

DESIGNATION REPORT

# Sunset Park North Historic District



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## DESIGNATION REPORT

# Sunset Park North Historic District

## LOCATION

Borough of Brooklyn

## LANDMARK TYPE

Historic District

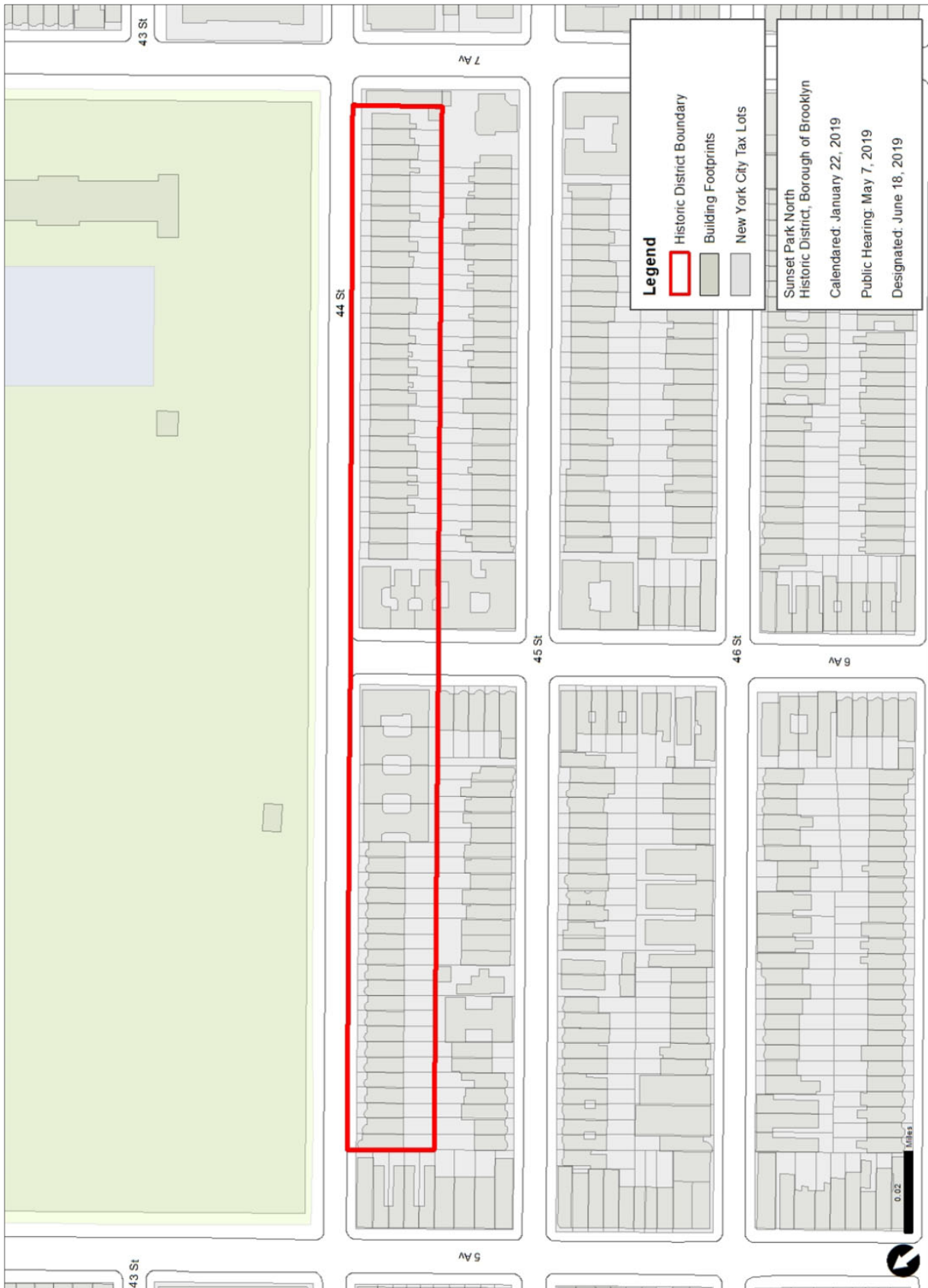
## SIGNIFICANCE

With its special setting overlooking Sunset Park, the Sunset Park North Historic District contains two of its neighborhood's most distinctive streetscapes, consisting of well-preserved early-20th-century row houses and flats buildings recalling the neighborhood's transformation into a working- and middle-class community.

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## Sunset Park North Historic District

## Boundary Description and Sidewalk Materials

### Designation List 513

LP-2625

**Calendared:** January 22, 2019

**Public Hearing:** May 7, 2019

On May 7, 2019, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Sunset Park North Historic District (Item No. 4). The hearing had been duly advertised in accordance with the provisions of the law. Twenty-six people spoke in favor of the proposed designation, including Councilmember Carlos Menchaca and representatives from the Historic Districts Council, the New York Landmarks Conservancy, the Society for the Architecture of the City, and the Sunset Park Business Improvement District. There were no speakers in opposition to the proposed designation. The Commission also received 43 written messages in favor of the proposed designation, including from Assemblymember Felix Ortiz, and one written message in opposition to the proposed designation.

The Sunset Park North Historic District consists of the properties bounded by a line beginning on the southern curblines of 44th Street at a point on a line extending northerly from the western property line of 514 44th Street, extending easterly along the southern curblines of 44th Street across Sixth Avenue and continuing along the southern curblines of 44th Street to a point on a line extending northerly from the eastern property line of 682 44th Street, southerly along said line and the eastern property line of 682 44th Street, westerly along the southern property lines of 682 through 602 44th Street and a line extending westerly across Sixth Avenue to the southern property line of 4404 Sixth Avenue (aka 4402-4412 Sixth Avenue, 580 44th Street), westerly along the southern property lines of 4404 Sixth Avenue (aka 4402-4412 Sixth Avenue, 580 44th Street) and 574 through 514 44th Street, and northerly along the western property line of 514 44th Street to the place of beginning.

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



## Summary

### Sunset Park North Historic District

The Sunset Park North Historic District consists of two well-preserved blocks of more than 50 buildings overlooking Sunset Park and recalling its neighborhood's transformation into a working- and middle-class community at the turn of the 20th century. It is remarkably cohesive, consisting of two expansive, uniform rows of two-story, two-family houses built in 1903 and 1908 in the Renaissance Revival style, as well as a small group of four-story flats buildings constructed between 1910 and 1914 on the corners of Sixth Avenue and 44th Street.

Extending along portions of 44th Street between Fifth and Seventh Avenues, the district was formerly farmland belonging to members of the Bergen family. At the behest of several large landowners, funding was approved in 1889 for infrastructure improvements in the area; transportation improvements, especially the opening of the Fifth Avenue Elevated Railroad to 36th Street, and its subsequent electrification and extension across the Brooklyn Bridge between 1899 and 1901, were additional catalysts for development. Construction of Sunset Park across the street from the historic district was another factor in the district's growth, as was the boom in shipping and manufacturing along the Sunset Park waterfront and the opening of Bush Terminal in the early 20th century.

Unlike elite residential districts being constructed elsewhere in Brooklyn, Sunset Park North was solidly middle-class from its start. Its two-family houses brought homeownership within reach of families who were not able to afford single-

family houses by enabling them to easily rent out their second floors to help cover expenses. Although all of the district's two-family houses were executed in the classically inspired Renaissance Revival style, they vary considerably. The earlier row, constructed in 1903 at 614 to 682 44th Street by architect/builder William E. Kay, consists of modest brick-faced homes with simple door hoods and restrained stone trim, while the latter row houses at 514 to 560 44th Street are considerably grander. Designed by Thomas Bennett and built in 1908, these houses' limestone facades, full-height rounded bays, and carved classical ornament reflect the area's increasing desirability with the approaching completion of Sunset Park and announcement of the Fourth Avenue Subway. Four-story flats houses, including four Arts-and-Crafts-inspired buildings designed by Eisenla & Carlson with exuberant patterned brickwork, were the district's latest structures, built in 1913 and 1914.

Most of the district's early residents were immigrants, including people born in Ireland, Hungary, Scotland, and Italy, and Eastern European Jews. Norwegians were the largest immigrant group, and the district had many Syrian families as well. By the 1910s, the district sat on the edge of the community known as "Finntown," which had about 10,000 residents of Finnish descent. In 1916, members of this community formed the first non-profit housing cooperative in the country, and by 1922, 20 buildings were part of this affordable housing cooperative, including the flats houses at 566, 570, and 574 44th Street and 4404 Sixth Avenue, which were converted to co-ops between 1920 and 1922.

Although Sunset Park was negatively impacted by redlining, suburbanization, and the decline of waterfront industry following World War II, new residents revitalized the community as it evolved from majority white to majority Latino and Asian. Today, the Sunset Park North Historic

District appears much as it did in the early 20th century, representing one of the most cohesive collections of well-preserved historic row houses and flats buildings in the neighborhood and containing two of its most distinctive streetscapes in a special setting overlooking Sunset Park.



# Historical and Architectural Development

Sunset Park North Historic District

## Early History of the Area<sup>1</sup>

The Sunset Park North Historic District lies at the northern end of the Sunset Park neighborhood, which stretches from Green-Wood Cemetery southward to Bay Ridge, and from the Brooklyn shoreline eastward to Ninth Avenue and the neighborhood of Borough Park. Formerly known simply as the Eighth Ward or as part of South Brooklyn or Bay Ridge, Sunset Park adopted its present name by the 1960s.<sup>2</sup> Until the early 2000s, the neighborhood extended past Green-Wood Cemetery to Prospect Avenue, but in recent years, the area north of the cemetery has come to be known as South Slope and the neighborhood west of the cemetery, approximately between 25th and 36th Streets, as Greenwood Heights.<sup>3</sup>

Before Europeans' arrival in New York City, the Sunset Park area was occupied by Canarsee Native Americans. They were among several Algonquin-speaking groups comprising the Lenape people, whose territory extended from the Upper Hudson Valley to Delaware Bay. The Canarsee lived in loosely organized, relatively autonomous groups in seasonal campsites and farming communities, moving with the seasons to obtain their food supply of seafood in the spring, bean and maize crops in the fall, and small game in the winter. They developed an extensive network of trails throughout Brooklyn, with their main pathway beginning at Fulton Ferry on the East River waterfront. From there, it followed the approximate routes of present-day Fulton Street and Flatbush

Avenue to Atlantic Avenue, where a branch headed southwesterly toward Gowanus Bay, the Sunset Park waterfront, and ultimately, Bay Ridge. There were at least two Canarsee settlements in Sunset Park: one along this waterfront pathway, near Third Avenue and 37th Street; and the other four blocks to the east, along a separate Canarsee route that extended northward to the main trail and southward to the Fort Hamilton area.

The earliest-known European to visit the area was the Italian explorer Giovanni da Verrazzano, who sailed into New York Bay in 1524. In 1609, Englishman Henry Hudson, backed by the Dutch East India Company, explored the river that now bears his name and opened the region to Dutch colonization. The Canarsee had developed an extensive trading network with other native groups, and they initially traded with Dutch and English settlers as well. But by the 1640s, the colonists were overtaking and displacing them. Never large in number, the Canarsee were devastated by the introduction of European diseases and armed conflict—including Kieft's War of 1643-46, which began with a massacre instigated by the Dutch director-general of the New Netherland colony—as well as land agreements based on European concepts of property ownership that were completely foreign to them.<sup>4</sup> Although some Canarsee remained at their settlement near Third Avenue into the 1670s, their few remaining members left Brooklyn by the 1700s.

Under the Dutch, present-day Brooklyn consisted of six separate towns, including Brooklyn (founded in 1646) and New Utrecht (1657) to its south. The Sunset Park neighborhood sat at the far southern end of the town of Brooklyn near the New Utrecht border, which was located around 60th Street. New Utrecht also adjoined southern Brooklyn on its east, along a border extending northward from around Seventh Avenue and 60th Street to Ninth Avenue and 37th Street.<sup>5</sup> Under the

Dutch, long narrow farms were laid out rising steeply from the Sunset Park waterfront eastward toward the New Utrecht border.

Although the 1664 surrender of New Netherland colony to England had little impact on daily life in the area, the English did improve the former Canarsee pathway along the Sunset Park waterfront starting in 1704. Following much the same route as the Canarsee trail from Atlantic Avenue through Park Slope, the new Gowanus or “Coast” Road ran a crooked course toward Fourth Avenue and 36th Street, where it met an east-west route called Martense’s Lane. From there it continued southward, running between Second and Third Avenues from 39th Street to the New Utrecht line.<sup>6</sup> Both Gowanus Road and Martense’s Lane played crucial roles in the Battle of Long Island, the first major battle of the Revolutionary War.

By that time, Sunset Park was largely owned by members of the Bergen family, which traced its origins in the area to Hans Hansen Bergen, a Norwegian ship carpenter who emigrated through Holland to New Netherland in 1663. Although Bergen never lived in Sunset Park, his descendants owned two large homesteads (both demolished) along its waterfront: the DeHart-Bergen House near 37th Street, which was occupied by British officers during the Revolution, and the Johannes Bergen House near 55th Street.<sup>7</sup> As was typical of Brooklyn’s large landowners of the time, the Bergens owned slaves. In 1800, the households of the two houses’ owners, Simon and Michael Bergen, included 19 slaves and eight non-white free persons, likely freed former slaves of African descent.<sup>8</sup> When the DeHart-Bergen House was demolished in 1891, an associated building, described as a “slave kitchen,” was salvaged and moved to Sunset Park, where it stood as “a relic of past days.”<sup>9</sup> Following full emancipation in New York State in 1827, about 55 African Americans lived in the Sunset Park area.

