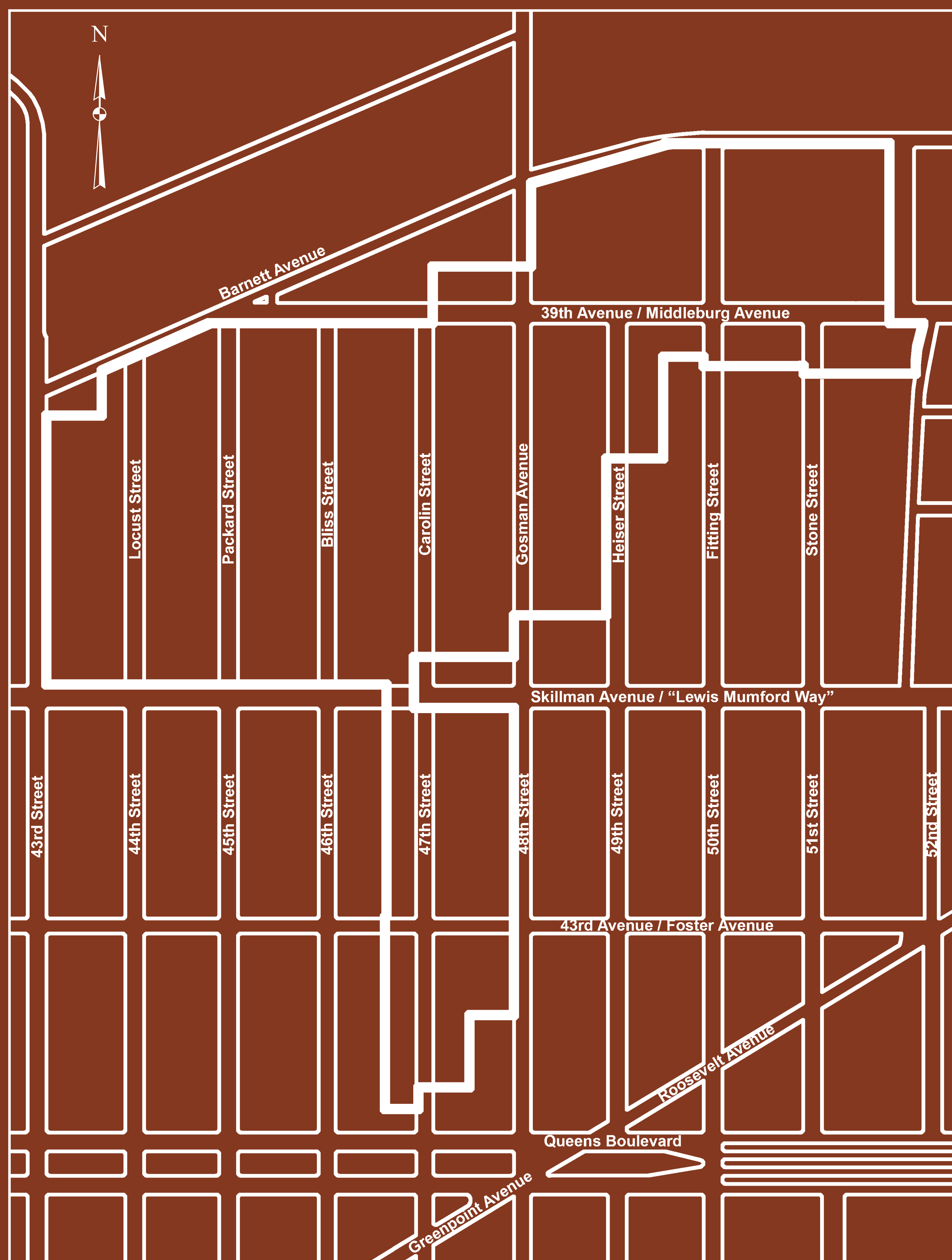


New York City Landmarks Preservation Commission

Sunnyside Gardens Historic District



New York Landmarks Preservation Foundation

- **Sunnyside Gardens Historic District**

Sunnyside Gardens is a unique planned community, constructed from 1924 through 1928 and inspired by the English “garden city” ideal of the late 19th century. A group of visionary, social-minded architects and planners formed the City Housing Corporation, a limited-profit investment company, to develop the entire neighborhood. Chief architect Clarence S. Stein worked with architect-planner Henry Wright, architect Frederick Ackerman, landscape designer Marjorie Sewell Cautley, and corporation president Alexander M. Bing.

They built homes affordable to working people in a garden-like environment, where a handsome architectural consistency is enlivened by variety in design and decoration on every block. One radical innovation was to integrate retail space, rental apartments, co-ops, and private houses for one to three families. Most remarkably, the careful plan set aside an unprecedented 70% of the land for open space, including shared garden “courts” linked by common walkways, Sunnyside Park and other spaces for recreation. Between 1931 and 1935, Stein designed Phipps Garden Apartments on similar principles, again with landscaping by Cautley. Many notable artists, intellectuals, and political activists have been drawn to live in the community.