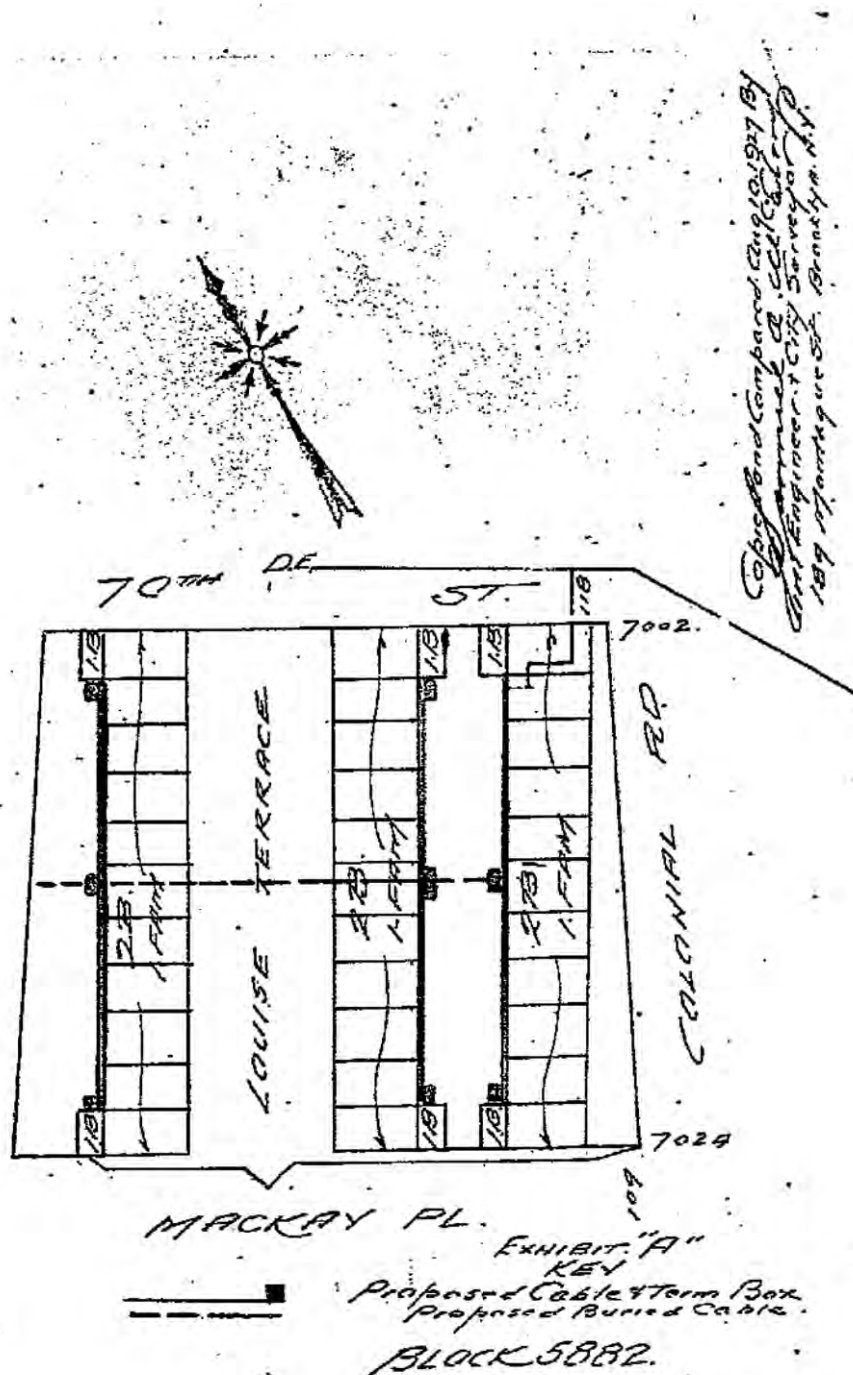


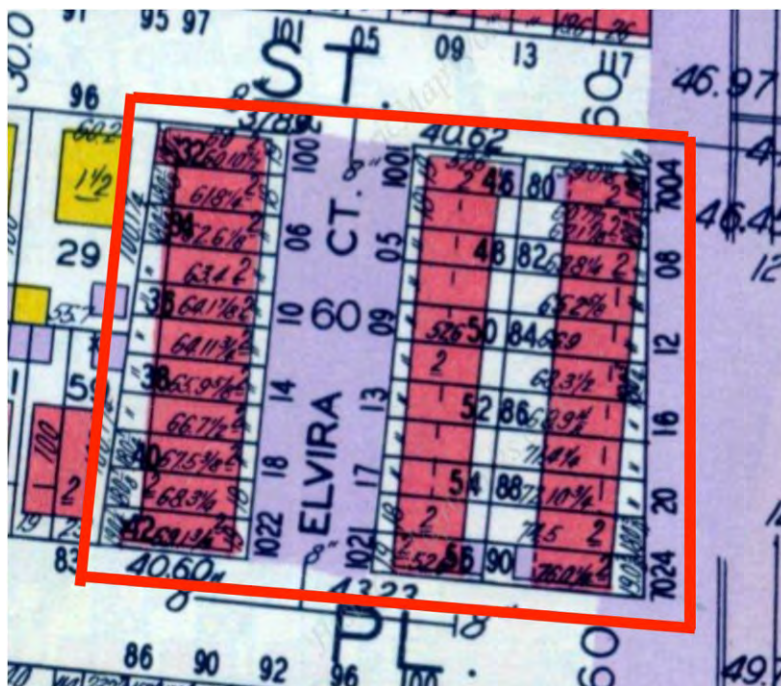
Figure 4: 1927 plot diagram of the Louise Terrace/Colonial Road development, issued for electrical cable service installation (Author collection).