## **Prelude to Development<sup>10</sup>**

Although the Sunset Park area was isolated from Manhattan and from Brooklyn’s more populated areas around Fulton Ferry and Brooklyn Heights, changes were occurring by the mid-1800s that would help lay the groundwork for its future development. Brooklyn was chartered as a city in 1834, and five years later, a panel of commissioners charged with laying out its streets, squares, and avenues extended the city’s street grid to its outermost areas, including Sunset Park. Although the streets themselves would not be opened for several decades, the grid would be crucial in guiding future development by facilitating the division of farms into blocks and building lots.

Many visitors were drawn to the area by Green-Wood Cemetery, which opened between Fifth and Ninth Avenues and 21st and 37th Streets in 1840. Envisioned by prominent Brooklynites as an idyllic park-like alternative to gloomy urban graveyards, Green-Wood was a recreational destination as well as a burial ground. New transportation lines were soon created to serve the cemetery: by 1844, daily stage runs had begun between Green-Wood and the East River crossings at Fulton Ferry and Atlantic Avenue, and by 1846, ferry service was initiated between Lower Manhattan and the foot of Hamilton Avenue, where a stagecoach carried visitors to Green-Wood’s entrance.

The formation of the Brooklyn City Railroad Company in 1853 initiated a shift from stagecoaches to streetcars and the dawn of mass transit service in Brooklyn. By the following year, the firm was operating several lines fanning outward from Fulton Ferry, including one traveling down Court Street and Third Avenue, along the Sunset Park waterfront, to Bay Ridge.<sup>11</sup> Early steam railroads in the area functioned primarily as excursion lines, linking the area with popular

waterfront resorts to the east starting in the 1860s.<sup>12</sup>

Bergen family members began selling off their farms by the mid-19th century. By 1867, portions of the historic district formerly owned by John S. Bergen, the son of Simon and Geshe Bergen, who lived in the DeHart-Bergen House, were being sold by his executors.<sup>13</sup> Large parcels within the historic district would be bought and sold by speculators into the 1890s before finally being developed as row houses and flats buildings.

### **Transportation and Infrastructure Improvements, 1887-1901**

In the mid-1880s, what is now the Sunset Park neighborhood was part of Brooklyn's Eighth Ward, which extended from Prospect Avenue southward to the New Utrecht town line. At that time, practically none of the infrastructure needed to support a dense residential community had been installed, and few streets had been opened or paved. The nearest firehouse was on 19th Street, and the closest bank was on 9th Street, more than 30 blocks north of the historic district.<sup>14</sup>

The area's first direct link to Lower Manhattan was the 39th Street Ferry, which began running between the Sunset Park waterfront and Whitehall Street in 1887.<sup>15</sup> Two years later, the Fifth Avenue elevated line started operating between the Brooklyn Bridge and 36th Street via Fifth Avenue in Park Slope. At 36th Street, passengers were able to transfer to excursion trains operated by the Brooklyn, Bath & West End and Prospect Park & Coney Island Railroads to the Atlantic seashore.<sup>16</sup>

By this time, property owners in the Sunset Park area had started demanding infrastructure improvements. In early 1888, a group of large landowners in the Eighth Ward's southern portion personally delivered to Brooklyn's mayor "a petition for local improvements. It set forth that there are some 7,500 lots between Third and Ninth

Avenues, and 39th and 65th Streets, assessed at over \$1 million, which were unimproved. Pavements, sewers, etc. were wanted," the *Brooklyn Eagle* reported.<sup>17</sup> The petition asked the government to float \$750,000 in bonds to fund infrastructure and park construction in the area, which would be reimbursed by local property owners through a special assessment levied over a 20-year period. This plan, with few changes, was passed by the state in 1889 as the Eighth Ward Improvement Bill.

Although surveying and preliminary engineering began soon afterward, work was slowed by the almost immediate realization that the amount budgeted for improvements was too small. Even so, by the end of 1890, funding was provided to extend the city's water mains south of 39th Street.<sup>18</sup>

Transportation upgrades, including the electrification of the Brooklyn City Railroad line along Third Avenue in 1892, helped lay the groundwork for the area's development.<sup>19</sup> One of the key challenges to installing infrastructure and opening streets in Sunset Park was its highly irregular topography. This and the primitive condition of area streets were especially thorny issues for the Brooklyn Union Elevated Railway, which was exploring ways to extend the Fifth Avenue Elevated past 38th Street southward to Bay Ridge. In January of 1890, company representative George W. Wingate called the idea of extending the railroad along Fifth Avenue in its unimproved state as "sheer nonsense.... We would be glad to do it if it were an engineering possibility, or feasibility.... [T]here is a knoll at one point 40 feet high and a declivity at another 50 feet deep, making it an expensive feat to build the elevated structure and when completed expensive to operate because of the steep grades."<sup>20</sup>

Ultimately, the Fifth Avenue line was extended, but by routing it westward along 38th Street to Third Avenue, which it followed to 65th Street in Bay Ridge. The first train on the "Sea Side

Elevated Road,” as the Third Avenue extension was called, ran on September 30, 1893. Providing the first rapid transit service south of 38th Street, the elevated was a major catalyst for Sunset Park’s development. Even after the Panic of 1893 slowed building in other parts of Brooklyn to a crawl, the *Eagle* reported that “in the lower sections of the Eighth Ward and in Bay Ridge many fine dwellings for one and two families are being erected.”<sup>21</sup> One recent neighborhood arrival told the *Eagle* in December of 1894:

Until last summer I did not think that I could live outside of New York City and keep in touch with business affairs, and much less find a place where I could reach my business in anything like reasonable time. But on representations of friends I decided to come to Brooklyn and give it a trial. My experience has been far beyond my expectations.... I can make better time with greater comfort than I ever could when living uptown in New York. I think it will be only a question of a very short time before many other New Yorkers who desire to live in comparative privacy, and who are tired of apartment life, will come to the conclusion that Brooklyn is the place for them to live in.<sup>22</sup>

Service along the Fifth Avenue Elevated was considerably improved with its conversion to electricity in 1899, and with the 1901 inception of direct service to Park Row in Manhattan, eliminating the need to change trains at the Brooklyn Bridge to enter Lower Manhattan.<sup>23</sup>

### **Sunset Park<sup>24</sup>**

One of the historic district’s special features is its location overlooking Sunset Park, the neighborhood’s major public amenity. The park was

initially smaller than it is now, consisting of only the four blocks between Fifth and Seventh Avenues and 41st and 43rd Streets, which the City of Brooklyn acquired in 1891. It was one of several Brooklyn parks begun at that time, including Winthrop (now Monsignor McGolrick), Bedford (now Brower), and Bushwick Parks. The site was conveyed to the city under mysterious circumstances by Patrick H. Flynn, a contractor and large Brooklyn landowner who, “it is generally understood, sold the park department the site.... [w]ithout consulting the owners. Then he went around and bought up the property at a low figure and is said to have made a good thing out of it,” the *Eagle* reported at the time.<sup>25</sup>

Although the city decided by 1893 to expand the park southward by buying the blocks between 43rd and 44th Streets, this purchase would not occur until 1904, after Brooklyn joined Manhattan and the other three boroughs to form the consolidated City of New York. In the meantime, the park’s development languished. Construction was also delayed and complicated by the site’s forbidding topography. A *New York Times* reporter visiting the park in 1893 noted that it was “situated on high bluffs, and is only accessible from the rear or from Fifth Avenue and the cross streets by means of 60-foot ladders. It will cost half a million dollars to grade this park and build retaining walls to keep it from tumbling into the streets.”<sup>26</sup>

Despite its lack of standard amenities, Sunset Park was popular gathering place. In 1894, another *Times* reporter visited and was enthralled by its vantage point providing “magnificent views of earth and sky and water” stretching from the Rockaways, Coney Island, and the Narrows to “the blue shores of Staten Island and the hills of New Jersey.”<sup>27</sup> The City of New York undertook some work in Sunset Park in 1899, when it built a six-hole golf course there. This course was heavily used by local golfers, and the park continued to serve as

“a popular resort in its unfinished state.”<sup>28</sup> Work accelerated following the acquisition of the blocks between 43rd and 44th Streets; by 1906, concerts were being held in the park, and by 1910, its grand staircase facing Fifth Avenue, and the rest of Sunset Park, were nearing completion. In 1936, the Sunset Play Center (a designated New York City Individual and Interior Landmark), which was largely funded by the Depression-era Works Progress Administration, opened in the park’s eastern half.

### **The Industrial Waterfront<sup>29</sup>**

Another factor influencing the district’s development and early residential population was the expansion of shipping and manufacturing along the Sunset Park waterfront. In the mid-1880s, the waterfront remained almost completely undeveloped, its only structures standing within a couple of blocks of the 39th Street Ferry. These included the oil refinery of Rufus T. Bush, whose son Irving T. Bush would transform Sunset Park’s waterfront into one of the premier shipping, manufacturing, and warehousing centers of New York Harbor and the United States.

By the time of Rufus’ death in 1890, his refinery had been acquired by the petroleum conglomerate Standard Oil. Irving, then 21, inherited his father’s position at the company as well as two waterfront lots next to the Bush refinery site, which then lay in ruins. The lots straddled an unfinished pier at the foot of 42nd Street. Soon afterward, Bush quit Standard Oil, and between 1895 and 1897 began improving the pier and constructing six warehouses next to it.

These warehouses formed the seed of a much grander project inspired by Manhattan’s overcrowded piers and Bush’s observation of their inefficiencies: “The ships were on one shore, the railroads on another, and the factories were scattered about the city on any old street without any relation to either kind of transportation. I

thought: ‘Why not bring them to one place, and tie the ship, the railroad, the warehouse, and the factory together with ties of railroad tracks?’”<sup>30</sup> Bush’s concept, realized as Bush Terminal, would ultimately constitute the largest complex of its type in New York City, occupying the entire Sunset Park waterfront between 32nd and 51st Streets. Construction began in 1902 in the area between 42nd and 50th Streets, then described by the *New York Times* as “a wilderness of grassy hills, used chiefly as a dumping ground for refuse.”<sup>31</sup>

Under Bush’s direction, steam shovels leveled these hills and work began on a series of “monster piers”—the largest in New York Harbor—capable of serving oceangoing freighters.<sup>32</sup> Bush Terminal also included state-of-the-art manufacturing lofts, warehouses, refrigerated buildings, power plants, a connecting railroad, and an enormous rail yard stretching from 43rd to 51st Streets, as well as medical, foodservice, banking, and recreational facilities for its workers. By 1920, it had 18 piers and contained more than 5 million square feet of manufacturing space, and it and its tenants employed more than 30,000 people, many from the surrounding area. As Bush Terminal’s vice president told the *Times*,

South Brooklyn furnishes a fine labor market for skilled and unskilled labor, and both the manufacturer and the employed from abundant experience prefer the conditions of the big city to those of the country.... The housing facilities for the working people are better than they are elsewhere, and Coney Island, the greatest playground in the world, is just behind them.<sup>33</sup>

Bush Terminal was especially busy during the two World Wars, and it would continue to serve as a major manufacturing center into the 1960s. In 1919,



it was joined on the waterfront by the massive Brooklyn Army Terminal, which stretches from 58th to 65th Streets and was at its peak during World War II, when more than 3 million troops and 37 million tons of supplies passed through the complex.

### **Development of the Historic District<sup>34</sup>**

The Sunset Park North Historic District comprises a cohesive, well-preserved collection of approximately 58 two-family houses and flats buildings constructed between 1903 and 1914 along the south side of 44th Street, where they overlook Sunset Park. By the time the district's first houses were built, development of masonry row houses was already well underway in the southernmost section of Sunset Park and was quickly working its way northward. Row house construction had begun south of 54th Street in 1892 within what is now the Sunset Park South Historic District and accelerated following the opening of the Fifth Avenue Elevated extension in the fall of 1893. Two years later, the *Eagle* observed that

Probably no ward in the city has been built up as rapidly as the Eighth Ward. It is only a few years ago that the lower or southern section, bordering on Bay Ridge, was scantily built up and had little population. Now it is different. Large factories have been erected, which give employment to hundreds of men. Fine business blocks now dot the entire region and many fine and homelike buildings adorn every block. The section is singularly favored with railroad facilities.... The lower end of the ward ... has taken on a decidedly metropolitan look.<sup>35</sup>

Recognizing the area's increasing urbanization and the fire risk that came with it, the City of Brooklyn

prohibited the construction of wood-framed buildings in the area south of 39th Street and east of Fifth Avenue in 1895.<sup>36</sup> By 1897, development was occurring along 50th Street between Fourth and Fifth Avenues, and on the south side of 47th Street between Fifth and Sixth Avenues, within the present-day Sunset Park 50th Street and Central Sunset Park Historic Districts.

The district's earliest row houses, at 614 to 682 44th Street, were developed by William E. Kay. Like many of the neighborhood's speculative row house developers of the time, Kay focused primarily on Sunset Park and the surrounding area during this period of rapid growth and served as his own architect. Before the advent of architects' licensing in the early 20th century, the term "architect" was more ambiguous than it is today. Most working in Sunset Park, like Kay, received no formal architectural training either in a professional architect's office or academic setting. Instead, they were working within what historian Andrew S. Dolkart calls Brooklyn's 19th-century "builder tradition," in which masons and carpenters, working with stonecutters and other skilled craftsmen, created fine residential blocks in neighborhoods like Boerum Hill, Cobble Hill, Clinton Hill, and Fort Greene.<sup>37</sup>

Kay's career is illustrative of the blurred professional boundaries between architects, developers, builders, and craftsmen at that time. The son of a marble cutter, Kay was born in Brooklyn and attended its public schools. After working for 15 years as a marble carver, Kay decided to become a carpenter and started building speculative row houses, "for which he drew all the plans and designs and performed all the architectural work," according to a 1905 promotional profile.<sup>38</sup>

The district's other row houses, between Fifth and Sixth Avenues, followed the 1905 approval by New York City's Rapid Transit Commission of the route of the Fourth Avenue

Subway, which was expected to dramatically cut travel times to Downtown Brooklyn and Lower Manhattan. Although the start of construction would be delayed until 1909 by bureaucratic issues, legal disputes, and financial uncertainty, anticipation of the new line ramped up development throughout South Brooklyn, including Sunset Park.<sup>39</sup> In 1909, the *Brooklyn Eagle* noted that the area surrounding the park, “a territory which a few years ago was only broken by hills and vacant lots, has undergone a transformation. Fine residences ... have sprung up as if by magic.” Morris Kaplan of the Land Owners Realty Corp., which had just completed ten of the 20 row houses at 514 to 560 44th Street within the historic district, expressed enthusiasm for the development’s prospects:

Our location here, so close to the 36th Street station of the Fifth Avenue elevated road, is an ideal one. From this point a splendid view of the bay and harbor may be had. Then, too, there is Sunset Park, which in the very near future will be one of the loveliest spots in South Brooklyn. Of course, the subway will help us, and we hope for splendid success.<sup>40</sup>

All of the district’s row houses were two-story, two-family row houses, which were recognized as a distinct building type by the late 1880s. Marketed to less-affluent buyers than the single-family homes of other historic Brooklyn row house districts, the predominance of two-family row houses in Sunset Park North underscore both the district’s, and the wider neighborhood’s, origins as a working- and middle-class community.

Two-family houses were popular for several reasons.<sup>41</sup> Their main appeal to homebuyers was their affordability: owners and their families could occupy the first floor of the house while renting out its second floor, which contained its own parlor,

bedrooms, dining room, and kitchen, to help cover the mortgage and other expenses. Generally appearing indistinguishable from single-family row houses of the time, two-family houses also shielded their owners and renters from contemporary taboos against apartment living.<sup>42</sup> In 1910, the *Eagle* observed that the construction of two-family houses was remaking South Brooklyn “in such a way that families possessed of moderate incomes may establish themselves under conditions attractive to both themselves and their visitors, and yet under conditions which will not put too heavy a strain on the purse.”<sup>43</sup> Developers liked them because they could be built quickly and easily, differing little in their construction from single-family houses.

As a developer of two-family houses, William Kay’s business was based on selling houses to people for whom homeownership was a bit of a reach. This was partially made possible by the efficiencies of his operation, in which he purchased “large tracts of building property at a time, and his lumber in the woods. He manufactures his own material, having a large storage shed where he keeps constantly on hand over 200,000 feet of lumber.” Equally crucial were his willingness to extend credit to buyers and his flexibility in being repaid. “His reliable plan of purchase,” according to Kay’s 1905 profile, “has made him a benefactor to many a poor man seeking a home.”<sup>44</sup>

The 20 houses in the historic district developed by the Land Owners Realty Corp. were credited to Thomas Bennett, one of Brooklyn’s most prolific designers of two-family houses, who both lived and worked in the area. A promotional profile of Bennett from the early 1900s stated that he “has been identified with the architectural development of the city for 20 years, and has designed a large number of fine apartment houses, two-story and basement dwellings, cottages, factories, public halls, etc.... He has ... finely fitted offices at Third Avenue and 52nd Street, where a full staff of



draftsmen assist him.”<sup>45</sup> Bennett was appointed Brooklyn’s deputy superintendent of buildings in 1902, and his experience with two-family houses was recognized with the inclusion of one of his designs in the 1908 book *Two-Family and Twin Houses*.<sup>46</sup>

With the subway under development and Sunset Park completed, the district’s increasing desirability led to the construction of four-story flats buildings at the corners of Sixth Avenue and 44th Street. A popular residential type throughout Brooklyn at that time, flats buildings were generally walkups housing one or more families per floor, depending on the size of the building and its apartments. Like the second floors of two-family houses, flats filled a need for families who did not want, or could not afford a house of their own, including young families. As one Brooklyn real estate agent told the *Eagle* in 1910:

Present-day families ... are not so large as years ago. Then again, when a member gets married, the new couple, instead of settling down under the home roof, as was the case years ago, now want a little home of their own. What is more natural as a starter than an apartment.... In such a place the young wife can do all the work herself, and without great difficulty.<sup>47</sup>

The district’s first flats, constructed on the east side of Sixth Avenue, were designed by Emanuel Sommer and built in 1910; they were followed in 1913 and 1914 by four buildings designed by Eisenla & Carlson at 566, 570, and 574 44th Street and 4404 Sixth Avenue. Unlike the district’s row houses, flats buildings were subject to the regulations of the 1901 Tenement House Act, which banned interior rooms without access to light and air, requiring the inclusion of substantial airshafts in their design.

## Architectural Styles

All of the district’s row houses were executed in vernacular adaptations of the classically inspired Renaissance Revival style. Loosely based on the residential architecture of the Italian Renaissance, the Renaissance Revival became fashionable in the 1880s as a reaction to picturesque styles like the Romanesque Revival and Queen Anne.<sup>48</sup> The revival of Renaissance forms in America was spurred by the construction of McKim, Mead & White’s Villard Houses (a designated New York City Landmark) on Madison Avenue between 1882 and 1885; Chicago’s World’s Columbian Exposition, with its widely publicized and classically inspired “White City,” played a major role in popularizing Renaissance architecture and planning. Typical Renaissance Revival-style row houses feature full-height angled or rounded bays and classical ornament including cartouches, urns, festoons, garlands, and wreaths. Often, they were faced with limestone recalling the white marble of classical architecture, but brownstone and brick were used as well.

William E. Kay’s 29 two-family houses built in 1903 between Sixth and Seventh Avenues (Figures 1 and 2) are modest interpretations of the Renaissance Revival style. Faced in light-colored brick, an increasingly fashionable material of the time, they have square projecting bays and modillioned cornices with classical moldings, as well as flush stone window trim and banding linking their facades. Some of their features, including the sharp angularity of their facades and their door hoods with incised detailing, are remnants of the neo-Grec style, which first became popular following the Civil War and continued to be combined with the Renaissance Revival style in Sunset Park after it had ceased to be fashionable elsewhere in Brooklyn. Many of these houses retain their original, low stone stoops with decorative

wrought-iron railings.

Dating from 1908, Thomas Bennett's 20 houses between Fifth and Sixth Avenues (Figures 3 and 4) are considerably grander, reflecting the area's increasing desirability with the coming of the Fourth Avenue Subway and the impending completion of Sunset Park across the street. Primarily faced in limestone with brownstone basements, these houses have full-height rounded bays and full main-entrance surrounds with fluted pilasters, Corinthian capitals, egg-and-dart moldings, and carved entablatures filled with cartouches, foliage, and other classical ornament. They are remarkably well-preserved, retaining their original modillioned cornices decorated with festoons, as well as their imposing brownstone stoops.

The four four-story flats buildings at 566, 570, and 574 44th Street and 4404 Sixth Avenue (Figure 5) were designed by Eisenla & Carlson, a partnership formed in 1908 that was active in various Brooklyn neighborhoods including Park Slope, Bay Ridge, and Windsor Terrace. With their richly detailed brick facades, these buildings are fine examples of what historian Jonathan D. Taylor has termed "tapestry brick dwellings," which were built throughout Brooklyn during the city's outer-borough building boom of the 1910s and '20s.<sup>49</sup> Although most of these dwellings were small houses for up to four families, larger examples like these were also common.

Disposing with the conventional building cornice, tapestry brick dwellings are characterized by their flat facades, highly decorative parapets projecting well above the roofline to enhance their sense of height, and especially, the liberal use of patterned brick. Typically, facades feature a "background" brick pattern with contrasting brick panels of other patterns and colors, as well as geometric or abstracted ornament in stone or cast stone. Their stylistic influences were eclectic; with

their vaguely medieval appearance and frequent use of diaperwork, they were sometimes referred to as "Old English" in style. Their strongest influence was typically Arts-and-Crafts, with its "interest in the inherent properties of building materials," the high level of craftsmanship implied by their elaborate, diverse brick patterning, and their frequent use of geometric forms.<sup>50</sup> Eisenla & Carlson designed tapestry brick dwellings of various types in other Brooklyn neighborhoods, and Arthur G. Carlson continued to design them for developers following the dissolution of his partnership with Eisenla in 1914.

These buildings were constructed as two pairs in 1913 and 1914. The earlier pair, at 566 and 570 44th Street (Figure 6), have large round-arched ground-story openings and upper-story arches with keystones that may have been influenced by the Renaissance or Colonial Revival styles. Their brickwork is typically exuberant, with English-bond "background" brick set off by darker header-bond brick and quoining surrounding their window openings, and by geometric-patterned brick within transom and spandrel panels. Crowning both buildings are high parapets with angular and round pediments, shields, and diamond ornament. Both retain impressive French-inspired iron marquees with large, ornate wrought-iron brackets.

No. 574 44th Street (Figure 7) and 4404 Sixth Avenue have a more restrained, geometric feel, with molded square-headed entrances and square-headed windows above. These buildings, too, are faced with intricate patterned brickwork of various bonds, patterns, and colors, and their parapets creatively incorporate header- and English-bond brickwork, basket-weave brick panels, stone cartouches and shields, a repeating square motif, and high angular parapets linked by brick balustrades. Like all four of these flats buildings, they retain their historic decorative fire escapes.

## Early Residents of the District<sup>51</sup>

Most of the row houses in the Sunset Park North Historic District were occupied by 1910. Unlike other, more exclusive Brooklyn row house districts of the time that attracted elite professionals, the historic district was solidly middle-class. Its accessibility to Downtown Brooklyn and Lower Manhattan via the elevated railroad, trolley, and ferry systems, as well as industrial activity along the developing Sunset Park waterfront and elsewhere nearby, provided a range of occupational opportunities for its residents. At that time, most of the district's two-family house owners and renters were immigrants, including a factory watchman from Ireland, a shoe merchant from Hungary, a blacksmith from Scotland, a photo engraver from Italy, and a Russian Jewish jeweler. No. 530 44th Street was home to another Jewish immigrant family, the Selznicks, whose son David, then seven years old, would become a legendary Hollywood producer.

Norwegians constituted by far the largest immigrant group in the district in 1910. Norwegian immigration to the United States began in the 19th century after the small shipyards many Norwegian men worked in were rendered obsolete by steamships. Like other Scandinavian immigrants, most only passed through New York on their way to other parts of the country. Many Norwegian men worked in maritime occupations, leading those who stayed in New York to initially settle in Red Hook, but as they prospered, they and their families began seeking better, more modern housing, which was available in Sunset Park. At its peak around World War II, the city's largest Norwegian American community would encompass large portions of Sunset Park and Bay Ridge between Fourth and Eighth Avenues. Norwegian-born homeowners and residents in 1910 included a newspaper printer, watchmaker, house builder, office clerk, awning

maker, ship maker, and boat engineer, all of whom lived on the block between Sixth and Seventh Avenues. A Swedish elevator mechanic and Finnish boatman also lived in the district with their families at that time.

By 1920, the flats buildings on the corner of Sixth Avenue and 44th Street had opened and were primarily housing small families. The district remained a largely immigrant neighborhood, with increasing numbers of Scandinavian and Central and Eastern European Jewish families. Several Syrian immigrant families had also moved into the district by that time, and they would increasingly settle there over the next two decades.<sup>52</sup> Syrians came to the U.S. from a region within the Ottoman Empire much larger than the present-day country of that name; most would gradually come to identify as Lebanese. They generally emigrated due to financial hardship following the collapse of the Syrian silk industry, and were drawn to the U.S., like other immigrant groups, by the dream of economic prosperity. Syrians initially settled in the old tenement district around Washington Street in Lower Manhattan before branching out in the 1890s to the area around Atlantic Avenue in Brooklyn and later, Sunset Park, the most modern and desirable residential area of the three. Many Syrian men worked as merchants of Middle Eastern specialty goods, with residents of the district including a rug importer.

By 1940, small numbers of immigrants from Egypt, Lithuania, Poland, and Panama had joined these residents of the district. Even so, by World War II, the historic district's major ethnic groups, the importance of industry and the waterfront to the work its residents performed, and their living patterns within flats buildings and two-family homes remained largely similar to those of earlier in the century.

## The Finnish Cooperatives<sup>53</sup>

By the 1910s, the streets just north and south of Sunset Park and the blocks extending eastward to Ninth Avenue constituted a community of about 10,000 Finnish American residents called “Finntown.” During this decade, members of the community would form the first non-profit housing cooperative in the United States.

Non-profit cooperatives were built exclusively by societies or associations of working people and were part of a larger movement in the United States that sought to organize cooperative ventures in all aspects of life. Unlike traditional residential cooperatives, non-profit cooperatives were founded on a belief that all shareholders should be equal and that members should be “home-seekers, not profit-seekers.” The Cooperative League of the United States of America summed up the aims of the non-profit cooperative movement in 1924 by stating that a cooperative housing association is “composed of people who united to secure attractive homes; homes built and run, not for profit but for the service of the occupants.”

In 1916, 20 Finnish families in Sunset Park organized a non-profit building society called the Finnish Home Building Association *Alku* (“beginning”). Although a novel idea in America, the organization of such a society by Finns was a logical outgrowth of the popularity of cooperative ventures in Finland and the large number of experienced carpenters and other construction professionals among Finntown’s residents. Community residents also organized similar commercial ventures led by an organization called Finco, consisting of cooperative “bakeries, grocery stores, meat markets, restaurants, and other business concerns that enter into the daily lives of the residents of the colony,” according to the *Brooklyn Eagle*.<sup>54</sup>

The Finnish Home Building Association

constructed its first co-ops on 43rd Street near Eighth Avenue starting in 1916. It constructed additional buildings nearby and soon began acquiring other buildings and converting them into cooperatives. By 1922, there were 20 Finnish co-ops in Sunset Park constituting a cooperative nonprofit housing enterprise unequalled anywhere in the country. These included the four Eisenla & Carlson-designed flats buildings at 566, 570, and 574 44th Street and 4404 Sixth Avenue, which were acquired and converted to co-ops by the Hillside Home Association, Park Slope Association, Pleasant View Association, and Hilltop Association between 1920 and 1922. By 1930, the buildings’ residents reflected these organizations’ principles that “any persons, well vouched for” could become members and residents, “preference, however, being given to persons of the Finnish nationality.”<sup>55</sup> The overwhelming majority of residents at that time were of Finnish descent, although people of Swedish, Danish, Swiss, Scottish, Norwegian, Czech, and German heritage, many with Finnish American spouses, also lived in these buildings.