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Figures 5-6: 1929 Desk Atlas with context (top) and in detail (below) showing the district soon after completion (Brooklyn Public Library).

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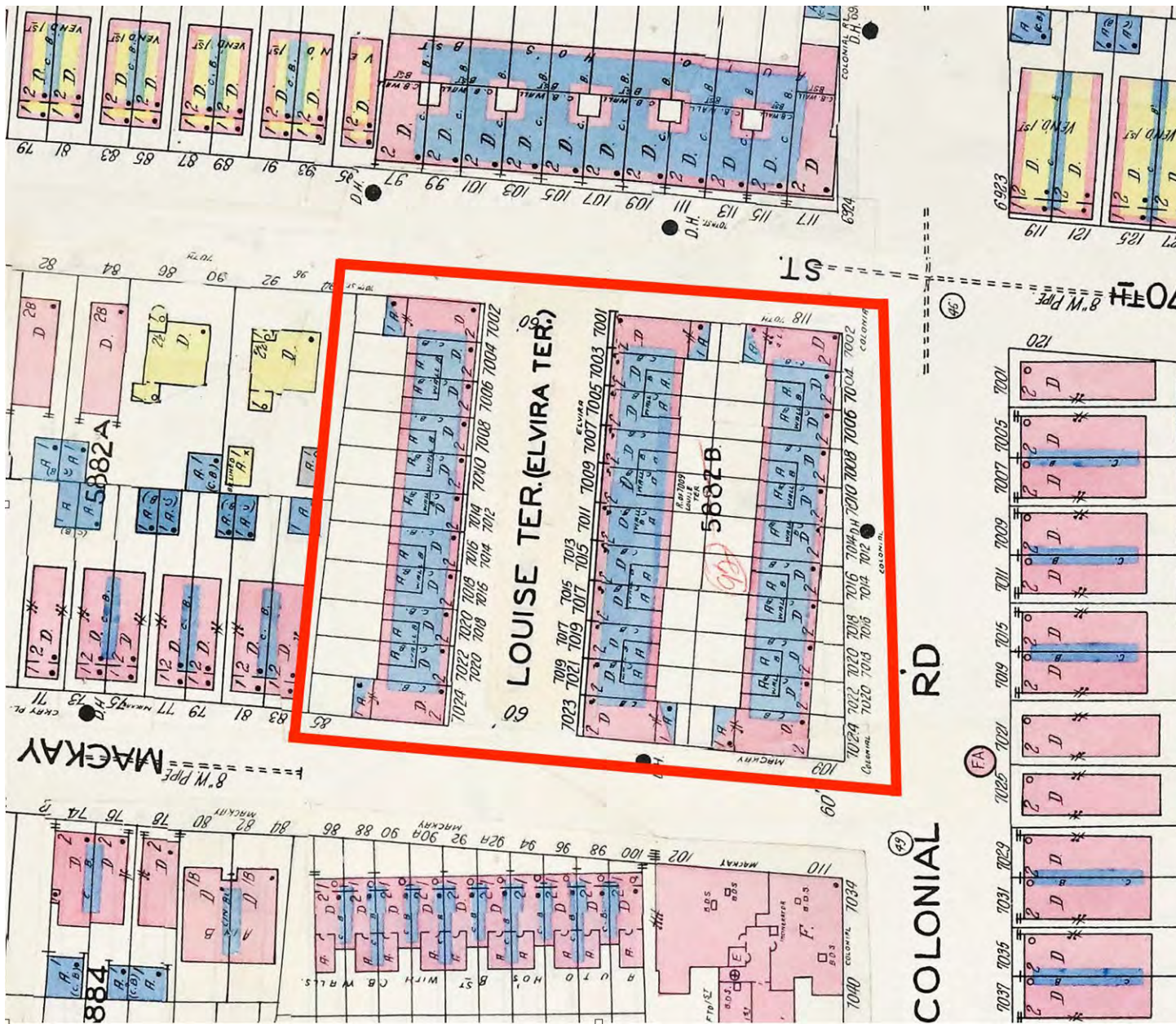