## Recent History<sup>56</sup>

Although the Sunset Park neighborhood boomed with economic activity during World War II, the neighborhood was facing economic challenges by that time, including the impact of redlining, which affected lending in the area. Redlining resulted from the work of the Home Owners’ Loan Corporation, a federal agency founded in 1933 with the goal of stemming housing foreclosures. In the late 1930s, the HOLC began issuing maps color-coded on a scale from A to D that were intended to help lenders determine which neighborhoods were “desirable” places for investments and which were not. Sunset Park received a “C” rating, the second-lowest, which indicated an area, in the agency’s view, that was “definitely declining.” As historian Craig Steven Wilder has observed, the HOLC’s criteria

were “far from scientific” and influenced by bigotry.<sup>57</sup> In the agency’s 1938 assessment, the neighborhood’s “well-maintained rows of brownstone front [and] brick houses” and Sunset Park’s new pool complex worked in its favor, but its proximity to railroads and industry and an immigrant Italian neighborhood east of Seventh Avenue lowered its score.<sup>58</sup> This rating not only made it difficult for homeowners to improve their properties for decades to come, but encouraged their flight from the neighborhood by devaluing their houses.

Sunset Park was also affected by the replacement, in 1941, of the Third Avenue elevated train with the elevated Gowanus Parkway. Unlike the railroad, which generated foot traffic along the avenue and reinforced its standing as one of the neighborhood’s major shopping streets, the parkway brought little to the community. Although 500 local residents protested against the project in 1940 along Third Avenue between 54th and 65th Streets with signs reading “Do Not Take the Sunshine and Light Away from Us” and “This Is Not a Slum,” city planning czar Robert Moses, then at the height of his power, prevailed.<sup>59</sup> Expansion of the parkway into the Gowanus Expressway in the late 1950s resulted in the demolition of buildings along the east side of Third Avenue from 39th to around 60th Streets, magnifying its impact on the community. Highway projects like this contributed to the rapid suburbanization of the Metropolitan Area following World War II, which took a significant toll on older neighborhoods throughout Brooklyn. Many residents left the area following the 1964 opening of the Verrazzano-Narrows Bridge, which provided easy passage between family and friends in Sunset Park and new suburban developments on Staten Island.

As urban historian Tarry Hum has noted, “Sunset Park is frequently lauded as an exemplar of immigrant-driven neighborhood revitalization.”<sup>60</sup> In

the 1950s, the neighborhood began its transformation from one that was 90% white to one that is nearly half Latino and 40% Asian. Although South Brooklyn had a small Puerto Rican community dating back to the 1920s, urban renewal projects in the 1950s and 1960s in the historic Puerto Rican centers of the Lower East Side and East Harlem led many to move to Sunset Park, where industrial jobs were still plentiful. Men typically found work in manufacturing, on the waterfront, or in restaurant or other service-sector jobs, or founded bodegas or other small businesses, while Puerto Rican women often worked in apparel factories. With its high levels of manufacturing and waterfront employment, Sunset Park’s Puerto Rican community was disproportionately affected by the closure of Brooklyn Army Terminal and the Bush Terminal piers in the 1960s.

After the National Origins Act of 1924 severely restricted immigration to the U.S., the Hart-Celler Act of 1965 opened it up to people from around the world, including Asia, Latin America, and the Caribbean. Starting in the 1980s, Latino immigrants, including Dominicans, Ecuadorians, and Sunset Park’s largest Latino group, Mexican Americans, began settling in large numbers in Sunset Park. They were joined by Asian immigrants, most prominently those from China’s Fujian province. Many worked in the neighborhood’s garment factories or in restaurant or other service jobs, started businesses, or purchased homes with the assistance of newly formed ethnic banks. In 1994, community organizations held Sunset Park’s first annual Parade of Flags, in which more than 300 residents representing 60 ethnic backgrounds including those of Puerto Rico, Italy, China, Poland, and Scandinavian countries, marched down Fifth Avenue from 44th to 60th Street.<sup>61</sup>

Sunset Park’s most difficult times were in the 1970s, when the neighborhood suffered from the



fallout of a housing scandal that left many homes essentially abandoned. Despite the loss of 30,000 waterfront and industrial jobs in the neighborhood, a *New York Times* reporter visiting the neighborhood in 1978 found that “Young Hispanic families ... busy renovating abandoned houses, see their prospects there as brighter than they have been in the last few years. There has been an effort to ... save a neighborhood where it is still possible to buy a sound brownstone for \$25,000.”<sup>62</sup> Their work was representative of a growing interest in the neighborhood’s historic row houses, which Hum calls “an important neighborhood amenity that ... helped stem the area’s decline.”<sup>63</sup> Active in this work has been the Sunset Park Restoration Committee, which was formed in the mid-1970s within the broader context of Brooklyn’s “brownstone revival.” By 1976, the Committee was organizing annual row house tours that attracted hundreds of participants within just a few years. By 2013, the Sunset Park Landmarks Committee had been formed and was organizing walking tours between 43rd and 60th Streets and advocating for the neighborhood’s preservation.<sup>64</sup>

## Conclusion

Today, the Sunset Park North Historic District appears much as it did in the early 20th century. Consisting of well-preserved two-family row houses and flats buildings recalling Sunset Park’s origins and history as a middle-class community, its houses owe the survival of their historic facades to the dedication of countless homeowners who have safeguarded their neighborhood’s architectural heritage, guaranteeing its survival for future generations. Its excellent state of preservation is a testament to the meticulous care homeowners have taken in maintaining their houses’ historic character and, in turn, preserving two of Sunset Park’s most significant historic streetscapes.

## Endnotes

<sup>1</sup> Portions of this section are adapted from Jessica Baldwin and Margaret Herman, “Historical and Architectural Development of the Boerum Hill Historic District Extension,” in Landmarks Preservation Commission, *Boerum Hill Historic District Extension Designation Report (LP-2599)* (New York: City of New York, 2018), 6-8. Other sources include David Ment and Mary S. Donovan, *The People of Brooklyn: A History of Two Neighborhoods* (Brooklyn: Brooklyn Educational and Cultural Alliance, 1980), 49-86; Andrew S. Dolkart, *National Register of Historic Places Nomination Form: Sunset Park Historic District* (Albany: New York State Department of Parks, Recreation, and Historic Preservation, 1988), 8-1 to 8-2; James Lee, Patrick Harshbarger, and Richard Hunter, *Archeological Sensitivity Study: Gowanus Canal* (Trenton, New Jersey: Hunter Research, 2011), 2-1 to 2-12; and Reginald Pelham Bolton, *Indian Paths in the Great Metropolis* (New York: Heye Foundation, 1922), 129-146.

<sup>2</sup> Ment and Donovan quote a longtime local resident as stating, “The name ‘Sunset Park’ was created in the ’60s. Because it had been called ‘South Brooklyn’ or ‘Bay Ridge’ for so long, it never had a recognizable identity of its own until then” (77). Nevertheless, scattered references to the neighborhood as “Sunset Park” go back much earlier. A 1909 *Brooklyn Eagle* article referred to the area around the park as “Sunset Park Slope” (“On Sunset Park Slope,” *Brooklyn Daily Eagle*, April 4, 1909, 48). A 1922 article on the Finnish cooperatives called the area “the Sunset Park section of Bay Ridge” (“Co-Operative Housing Proves Success in Bay Ridge,” *Brooklyn Daily Standard Union*, May 21, 1922, 12. And the 1939 WPA Guide to New York City referred to “The Sunset Park neighborhood, south of Fifth Avenue and 36th Street.” See *American Guide Series: New York City Guide* (Guilds’ Committee for Federal Writers Publications, 1939; reprinted Octagon Books, 1970), 468.

<sup>3</sup> For example, see “South Slope Clapboard House,” *New York Times*, June 18, 2006, J3; and “The Sweet Smell of, Well, Sweets,” *New York Times*, August 28, 2011, RE7.

<sup>4</sup> Although European settlers considered their “purchases” of property from Native Americans to be outright acquisitions, the European concept of holding title to land was foreign to the Lenape, who considered these transactions as customary exchanges of gifts smoothing the way for settlers’ temporary use of the land

for camping, hunting, fishing, and the cultivation of crops. Among these agreements was a 1645 “sale” in which Native Americans signed away their rights to land fronting New York Bay.

<sup>5</sup> These boundaries are shown on historic maps predating the 1894 annexation of New Utrecht by the City of Brooklyn, including Henry Fulton, *Farm Line Map of the City of Brooklyn* (New York: J. B. Beers & Company, 1874), 6.

<sup>6</sup> The route of the Gowanus Road is visible on the above-referenced 1874 Beers map. See also “The Old Gowanus Road,” *Brooklyn Daily Eagle*, December 4, 1887, 7; and “The Old Gowanus Road,” *Brooklyn Daily Eagle*, December 11, 1887, 6.

<sup>7</sup> Teunis G. Bergen, *The Bergen Family; or the Descendants of Hans Hansen Bergen, one of the Early Settlers of New York and Brooklyn, L.I.* (Albany: Joel Munsell, 1876), 230-277; Linda Banwarth, “History of the Simon DeHart Home, Brooklyn, New York,” Rootsweb (homepages.rootsweb.com/~am1/deharthome\_brooklyn.html), accessed April 25, 2019; “The Bergen Homestead: It Stood Directly in the British Line of Battle,” *Brooklyn Daily Eagle*, January 19, 1890, 17.

<sup>8</sup> United States Census (Brooklyn, Kings County, New York), 1800.

<sup>9</sup> Charlotte Rebecca (Mrs. Bleecker) Bangs, *Reminiscences of Old New Utrecht and Gowanus* (Brooklyn: 1912), 148. The Brooklyn Museum possesses a lantern slide of the building in Prospect Park, which may be viewed online at [www.brooklynmuseum.org/opencollection/archives/image/56703](http://www.brooklynmuseum.org/opencollection/archives/image/56703). Although it is unclear how long the building remained, it appears to have been destroyed by 1911, when an account in the *Eagle* noted that “It may be remembered by some that for several years, or until its dissolution through extreme age, the Bergen slave kitchen which had been removed from its original site, was on exhibition in Prospect Park, directly behind the (then) buffalo enclosure, now occupied by the bear pens” (“Bay Ridge in History,” *Brooklyn Daily Eagle*, April 13, 1911, 7).

<sup>10</sup> Sources for this section include Ment and Donovan; Brian J. Cudahy, *How We Got to Coney Island: The Development of Mass Transportation in Brooklyn and Kings County* (New York: Fordham University Press, 2002); and LPC, *Fort Hamilton Parkway Entrance and Green-Wood Cemetery Chapel Designation Report (LP-1233)* (New York: City of New York, 2016), prepared by Marianne Hurley.

<sup>11</sup> Cudahy, 26.

<sup>12</sup> In 1864, service began on the Brooklyn, Bath Beach & Coney Island Railroad, which originated at Fifth Avenue and 25th Street, skirted the western and southern boundaries of Green-Wood Cemetery, and continued eastward along 36th Street into New Utrecht, where it turned toward Bath Beach. Originally a horsecar line, it was upgraded to a steam railroad and extended to Coney Island by the end of the decade (Cudahy, 67-73). By 1876, the New York, Bay Ridge & Jamaica Railroad was operating steam trains from the 64th Street Bay Ridge ferry landing to Bath Beach, where riders could transfer to Coney Island bound trains. This line was soon acquired by the banker and railroad tycoon Austin Corbin, who extended it to a new resort he constructed east of Coney Island called Manhattan Beach (Cudahy, 79-87). Another railroad, the New York & Sea Beach, had also begun operating by that time between the 64th Street ferry landing and Coney Island, where a large resort hotel called the Sea Beach Palace had been built (Cudahy, 92-96).

<sup>13</sup> Kings County, Office of the Register, Conveyance Liber 763, 165 (May 21, 1867).

<sup>14</sup> E. Robinson and R.H. Pidgeon, *Robinson’s Atlas of the City of Brooklyn, New York* (New York: E. Robinson, 1886); “Doings of the Aldermen,” *Brooklyn Daily Eagle*, December 23, 1889, 6; “A Bank for the Eighth Ward,” *Brooklyn Daily Eagle*, August 17, 1892, 10.

<sup>15</sup> Cudahy, 71.

<sup>16</sup> Mark S. Feinman, “Early Rapid Transit in Brooklyn, 1878-1913,” accessed online on May 22, 2019 at [www.nycsubway.org/wiki/Early\\_Rapid\\_Transit\\_in\\_Brooklyn\\_1878-1913](http://www.nycsubway.org/wiki/Early_Rapid_Transit_in_Brooklyn_1878-1913).

<sup>17</sup> “Eighth Ward Improvements,” *Brooklyn Daily Eagle*, February 28, 1888, 1. On this issue, see also the following *Eagle* articles: “Bills Passed in the House,” April 26, 1889, 4; “Longley Stayed Away,” May 18, 1889, 4; “For the Auxiliary Sewers,” October 31, 1889, 8; “Brooklyn’s Prosperity,” January 7, 1890, 9; “Eighth Ward Improvements,” February 1, 1890, 6; “Eighth Ward Improvements,” February 27, 1890; “To Get Square,” March 12, 1890, 6; “Engineer Ingram Back,” July 16, 1890, 6; “No Loans of City Credit,” November 14, 1890, 4; and “Sale of City Bonds,” December 9, 1890, 6.