Figure 7: 1950 Sanborn map showing the development's construction type and the location of the basement-level garages (Library of Congress).

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Figure 8: 2024 NYCityMap showing the boundary of the historic district and surrounding context (NYCityMap - <http://maps.nyc.gov/doitt/nycitymap/>).

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Figure 9: 1933 view of Louise Terrace looking northeast from Mackay Place towards 70th Street
(*Brooklyn Daily Eagle Home Talk*, July 19, 1933).

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Figure 10: Ca. 1940 view of 7001 Louise Terrace, a typical example of house Type A. Type A is located at the corners and has two street-facing facades and features an asymmetrically placed, round-arched entrance, multiple gables, and decorative half-timbering with stucco (NYC Municipal Archives).

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Figure 11: Ca. 1940 view of 7004 Louise Terrace, a typical example of house Type B. Type B is the simplest design type and features a pitched slate roof and shares a tall projecting brick chimney with its neighbor (NYC Municipal Archives).

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Figure 12: Ca. 1940 view of 7016 Louise Terrace, a typical example of house Type C features decorative half-timbering with orthogonal and curved wood members and a jerkinhead gable (NYC Municipal Archives).

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Figure 13: Ca. 1940 view of 7010 Colonial Road, a typical example of house Type D. Type D features decorative half-timbering with orthogonal wood members and a steep pointed gable. The north Type D house shares a tall projecting brick chimney with its neighbor (NYC Municipal Archives).

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Figure 14: 1951 aerial view of Bay Ridge looking southeast. At the foreground is Owl's Head Park and the red outline is the historic district (New York State Archives).

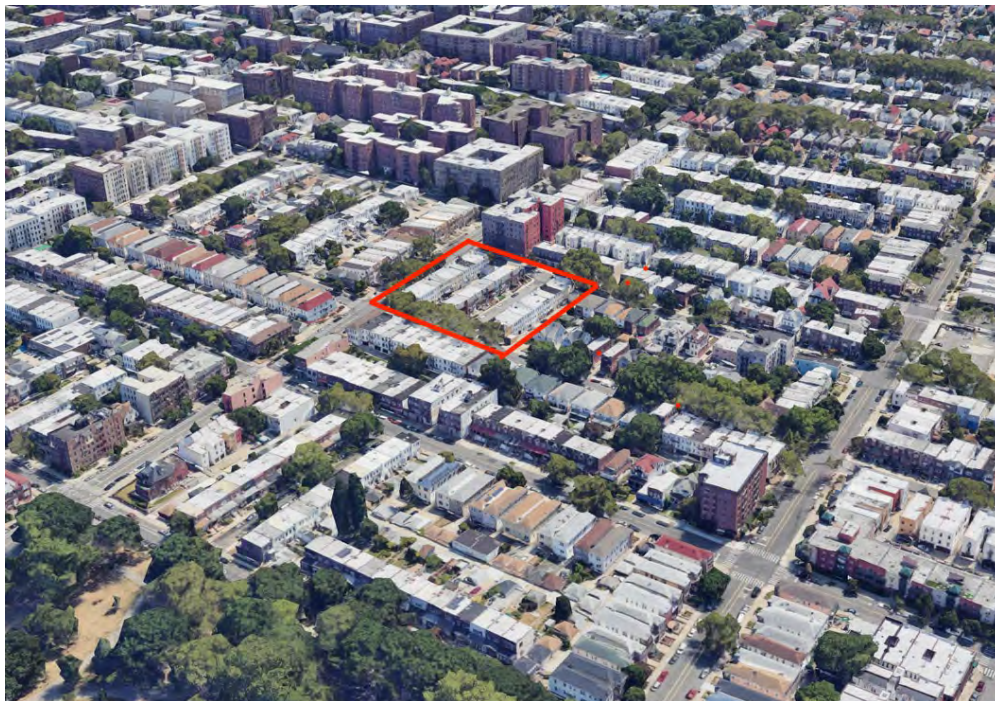


Figure 15: 2014 aerial view of Bay Ridge looking southeast (Google).

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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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