<sup>18</sup> “The Aldermen,” *Brooklyn Daily Eagle*, October 21, 1890, 4.

<sup>19</sup> By 1890, the Brooklyn City Railroad was looking into changing its Third Avenue line to electric power, a technology then in its infancy. One of Brooklyn’s



original horsecar lines, it had been converted in 1877 to a steam line powered by “dummy” locomotives, which were small steam engines disguised to look like streetcars in an effort to make them less threatening to horses. (Cudahy, 31). Although local residents were concerned that an electrified Third Avenue line would be “even more dangerous to life and limb than the steam dummies,” it was converted by 1892 (“Anti Trolley,” *Brooklyn Daily Eagle*, January 15, 1892, 6). “The trolley won,” the *Eagle* reported in October of that year, “and the people who opposed it are now nearly all glad that it is there and would not part with it for anything” (“Walks About the City,” *Brooklyn Daily Eagle*, October 2, 1892, 18).

<sup>20</sup> “The Third Avenue Elevated,” *Brooklyn Daily Eagle*, January 14, 1890, 6.

<sup>21</sup> “Real Estate Market: A Boom in Suburban Property Expected,” *Brooklyn Daily Eagle*, July 23, 1894, 7.

<sup>22</sup> “Real Estate Market,” *Brooklyn Daily Eagle*, December 6, 1894, 9.

<sup>23</sup> “Electric Cars on L Road,” *Brooklyn Daily Eagle*, August 17, 1899, 14; “Through Bridge Service,” *Brooklyn Daily Eagle*, April 9, 1901, 20.

<sup>24</sup> Sources for this section include LPC, *Sunset Play Center Designation Report (LP-2242)* (New York: City of New York, 2007), prepared by Amanda B. Davis; *Annual Report of the Department of Parks of the City of Brooklyn* (Brooklyn) for 1893 through 1898; and *Department of Parks, City of New York, Annual Report for 1899 through 1910* (New York).

<sup>25</sup> “A Finger in Many Pies,” *Brooklyn Daily Eagle*, February 21, 1892, 2. A few months later, Flynn founded the Coney Island, Fort Hamilton & Brooklyn Railroad, an electric trolley line running past the park along Fifth Avenue on its way from the 39th Street Ferry to the Atlantic seaside. See “The Financial World,” *Brooklyn Life* (April 30, 1892), 23.

<sup>26</sup> “Just One of the Scandals: Outrageous Price Paid for Alderman Coffey’s Park,” *New York Times*, October 22, 1893, 12.

<sup>27</sup> “Brooklyn’s Sunset Park, Where Magnificent Views of Earth and Sea May Be Had,” *New York Times*, August 5, 1894, 16.

<sup>28</sup> *Department of Parks, City of New York* 1901, 32.

<sup>29</sup> Sources for this section include Historic American Engineering Record, *Bush Terminal Company, Between Second & Third Avenues from Thirty-Ninth to Fiftieth Streets, Brooklyn, Kings County, N.Y.* (Philadelphia:

National Park Service, after 1968); Ment and Donovan; Joseph F. Meany, Jr., “Brooklyn Army Terminal,” and John J. Gallagher, “Bush Terminal,” in Kenneth T. Jackson, ed., *The Encyclopedia of New York City Second Edition* (New Haven, Connecticut: Yale University Press, 2010), 174, 193-4; Thomas E. Rush, *The Port of New York* (Garden City, New York: Doubleday, Page & Company, 1920), 290-301; *Robinson’s Atlas of the City of Brooklyn*; George W. and Walter S. Bromley, *Atlas of the City of Brooklyn* (Philadelphia: G.W. Bromley & Company, 1893); and Hugo Ullitz, *Atlas of the Brooklyn Borough of the City of New York* (New York: Hyde & Company, 1898).

<sup>30</sup> Irving T. Bush, *Working with the World* (Garden City, New York: Doubleday, 1928), 12.

<sup>31</sup> “Leveling Bay Ridge Hills,” *New York Times*, August 24, 1902, 22.

<sup>32</sup> “Great Pier Is Completed: Largest Vessels Can Be Comfortably Docked in a Big Structure on the Brooklyn Waterfront,” *New York Times*, May 24, 1903, 18.

<sup>33</sup> Frank Gallagher, “South Brooklyn Is Port of the Future,” *New York Times*, May 3, 1908, B3.

<sup>34</sup> Sources for this section include “Significance,” in Andrew S. Dolkart, *National Register of Historic Places Inventory—Nomination Form, Sunset Park Historic District* (U.S. Department of the Interior, 1988); LPC, *Crown Heights North III Historic District Designation Report (LP-2489)* (New York: City of New York, 2015), 23-24; *Robinson’s Atlas of the City of Brooklyn*; Bromley *Atlas of the City of Brooklyn*; and Ullitz *Atlas of the Brooklyn Borough of the City of New York*.

<sup>35</sup> “Walks About the City,” *Brooklyn Daily Eagle*, November 17, 1895, 14.

<sup>36</sup> The “fire limits” within which only masonry structures could be constructed had been extended to the area between Fourth and Fifth Avenues two years earlier. See “Fire Limits: Should They be Still Further Extended?” *Brooklyn Daily Eagle*, May 4, 1892, 1; “Corporation Notices,” *Brooklyn Daily Eagle*, February 24, 1893, 6; and “Corporation Notices,” *Brooklyn Daily Eagle* February 7, 1895, 10.

<sup>37</sup> Dolkart, 6.

<sup>38</sup> William S. Pelletreau, *A History of Long Island from its Settlement to the Present Time, Volume III* (New York: Lewis Publishing Company, 1905), 357.

<sup>39</sup> Text on the Fourth Avenue Subway is adapted from text written by MaryNell Nolan-Wheatley for LPC, *Bay Ridge Parkway-Doctors’ Row Historic District*

*Designation Report (LP-2631)* (New York: City of New York, 2019).

<sup>40</sup> “On Sunset Park Slope,” *Brooklyn Daily Eagle*, April 4, 1909, 48.

<sup>41</sup> LPC, *Crown Heights North II Historic District Designation Report (LP-2361)* (New York: City of New York, 2011), 22.

<sup>42</sup> In the 1890s, apartment living was a new concept in Brooklyn; it was only in the late 1880s that luxury flats buildings like the Alhambra (Montrose W. Morris, 1889-90, a designated New York City Landmark) began to be built there. In 1893, the *Brooklyn Eagle* wrote that “Brooklyn has grown so rapidly and its business interests increased so prodigiously that many of its million of human beings are fain to seek relief in flats from long rides to somewhere. As a result we find some improved tenements, long rows of flat houses and a few high toned apartment houses have invaded the crowded sections, and Brooklyn is a city of isolated houses no longer.” See LPC, *Bedford Historic District Designation Report (LP-2514)* (New York: City of New York, 2015), 24-25.

<sup>43</sup> “South Brooklyn in Van of Borough’s Development March,” *Brooklyn Daily Eagle*, March 13, 1910, 37.

<sup>44</sup> Pelletreau, 358.

<sup>45</sup> “Industrial Number, Descriptive of and Illustrating South Brooklyn of To-day,” *American Journal of Commerce* (July 1906).

<sup>46</sup> *Two-Family and Twin Houses* (New York: William T. Comstock, 1908), 59.

<sup>47</sup> “Brooklyn’s Apartment House Development Active on the Heights and Prospect Park,” *New York Times*, August 28, 1910, X10.

<sup>48</sup> LPC, *Bedford Historic District Designation Report*, 22.

<sup>49</sup> Jonathan D. Taylor, *Tapestry Brick Dwellings: The Emergence of a Residential Type in Brooklyn* (New York: Master’s Thesis in Historic Preservation, Columbia University Graduate School of Architecture, Planning and Preservation, 2013).

<sup>50</sup> Taylor, 31.

<sup>51</sup> Sources for this section include Ment and Donovan; LPC, *Boerum Hill Historic District Extension Designation Report*, 12-13; Chad Ludington, “Danes”; Erica Judge, “Finns”; Erik J. Friis, “Norwegians”; and Alana Erickson Coble, “Swedes,” in Jackson, ed., 349, 446, 945-6, and 1268-9; and United States Census (Brooklyn, Kings County, New York), 1900, 1910, 1920, 1930, and 1940.

<sup>52</sup> On Syrian Americans in New York and Brooklyn, see Linda K. Jacobs, *Strangers in the West: The Syrian Colony of New York City, 1880-1900* (New York: Kalimah Press, 2015); and LPC, *(Former) St. George’s Syrian Catholic Church Designation Report (LP-2167)* (New York: City of New York, 2009), prepared by Michael Caratzas.

<sup>53</sup> Portions of this section are adapted from LPC, *United Workers’ Cooperative Colony Designation Report (LP-1795)* (New York: City of New York, 1992), prepared by Andrew S. Dolkart. Other sources include Katri Ekman, Corinne Olli, and John B. Olli, *A History of Finnish American Organizations in Greater New York 1891-1976* (New York: Greater New York Finnish Bicentennial Planning Committee, 1976), 59-68.

<sup>54</sup> “Ever Hear of Little Finland in America? It’s Right Here in Brooklyn, Called ‘Finntown,’” *Brooklyn Daily Eagle*, May 29, 1932, A7.

<sup>55</sup> “Co-Operative Housing Proves Success in Bay Ridge; Twenty Plants Built or Purchased Within Five Years,” *Brooklyn Daily Standard Union*, May 21, 1922, 12.

<sup>56</sup> Sources for this section include LPC, *Boerum Hill Historic District Extension Designation Report*, 14-15; and Tarry Hum, *Making a Global Immigrant Neighborhood: Brooklyn’s Sunset Park* (Philadelphia: Temple University Press, 2014), 53-72.

<sup>57</sup> Craig Steven Wilder, *A Covenant with Color: Race and Social Power in Brooklyn* (New York: Columbia University Press, 2000), 187.

<sup>58</sup> This information, accessed online on June 5, 2019, is available through the University of Richmond’s “Mapping Inequality” website at <https://dsl.richmond.edu/panorama/redlining/#loc=12/40.6540/-73.9490&opacity=0.8&sort=99&city=brooklyn-ny&area=C10>.

<sup>59</sup> “500 in Bay Ridge Protest Belt Link at 5th Ave. ‘L’ Rites,” *Brooklyn Daily Eagle*, June 1, 1940, 3.

<sup>60</sup> Hum, 73.

<sup>61</sup> Merle English, “Sun Rises on Sunset Park,” *New York Newsday*, November 6, 1994.

<sup>62</sup> Leslie Maitland, “Despair in Sunset Park and Hope, Too,” *New York Times*, December 8, 1978, B3.

<sup>63</sup> Hum, 58.

<sup>64</sup> “Local Preservationist Group Builds Support for Neighborhood Designation,” *CityLand*, accessed online on June 11, 2019 at [www.citylandnyc.org/category/sunset-park-landmarks-committee/](http://www.citylandnyc.org/category/sunset-park-landmarks-committee/).

## Findings and Designation

### Sunset Park North Historic District

Street), westerly along the southern property lines of 4404 Sixth Avenue (aka 4402-4412 Sixth Avenue, 580 44th Street) and 574 through 514 44th Street, and northerly along the western property line of 514 44th Street to the place of beginning, as shown in the attached map.

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

Accordingly, pursuant to the provisions of Chapter 47, Section 3020 (formerly Section 534 of Chapter 21) of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Historic District the Sunset Park North Historic District containing the property bounded by a line beginning on the southern curblineline of 44th Street at a point on a line extending northerly from the western property line of 514 44th Street, extending easterly along the southern curblineline of 44th Street across Sixth Avenue and continuing along the southern curblineline of 44th Street to a point on a line extending northerly from the eastern property line of 682 44th Street, southerly along said line and the eastern property line of 682 44th Street, westerly along the southern property lines of 682 through 602 44th Street and a line extending westerly across Sixth Avenue to the southern property line of 4404 Sixth Avenue (aka 4402-4412 Sixth Avenue, 580 44th



# Sunset Park North Historic District: Illustrations





**Figure 1**  
**Portion of the row at 614 to 682 44th Street (William E. Kay, 1903)**  
LPC, 2019





Figure 2  
678 44th Street  
LPC, 2019



**Figure 3**  
**Portion of the row at 514 to 560 44th Street (Thomas Bennett, 1908)**  
LPC, 2019





**Figure 4**  
**534, 530, and 528 44th Street**  
LPC, 2019





**Figure 5**  
**4404 Sixth Avenue and 574, 570, and 566 44th Street (Eisenla & Carlson, 1914 & 1913)**  
LPC, 2019





**Figure 6**  
**570 and 566 44th Street**  
LPC, 2019





**Figure 7**  
**574 44th Street**  
LPC, 2019

# Sunset Park North Historic District: Building Descriptions





# 44th Street between Fifth and Sixth Avenues

Sunset Park North Historic District

## South Side of 44th Street

### 514 44th Street

Borough of Brooklyn Tax Map Block 739, Lot 10

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice  
**Status:** Contributing

#### History, Significance and Notable Characteristics

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay, which projects further than other bays in the remaining row and terminates the row. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

#### Alterations

Basement story painted; metal security grilles replaced at basement windows; awning installed at entry; historic wood-and glass, double-leaf entry door replaced; historic one-over-one sash windows replaced on all stories; metal railing installed on stoop cheek walls; mailbox added at under-stoop entry; basement lintel course resurfaced; awning installed at under-stoop gate; basement lintels resurfaced

#### Site

Concrete areaway with historic knee wall removed; non-historic fence and gate and trellis

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**516 44th Street**

Borough of Brooklyn Tax Map Block 739, Lot 11

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay, which varies slightly from the row with a flat outer side. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

**Alterations**

Historic wood-and-glass, double-leaf entry door replaced; doorbell installed at under-stoop entry; under-stoop entry gate replaced; historic one-over-one sash windows replaced on all stories; cornice painted

**Site**

Concrete areaway with historic knee wall and cellar hatch

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives



## 518 44th Street

Borough of Brooklyn Tax Map Block 739, Lot 12

**Date(s):** 1908, altered 1947 (Alt 1964-47)  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice  
  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay, similar to 518 - 560 44th Street, though the basement has been altered. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

### Alterations

Garage entry replaced basement bay; historic wood-and-glass, double-leaf entry door replaced; historic one-over-one sash windows replaced on all stories; under-stoop entry gate replaced; carved spandrel panels removed from first story bay; cornice painted

### Site

Concrete areaway with historic knee wall removed

### Sidewalk / Curb Materials

Concrete with stone curb

### References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 522 44th Street

Borough of Brooklyn Tax Map Block 739, Lot 13

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett

**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

**Alterations**

Historic one-over-one sash windows replaced on all stories; metal stoop railing added to cheek walls of stoop; metal security grilles replaced on basement windows; metal security doors installed at entry; cornice painted

**Site**

Concrete areaway with historic knee wall

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**524 44th Street**

Borough of Brooklyn Tax Map Block 739, Lot 14

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice

**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

### **Alterations**

Historic one-over-one sash windows replaced on all stories; metal railing added to western cheek wall of stoop; mailbox added at under-stoop entry; cornice painted

### **Site**

Concrete areaway with knee wall

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## **526 44th Street**

Borough of Brooklyn Tax Map Block 739, Lot 15

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice  
**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in

limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

#### **Alterations**

Historic one-over-one sash windows replaced on all stories; Historic wood-and-glass, double-leaf entry door replaced; metal railing added to cheek walls of stoop; mailbox added at under-stoop entry; under-stoop entry gate replaced; metal security grilles installed on first-story windows; cornice painted; basement lintels resurfaced

#### **Site**

Concrete areaway with historic knee wall and cellar hatch

#### **Sidewalk / Curb Materials**

Concrete with stone curb

#### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **528 44th Street**

Borough of Brooklyn Tax Map Block 739, Lot 16

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A

Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

### **Alterations**

Historic one-over-one sash windows on all stories replaced; metal railing added to eastern cheek wall of stoop; awning added at under-stoop entry; historic wood-and-glass, double-leaf entry door replaced; under-stoop entry gate replaced; mailbox added at under stoop; awning added at under-stoop entry; awning added at entry door; cornice painted

### **Site**

Concrete areaway with knee wall and cellar hatch

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## **530 44th Street**

Borough of Brooklyn Tax Map Block 739, Lot 17

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice  
**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

### **Alterations**

Historic one-over-one sash windows replaced on all stories; electric light installed at entry; mailbox added at under-stoop entry; under-stoop entry gate replaced; cornice painted



**Site**

Concrete areaway with historic knee wall and cellar hatch

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**534 44th Street**

Borough of Brooklyn Tax Map Block 739, Lot 18

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

**Alterations**

Historic one-over-one sash windows replaced on all stories; stoop painted; metal railing added to cheek walls of stoop; historic wood-and-glass, double-leaf entry door replaced; awning with metal support columns added at entry; awning added at under-stoop entry; under-stoop gate replaced; mailbox added at under-stoop entry; cornice painted

**Site**

Concrete areaway with historic knee wall and cellar hatch

**Sidewalk / Curb Materials**

Concrete with stone curb

## References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### 536 44th Street

Borough of Brooklyn Tax Map Block 739, Lot 19

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice  
**Status:** Contributing

#### History, Significance and Notable Characteristics

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

#### Alterations

Historic one-over-one sash windows replaced on all stories; storm windows added first and second stories; electric light installed at center of entry; under-stoop entry gate replaced; cornice painted

#### Site

Concrete areaway with historic knee wall and cellar hatch

#### Sidewalk / Curb Materials

Concrete with stone curb

#### References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 538 44th Street

Borough of Brooklyn Tax Map Block 739, Lot 20

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice  
  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

### Alterations

Historic one-over-one sash windows replaced on all stories; metal railing added to cheek walls of stoop; electric light installed at center of entry

### Site

Concrete areaway with historic knee wall and cellar hatch; non-historic metal railing and gate installed to areaway knee wall

### Sidewalk / Curb Materials

Concrete with stone curb

### References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 540 44th Street

Borough of Brooklyn Tax Map Block 739, Lot 21

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.

**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

**Alterations**

Metal railing added to cheek walls on lower portion of stoop; historic on-over-one sash windows replaced on all stories; historic wood-and-glass, double-leaf entry door replaced; cornice painted; under-stoop entry replaced

**Site**

Concrete areaway with historic knee wall and cellar hatch; non-historic metal railing and gate added to knee wall of areaway

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**542 44th Street**

Borough of Brooklyn Tax Map Block 739, Lot 22

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basements  
**Material(s):** Brownstone; limestone; iron cornice  
**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

### **Alterations**

Historic one-over-one sash windows replaced on all stories; metal security grilles replaced at basement windows; electric light installed at center of entry; historic wood-and-glass, double-leaf entry door replaced; cornice painted

### **Site**

Concrete areaway with historic knee wall and cellar hatch

### **Sidewalk / Curb Materials**

Concrete with stone curb

### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **546 44th Street**

Borough of Brooklyn Tax Map Block 739, Lot 23

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice  
**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for



working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

#### **Alterations**

Historic one-over-one sash windows replaced on all stories; metal railing added to cheek wall of stoop; metal security grilles replaced at basement windows; cornice painted

#### **Site**

Concrete areaway with historic knee wall and cellar hatch; non-historic gate and metal railing installed on top of knee wall

#### **Sidewalk / Curb Materials**

Concrete with stone curb

#### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **548 44th Street**

Borough of Brooklyn Tax Map Block 739, Lot 24

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** **2 and basement**  
**Material(s):** Brownstone; limestone; iron cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window

in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

**Alterations**

Historic one-over-one sash windows replaced on all stories; historic wood-and-glass, double-leaf entry door replaced; mailbox installed at under-stoop entry; under-stoop entry gate replaced; cornice painted

**Site**

Concrete areaway with historic knee wall and cellar hatch

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**550 44th Street**

Borough of Brooklyn Tax Map Block 739, Lot 25

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

**Alterations**

Historic one-over-one sash windows replaced on all stories; mailbox installed in area way at under-stoop entry; under-stoop entry gate replaced; electric light installed at center of entry

door; historic wood-and-glass, double-leaf entry door replaced; electric light installed at under-stoop entry; historic metal grilles of basement windows painted; cornice painted; basement lintels resurfaced

**Site**

Concrete areaway with historic knee wall and cellar hatch

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**552 44th Street**

Borough of Brooklyn Tax Map Block 739, Lot 26

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

**Alterations**

Metal railing added to cheek walls of stoop; metal security grilles replaced at basement windows; metal security grilles added at first-and-second story windows; historic one-over-one sash windows replaced on all stories; window openings shortened on first story; under-stoop entry gate replaced; awning added to entry; historic wood-and-glass, double-leaf entry door replaced; mailbox installed on under-stoop wall; cornice painted

**Site**

Concrete areaway with historic knee wall; non-historic metal railing and gate installed at areaway knee wall; below grade stairs with above grade railing added at cellar hatch

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**554 44th Street**

Borough of Brooklyn Tax Map Block 739, Lot 27

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

**Alterations**

Metal railing added to eastern cheek wall of stoop; metal security grilles replaced on basement windows; historic wood-and-glass, double-leaf entry door replaced; light installed at center of entry; under-stoop entry door replaced; historic one-over-one sash windows on all stories replaced; cornice painted

**Site**

Concrete areaway with historic knee wall and cellar hatch; non-historic metal railing and gate installed at areaway knee wall



**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**558 44th Street**

Borough of Brooklyn Tax Map Block 739, Lot 28

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

**Alterations**

Metal railing added to cheek walls of stoop; metal security grilles replaced on basement windows; historic one-over-one sash windows entry door replaced; entry way transom infilled; mailbox added to under-stoop wall; doorbell added at under-stoop entry; historic one-over-one sash windows replaced on all stories; electric light installed at eastern edge of entryway; cornice painted

**Site**

Concrete areaway with historic knee wall and cellar hatch; non-historic metal railing and gate installed at areaway knee wall

**Sidewalk / Curb Materials**

Concrete with stone curb

## References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### 560 44th Street

Borough of Brooklyn Tax Map Block 739, Lot 29

**Date(s):** 1908  
**Architect(s) / Builder(s):** Thomas Bennett  
**Original Owner(s)/ Developer(s):** Land Owners Realty Co.  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brownstone; limestone; iron cornice  
**Status:** Contributing

#### History, Significance and Notable Characteristics

This Renaissance Revival-style two-family row house was built as part of a consistent row of twenty houses (514 - 560 44th Street) designed by Thomas Bennett for Land Owners Realty Co. in 1908. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The two-story and basement row house is clad in limestone with a brownstone base. It features a full-height, rounded bay similar to 518 - 560 44th Street. A rough-faced stone, stoop with cheek walls featuring decorative carving leads to the first-story entry. The entry surround features fluted pilasters with carved capitals and a carved lintel capped with egg-and-dart molding. Basement windows feature rough-faced lintels. The first and second stories feature ornately carved spandrel panels under each window in the bay and molded sill and string courses that span continuously across the bay. A Renaissance-Revival cornice, featuring brackets and a floral and ribbon garland frieze, matches the row.

#### Alterations

Historic wood-and-glass, double-leaf entry door replaced; under-stoop entry gate replaced; metal security grilles replaced on basement windows; historic one-over-one sash windows replaced on all stories; cornice painted

#### Site

Concrete areaway with historic knee wall and cellar hatch

#### Sidewalk / Curb Materials

Concrete with stone curb

#### References

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 566 44th Street

Borough of Brooklyn Tax Map Block 739, Lot 30

**Date(s):** 1913 (NB 2472 - 1913)  
**Architect(s) / Builder(s):** Eisenla and Carlson  
**Original Owner(s)/ Developer(s):** Louis Stechen  
**Type:** Flats Building  
**Style(s):** Renaissance Revival with Arts and Crafts elements  
**Stories:** 4  
**Material(s):** Brick; stone; iron and glass entry marquee  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival flats building was designed as a pair with 570 44th Street by Eisenla and Carlson for Louis Stechen in 1913. Multi-family residential buildings started to be developed in Sunset Park, following the announcement of the opening of the BMT Fourth Avenue transit line, a subway line that would connect the neighborhood to North Brooklyn and Manhattan. The four-story flats building was originally built for seventeen families. The brick and stone facade features a brownstone base that follows the slope of the street, and brick patterning to create texture and visual interest. The first story features two Palladian-style windows on either side of a central arched entry. These windows feature historic wood sashes and brick molds as well as molded stone and rowlock brick surrounds. The first-story also features a stone belt course and a brick stringcourse that span the facade. The first-story main entry is accessed by two brownstone steps with low cheek walls. The arched entry door is recessed into an arched, molded stone surround, matching the first story window surrounds. The double-leaf doors feature glass and decorative iron, and an arched transom with matching scrolled details. A prominent cast-iron and glass entry marquee with scrolled brackets is detailed with antefixes, cresting, a molded fascia and a stained glass valance. The second through fourth stories feature a central bay with four windows on each story, flanked by outer bays with tripartite windows with decorative brick spandrels on each story. On the central bay the second-story windows feature blind-arches, the third-story windows have rowlock lintels, and the fourth-story windows feature splayed, stylized stone, and brick lintels. The outer flanking bays of the upper stories are differentiated by brick quoins. These bays are capped by a brick round arch, with a decorative tympanum and cap-molded stone ornament. The building is topped by a stepped parapet with patterned brickwork and a central carved stone shield. Parts of the upper-story historic windows are retained across the facade including brick molds and surrounds. The decorative iron fire escape was installed in the center of the building from the fourth to second stories before 1940.

### Alterations

Storm windows added to first-floor arched windows on eastern side of the central entry; second-story historic six-over-one sash windows replaced with matching six-over-one windows while the western three windows retain historic brick molds; third-story historic six-over-one windows replaced with eastern tripartite window maintaining the historic wood surround; fourth-story historic six-over-one windows replaced with both tripartite windows maintaining wood surrounds; intercom installed at entry; lights removed from marquee

brackets; electric light fixtures installed on east and west sides of main entry; entry surround painted

**Site**

Historic iron fence and gate surrounding areaway on east and west sides of the main entry; steps to cellar door on western edge of areaway

**Sidewalk / Curb Materials**

Concrete sidewalk with stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; "Buildings Projected," Real Estate Record and Builders' Guide (May 10, 1913), 1018

**570 44th Street**

Borough of Brooklyn Tax Map Block 739, Lot 32

**Date(s):** 1913 (NB 2472 - 1913)  
**Architect(s) / Builder(s):** Eisenla and Carlson  
**Original Owner(s)/ Developer(s):** Louis Stechen  
**Type:** Flats Building  
**Style(s):** Renaissance Revival with Arts and Crafts elements  
**Stories:** 4  
**Material(s):** Brick; stone; iron and glass entry marquee

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival flats building was designed as a pair with 566 44th Street by Eisenla and Carlson for Louis Stechen in 1913. Multi-family residential buildings started to be developed in Sunset Park, following the announcement of the opening of the BMT Fourth Avenue transit line, a subway line that would connect the neighborhood to North Brooklyn and Manhattan. The four-story flats building was originally built for seventeen families. The brick and stone facade features a brownstone base that follows the slope of the street, and brick patterning to create texture and visual interest. The first story features two Palladian-Palladian-style windows on either side of a central arched entry. These windows feature historic wood sashes and brick molds as well as molded stone and rowlock brick surrounds. The first-story also features a stone belt course and a brick stringcourse that span the facade. The first-story main entry is accessed by two brownstone steps with low cheek walls. The arched entry door is recessed into an arched, molded stone surround, matching the first story window surrounds. The double-leaf doors feature glass and decorative iron, and an arched transom with matching scrolled details. A prominent cast-iron and glass entry marquee with scrolled brackets is detailed with antefixes, cresting, a molded fascia and a stained glass valance. The second through fourth stories feature a central bay with four windows on each story, flanked by outer bays with tripartite windows with decorative brick spandrels on each story. On the central bay the second-story windows feature blind-arches, the third-story windows have rowlock lintels, and the fourth-story windows feature splayed, stylized stone, and brick lintels. The outer flanking bays of the upper stories are differentiated by brick quoins. These bays are capped by a brick round arch, with a decorative tympanum and cap-



cap-molded stone ornament. The building is topped by a stepped parapet with patterned brickwork and a central carved stone shield. Parts of the upper-story historic windows are retained across the facade including brick molds and surrounds. The decorative iron fire escape was installed in the center of the building from the fourth to second stories before 1940.

#### **Alterations**

Storm windows installed within historic surrounds on first-story eastern windows; second story historic six-over-one windows replaced with historic wood surrounds remain on western three windows; third-and-fourth-story historic six-over-one windows replaced; facade repointed; light fixtures removed from entry marquee

#### **Site**

Concrete areaway with historic metal fence

#### **Sidewalk / Curb Materials**

Concrete with stone curb

#### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;  
"Buildings Projected," Real Estate Record and Builders' Guide (May 10, 1913), 1018

### **574 44th Street**

Borough of Brooklyn Tax Map Block 739, Lot 34

**Date(s):** 1914 (NB 3153 - 1914)  
**Architect(s) / Builder(s):** Eisenla and Carlson  
**Original Owner(s)/ Developer(s):** Louis Stechen  
**Type:** Flats building  
**Style(s):** Renaissance Revival with Arts and Crafts elements  
**Stories:** 4  
**Material(s):** Brick; brownstone; stone  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival flats building was designed as a pair with 4404 Sixth Avenue by Einsela and Carlson for Louis Stechen in 1913. Multi-family residential buildings started to be developed in Sunset Park, following the announcement of the opening of the BMT Fourth Avenue transit line, a subway line that would connect the neighborhood to North Brooklyn and Manhattan. The four-story flats building was originally built for seventeen families. This brick and stone facade features a brownstone base that follows the slope of the street, and brick patterning to create texture and visual interest. The first story features two windows on either side of a central entry with a continuous stone sill across the facade. The main entry features a recessed double-leaf, iron- and-glass door with a transom. The entry surround is a molded stone surround with paneled jambs and two historic iron-and-glass lights flanking either side. The second through fourth stories feature a central bay with four windows and two outer flanking bays differentiated by projecting piers. The four-window-wide central bay features a Flemish bond brick pattern, and rectangular stone sills on all the windows. The

outer have a polychrome diaper patterned brick, tripartite windows with stone sills and rowlock lintels that also border the spandrel panels. A brick diaper patterned band spans continuously across the entire facade above the fourth story windows. This band is accented with stone carved shields at the projecting piers. The flanking bay piers project past the parapet to create a geometric roofline with polychrome brick and carved stone elements. The decorative iron fire escape was installed in the center of the building from the fourth to second

**Alterations**

Historic six-over-one sash windows replaced on all stories; glass and iron marquee removed at entry; facade repointed

**Site**

Concrete areaway with historic metal fence

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;  
"Buildings Projected," Real Estate Record and Builders' Guide (May 16, 1914), 891

**580 44th Street (aka 4404 Sixth Avenue)**

Borough of Brooklyn Tax Map Block 739, Lot 34

**See entry for 4404 Sixth Avenue**

# 44th Street between Sixth and Seventh Avenues

Sunset Park North Historic District

## South Side of 44th Street

### 602 44th Street (aka 4401 Sixth Avenue)

Borough of Brooklyn Tax Map Block 740, Lot 6

**Date(s):** 1910 (NB 1642 - 1910 and NB 1641 - 1910)  
**Architect(s) / Builder(s):** Emmanuel Sommer  
**Original Owner(s)/ Developer(s):** Remmos Construction Company  
**Type:** Flats building  
**Style(s):** Altered Renaissance Revival  
**Stories:** 4  
**Material(s):** Brick; stone  
**Status:** Contributing

#### History, Significance and Notable Characteristics

This Altered Renaissance Revival-style flats building was designed by Emmanuel Sommer for the Remmos Construction Company in 1910. Larger housing started to be developed in Sunset Park, following the announcement of the opening of the BMT Fourth Avenue transit line, a subway line that would connect the neighborhood to North Brooklyn and Manhattan. This brick four story building is organized to appear as three individual buildings, with main entries on 44th Street and Sixth Avenue.

**44th Street (North) Facade:** This stone and brick, four-story building features stylized, splayed lintels and stone sills on all windows. A central entrance features a pedimented surround with oversized console brackets and dentils as well as a carved tympanum. A stone cap-molding spans the width of the facade between the first and second stories. A stone border surrounds the entire first story, differentiating it from the second through fourth stories.

**Sixth Avenue (West) Facade:** This facade is divided into three sections by small brick reveals. The northernmost, five-window wide section features the same stylized, splayed lintels, stone sills, stone border and stone cap-molding of the 44th Street facade. The southern two sections match other and feature central main entrances with pedimented surrounds. Flanking these southern entrance surrounds are paired windows with splayed, stylized lintels and stone sills on the first story similar to those on the northern section of this facade. The second through fourth stories of the southern section of this facade have three bays, including a central bay aligning with the entry that feature windows with matching splayed, stylized lintels. This central bay also features recessed brick spandrel panels between the lower stories and a projecting brick element at the fourth floor.

#### Alterations

**44th Street (North) Facade:** Stoop reconfigured to include ADA accessible ramp; stoop railing

replaced; metal security grilles installed on eastern first-story windows; historic pent-roof removed; historic stepped roofline modified; basement windows infilled; electric lights installed entry as well as eastern and western edges of the first story; awning installed at entry; first story brick painted

Sixth Avenue (West) Facade: First story northernmost entry door infilled and replaced with window; window on northern side of former entry infilled; awning installed at main entries; stoop railings replaced; historic stepped roofline modified; historic pent-roof removed; historic cast-iron upper story bays replaced with projecting brick; metal fire escapes added; basement windows infilled; first story brick painted; historic one-over-one sash windows replaced

**Site**

Areaway fence removed from 44th street and Sixth Avenue; historic below grade stairs with railing

**Sidewalk / Curb Materials**

Concrete with stone curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**614 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 11

**Date(s):** 1903 (NB 2495-1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.



**Alterations**

Awning installed at entry; historic wood-and-glass, double-leaf entry door replaced; historic stone stoop and metal railing replaced; intercom installed at entry; historic one-over-one sash windows replaced on all stories; light installed at entry; light installed at under-stoop entry; metal security grilles installed at basement windows; under-stoop entry door replaced; cornice painted; lintels, sills, band and stepped courses painted on all stories

**Site**

Concrete areaway with historic metal fence and newel posts; non-historic gate

**Sidewalk / Curb Materials**

Concrete with concrete curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**616 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 12

**Date(s):** 1903 (NB 2495-1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

**Alterations**

Historic stone stoop and metal railing replaced; lintels, sills, band and stepped courses painted on all stories; metal security grilles installed at basement windows; historic wood-and-glass, double-leaf entry door replaced; light installed at entry; historic one-over-one sash windows replaced on all stories; cornice painted; under-stoop entry gate replaced

**Site**

Concrete areaway with historic metal fence and newel posts; non-historic gate

**Sidewalk / Curb Materials**

Concrete with concrete curb

**References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**618 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 13

**Date(s):** 1903 (NB 2495-1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

**Alterations**

Historic stone stoop and metal railing replaced; metal security grilles installed at basement and first-story windows; air conditioner unit installed at spandrel between first and second stories; historic wood-and-glass, double-leaf entry door replaced; awning installed at entry door; mailbox installed at entry; historic one-over-one sash windows replaced on all stories; lintels, sills, band and stepped courses painted on all stories; under-stoop entry gate replaced; cornice painted

**Site**

Concrete areaway with historic metal fence and western newel post; non-historic gate

**Sidewalk / Curb Materials**

Concrete with concrete curb

## References

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives  
**622 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 14

**Date(s):** 1903 (NB 2495-1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice

**Status:** Contributing

## History, Significance and Notable Characteristics

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

## Alterations

Historic wood-and-glass, double-leaf, entry door replaced; entry transom infilled; stoop resurfaced; lintels, sills, band and stepped courses painted on all stories; entry lintel painted; historic one-over-one sash windows replaced on all stories; electric light installed at under-stoop entry; doorbell installed at entry; metal security grilles installed on basement windows; cornice painted; handle installed at under-stoop entry

## Site

Concrete areaway with historic fence and western newel post; non-historic gate

## Sidewalk / Curb Materials

Concrete with concrete curb

## References

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

## 624 44th Street

Borough of Brooklyn Tax Map Block 740, Lot 15

**Date(s):** 1903 (NB 2495-1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

### Alterations

Historic wood-and-glass, double-leaf entry door replaced; historic stone stoop and metal railing replaced; historic one-over-one sash windows replaced on all stories; lintels, sills, band and stepped courses painted on all stories; metal security grilles added to basement windows; cornice painted; metal security grille installed at entry

### Site

Concrete areaway with non-historic fence and gate; non-historic railing added to below grade stairs at under-stoop entry

### Sidewalk / Curb Materials

Concrete with concrete curb

### References

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

## 626 44th Street

Borough of Brooklyn Tax Map Block 740, Lot 16

**Date(s):** 1903 (NB 2495-1903)  
**Architect(s) / Builder(s):** William E. Kay



**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

#### **Alterations**

Historic stone stoop and metal railing replaced; metal security grilles added to basement windows; historic wood-and-glass, double-leaf, entry door replaced; entry transom infilled; lintels, sills, band and stepped courses painted on all stories; metal security grilles installed on western-most, second-story window; historic one-over-one sash windows replaced on all stories; cornice painted; under-stoop entry replaced

#### **Site**

Concrete areaway with non-historic metal fence and gate

#### **Sidewalk / Curb Materials**

Concrete with concrete curb

#### **References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

#### **628 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 17

**Date(s):** 1903 (NB 2495-1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

**Alterations**

Historic stone stoop and metal railing replaced; historic wood-and-glass, double-leaf entry door replaced; awning installed at entry; lintels, sills, band and stepped courses painted on all stories; historic one-over-one sash windows replaced on all stories; cornice painted; under-stoop entry door replaced

**Site**

Non-historic brick and concrete areaway with non-historic metal fence and gate

**Sidewalk / Curb Materials**

Concrete with concrete curb

**References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

**630 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 18

**Date(s):** 1903 (NB 2495-1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity

spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

#### **Alterations**

Historic wood-and-glass, double-leaf entry door replaced; lintels, sills, band and stepped courses painted on all stories; historic one-over-one sash windows replaced on all stories; historic stone stoop and metal railing replaced; mailbox installed at entry; under-stoop entry door replaced; cornice painted

#### **Site**

Concrete areaway with historic metal fence

#### **Sidewalk / Curb Materials**

Concrete with concrete curb

#### **References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

### **634 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 19

**Date(s):** 1903 (NB 2495-1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped

courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

#### **Alterations**

Historic wood-and-glass, double-leaf entry door replaced; historic one-over-one windows on all stories replaced; historic stone stoop replaced and historic railing reinstalled; metal security grilles installed on basement windows; under-stoop entry door replaced; cornice painted; lintels, sills, band and stepped courses painted on all stories

#### **Site**

Concrete areaway with historic fence

#### **Sidewalk / Curb Materials**

Concrete with concrete curb

#### **References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

### **636 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 20

**Date(s):** 1903 (NB 2495 - 1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

#### **Alterations**

Historic one-over-one sash windows replaced on all stories; awning installed at entry; under-



under-stoop entry door replaced; cornice painted; lintels, sills, band and stepped courses painted on all stories; basement windows infilled; stoop painted

**Site**

Concrete areaway with historic fence; non-historic gate

**Sidewalk / Curb Materials**

Concrete with concrete curb

**References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

**638 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 21

**Date(s):** 1903 (NB 2495-1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

**Alterations**

Historic one-over-one sash windows replaced on all stories; historic wood-and-glass, double-leaf entry door replaced; entry transom infilled; historic stone stoop and metal railing replaced; metal security grilles installed on basement windows; meter equipment installed at spandrel between basement and first story; awning structure installed at western, first-floor window; mailbox installed at entry; lintels, sills, band and stepped courses painted on all stories; cornice painted

**Site**

Concrete areaway with historic fence; stairs to basement and under-stoop entry reconfigured

**Sidewalk / Curb Materials**

Concrete with concrete curb

**References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

**640 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 22

**Date(s):** 1903 (NB 2495-1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

**Alterations**

Historic wood-and-glass, double-leaf entry door replaced; awning installed at entry; historic stone stoop replaced with historic railing reinstalled; metal security grilles installed at basement and first story windows; under-stoop entry door replaced; historic one-over-one sash windows replaced on all stories; cornice painted; lintels, sills, band and stepped courses painted on all stories

**Site**

Concrete areaway with historic metal fence

**Sidewalk / Curb Materials**

Concrete with concrete curb

**References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

## 642 44th Street

Borough of Brooklyn Tax Map Block 740, Lot 23

**Date(s):** 1903 (NB 2495-1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

### Alterations

Historic wood-and-glass, double-leaf entry door replaced; light installed at entry; metal security grilles installed at basement windows; meter equipment installed at basement windows; historic one-over-one sash windows replaced on all stories; mailbox installed at entry; cornice painted; lintels, sills, band and stepped courses painted on all stories; stoop painted

### Site

Concrete areaway with historic fence; non-historic metal railing installed at under-stoop stairs

### Sidewalk / Curb Materials

Concrete with concrete curb

### References

New York City Department of Taxes Photographs (c.1938-43), Municipal Archives

## 646 44th Street

Borough of Brooklyn Tax Map Block 740, Lot 24

**Date(s):** 1903 (NB 2495-1903)

**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

**Alterations**

Historic wood-and-glass, double-leaf entry door replaced; historic one-over-one sash windows replaced on all floors; awning installed at entry; historic stone stoop and metal railing replaced; metal security grilles installed at basement windows; under-stoop entry replaced; signage installed at entry; cornice painted; lintels, sills, band and stepped courses painted on all stories

**Site**

Concrete areaway with historic metal fence; non-historic gate

**Sidewalk / Curb Materials**

Concrete with concrete curb

**References**

New York City Department of Taxes Photographs (c.1938-43), Municipal Archives

**648 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 25

**Date(s):** 1903 (NB 2495-1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival

**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. The house features a historic rough-faced stone stoop with iron railing. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

**Alterations**

Historic one-over-one windows replaced on all stories; lintels, sills, band and stepped courses painted on all stories; historic wood-and-glass, double-leaf entry door replaced; awning installed at entry; mailbox installed at entry; metal security grilles installed on windows of all stories; meter equipment installed at spandrel between first story and basement; cornice painted; stoop painted

**Site**

Concrete areaway with non-historic metal fence and gate; metal railing installed at under-stoop entry stairs with reconfigured stairs

**Sidewalk / Curb Materials**

Concrete with concrete curb

**References**

New York City Department of Taxes Photographs (c.1938-43), Municipal Archives

**650 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 26

**Date(s):** 1903 (NB 2496 - 1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement



**Material(s):** Brick; stone; iron cornice

**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. The house features a historic rough-faced stone stoop with iron railing. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

**Alterations**

Historic one-over-one sash windows replaced on all stories; stoop painted; lintels, sills, band and stepped courses painted on all stories; awning installed at entry; entry door replaced; light installed at entry; mailbox installed at entry; under-stoop entry door replaced; light installed at under-stoop entry; cornice painted; metal security grilles installed at basement windows; stoop painted

**Site**

Concrete areaway with historic fence

**Sidewalk / Curb Materials**

Concrete with concrete curb

**References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

**652 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 27

**Date(s):** 1903 (NB 2496 - 1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. The house features a historic rough-faced stone stoop with iron railing. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

### **Alterations**

Historic wood-and-glass, double-leaf entry door replaced; historic one-over-one windows replaced on all stories; metal security grilles installed on basement windows; lintels, sills, band and stepped courses painted on all stories; cornice painted; under-stoop entry door replaced; stoop painted

### **Site**

Concrete areaway with historic fence and newel posts; non-historic gate

### **Sidewalk / Curb Materials**

Concrete with concrete curb

### **References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

### **654 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 28

**Date(s):** 1903 (NB 2496 - 1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth

along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. The house features a historic rough-rough-faced stone stoop with iron railing. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

### **Alterations**

Historic one-over-one windows replaced on all stories; lintels, sills, band and stepped courses painted on all stories; cornice painted; historic wood-and-glass, double-leaf entry door replaced; entry transom infilled; lights installed at entry; mailbox installed at entry; under-stoop entry door replaced; stoop resurfaced; metal security grilles installed at basement windows

### **Site**

Concrete areaway with historic metal fence

### **Sidewalk / Curb Materials**

Concrete with concrete curb

### **References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

## **658 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 29

**Date(s):** 1903 (NB 2496 - 1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height

projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

#### **Alterations**

Metal security grilles installed on all windows on all stories; historic one-over-one sash windows replaced on all stories; awning installed at entry; historic wood-and-glass, double-leaf entry door replaced; historic stone stoop and historic metal railing replaced; A/C units installed at spandrel between first and second stories; conduit installed vertically on projecting bay from second to first story; electric meters installed at spandrel between basement and first story; cornice painted; under-stoop entry door replaced; light installed at under-stoop entry; lintels, sills, band and stepped courses painted on all stories

#### **Site**

Concrete areaway with historic metal fence; non-historic gate

#### **Sidewalk / Curb Materials**

Concrete with concrete curb

#### **References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

### **660 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 30

**Date(s):** 1903 (NB 2496 - 1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of

the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

#### **Alterations**

Historic stone stoop replaced with historic railing reinstalled; historic wood-and-glass, double-leaf entry door replaced; historic one-over-one windows replaced on all stories; lintels, sills, band and stepped courses painted on all stories; mailbox installed at entry; awning installed at entry; cornice painted; metal security grilles installed at basement windows; under-stoop entry door replaced

#### **Site**

Concrete areaway with historic metal fence and newel posts; non-historic gate

#### **Sidewalk / Curb Materials**

Concrete with concrete curb

#### **References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

### **662 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 31

**Date(s):** 1903 (NB 2496 - 1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
**Status:** Contributing

#### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with



floral panels and foliated brackets caps the building and matches the entire row.

### **Alterations**

Historic stone stoop replaced with historic railing reinstalled; awning installed at entry; historic wood-and-glass, double-leaf entry door replaced; lintels, sills, band and stepped courses painted on all stories; cornice painted; mailbox installed at entry; air conditioner units installed at spandrel between first and second stories; metal security grilles installed at basement and first story windows; conduit installed vertically on projecting bay and recessed bay from second floor to basement; historic one-over-one sash windows replaced on all stories

### **Site**

Concrete areaway with historic fence

### **Sidewalk / Curb Materials**

Concrete with concrete curb

### **References**

New York City Department of Taxes Photographs (c.1938-43), Municipal Archives

## **664 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 32

**Date(s):** 1903 (NB 2496 - 1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
**Status:** Contributing

### **History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. The house features a historic rough-faced stone stoop with iron railing. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

**Alterations**

Historic wood-and-glass, double-leaf entry door replaced; awning installed at entry; lights installed on both sides of entry; mailbox installed at entry; metal security grilles installed at basement and first story windows; historic one-over-one sash windows replaced on all stories; cornice painted; lintels, sills, band and stepped courses painted on all stories; security grille installed at entry transom; stoop resurfaced; security cameras installed at first story windows

**Site**

Concrete areaway with historic metal fence

**Sidewalk / Curb Materials**

Concrete with concrete curb

**References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

**666 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 33

**Date(s):** 1903 (NB 2496 - 1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. The house features a historic rough-faced stone stoop with iron railing. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

**Alterations**

Historic one-over-one sash windows replaced on all stories; lintels, sills, band and stepped courses painted on all stories; metal security grilles installed at basement and first-story

windows; metal security door installed at entry; awning installed at entry; cornice painted; through-wall air conditioner installed in projecting bay between first-story windows; stoop resurfaced

**Site**

Concrete areaway with historic metal fence

**Sidewalk / Curb Materials**

Concrete with concrete curb

**References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

**670 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 34

**Date(s):** 1903 (NB 2496 - 1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

**Alterations**

Awning installed at entry; historic wood-and-glass, double leaf entry door replaced; Historic stone stoop and metal railing replaced; mailbox installed at entry; through-wall air conditioner installed in projecting bay between windows on first and second stories; meter equipment installed at spandrel between basement and first story; metal security grilles installed at basement windows; under-stoop entry door replaced; conduit installed vertically from roof to

meter equipment on projecting bay; lintels, sills, band and stepped courses painted on all stories

**Site**

Concrete areaway with non-historic brick and metal fence and gate

**Sidewalk / Curb Materials**

Concrete with concrete curb

**References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

**672 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 35

**Date(s):** 1903 (NB 2496 - 1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

**Alterations**

Historic wood-and-glass, double leaf entry door replaced; entry transom infilled; lintels, sills, band and stepped courses painted on all stories; historic one-over-one sash windows replaced on all stories; cornice painted; light installed at entry; mailbox installed at entry; under-stoop entry door replaced; historic stone stoop and metal railing replaced

**Site**

Concrete areaway with non-historic fence and gate; non-historic railing installed at under-stoop stairs

**Sidewalk / Curb Materials**

Concrete with concrete curb

**References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

**674 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 36

**Date(s):** 1903 (NB 2496 - 1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

**Alterations**

Historic metal stoop railing replaced; historic wood-and-glass, double-leaf entry door replaced; under-stoop door replaced; metal security grilles installed at basement windows; windows replaced on all stories; lintels, sills, band and stepped courses painted on all stories; cornice painted; security camera installed at entry

**Site**

Concrete areaway with historic fence and non-historic entry gate; non-historic metal railing installed at under-stoop stairs



**Sidewalk / Curb Materials**

Concrete with concrete curb

**References**

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

**676 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 37

**Date(s):** 1903 (NB 2496 - 1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** **Two-Family House**  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

**Alterations**

Historic wood-and-glass, double-leaf entry door replaced; storm door added at entry; historic stone stoop and metal railing replaced; electric lights installed at entry; mail box installed at entry; lights installed on eastern and western edges of projecting bay at basement; security cameras installed at entry; awning installed at entry; garage door installed at basement of projecting bay; meter equipment installed at eastern edge of projecting bay at basement story; lintels, sills, band and stepped courses painted on all stories; historic one-over-one sash windows replaced on all stories

**Site**

Concrete areaway with non-historic fence and gate; areaway grade changed to accommodate garage entry

**Sidewalk / Curb Materials**

Concrete with concrete curb

**References**

New York City Department of Taxes Photographs (c.1938-43), Municipal Archives

**678 44th Street**

Borough of Brooklyn Tax Map Block 740, Lot 38

**Date(s):** 1903 (NB 2496 - 1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
**Status:** Contributing

**History, Significance and Notable Characteristics**

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. The house features a historic rough-faced stone stoop with iron railing. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

**Alterations**

Historic one-over-one sash windows replaced on all stories; mailbox installed at entry; metal security grilles installed at basement story; lintels, sills, band and stepped courses painted on all stories; cornice painted; under-stoop entry door replaced; stoop treads replaced

**Site**

Concrete areaway with historic fence and eastern newel post and non-historic metal entry gate; non-historic railing installed at under-stoop entry stairs

**Sidewalk / Curb Materials**

Concrete with concrete curb

## References

New York City Department of Taxes Photographs (c.1938-43), Municipal Archives

### 682 44th Street

Borough of Brooklyn Tax Map Block 740, Lot 39

**Date(s):** 1903 (NB 2496 - 1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. The house features a historic rough-faced stone stoop with iron railing. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row.

### Alterations

Lintels, sills, band and stepped courses painted on all stories; basement windows temporary infilled with plywood; metal security door installed at entry; cornice painted; historic one-over-one sash windows replaced on all stories, historic brick mold remains; stoop resurfaced

### Site

Concrete areaway with historic metal fence and eastern newel post

### Sidewalk / Curb Materials

Concrete with concrete curb

### References

New York City Department of Taxes Photographs (c.1938-43), Municipal Archives

## 682 44th Street

Borough of Brooklyn Tax Map Block 740, Lot 39

**Date(s):** 1903 (NB 2496 -1903)  
**Architect(s) / Builder(s):** William E. Kay  
**Original Owner(s)/ Developer(s):** William E. Kay  
**Type:** Two-Family House  
**Style(s):** Renaissance Revival  
**Stories:** 2 and basement  
**Material(s):** Brick; stone; iron cornice  
**Status:** Contributing

### History, Significance and Notable Characteristics

This Renaissance Revival-style two-family row house was built as part of a consistent row of 28 houses (614 - 678 44th Street) designed and built by William E. Kay in 1903. It represents the district's early-20th-century development when new transportation links, industrial growth along the adjacent waterfront, and the development of Sunset Park as a neighborhood amenity spurred the construction of speculative row houses for working-and middle-class residents. The entire row has consistent features. The brick facade has a two-window-wide, full-height projecting flat bay with modest stone and brick details. Basement lintels and first and second story sills are incorporated into projecting band courses that are continuous across the width of the facade; first-and-second story windows feature flush stone lintels incorporated into stepped courses. The main entry is capped with a molded stone lintel with neo-Grec-style incised rosette and scroll detail. A recessed brick panel is set into the spandrel of the projecting bay between the first and second stories. A projecting iron Renaissance Revival-style cornice with floral panels and foliated brackets caps the building and matches the entire row. At time of designation building appears to be vacant.

### Alterations

Lintels, sills, band and stepped courses painted on all stories; basement windows temporary infilled with plywood; metal security door installed at entry; cornice painted;

### Site

Concrete areaway with historic metal fence and eastern newel post

### Sidewalk / Curb Materials

Concrete with concrete curb

### References

New York City Department of Taxes Photographs (c. 1938-43), Municipal Archives

## **Sixth Avenue between 44th Street and 45th Street**

Sunset Park North Historic District

### **East Side of Sixth Avenue**

**4401 Sixth Avenue (aka 602 44th Street)**

Borough of Brooklyn Tax Map Block 739, Lot 37

**See entry for 602 44th Street**



# Sixth Avenue between 44th Street and 45th Street

Sunset Park North Historic District

## West Side of Sixth Avenue

### 4404 Sixth Avenue (aka 580 44th Street)

Borough of Brooklyn Tax Map Block 739, Lot 37

**Date(s):** 1914 (NB 3152 - 1914)  
**Architect(s) / Builder(s):** Eisenla and Carlson  
**Original Owner(s)/ Developer(s):** Louis Stechen  
**Type:** Flats building  
**Style(s):** Renaissance Revival with Arts and Crafts elements  
**Stories:** 4  
**Material(s):** Brick; brownstone; stone  
**Status:** Contributing

#### History, Significance and Notable Characteristics

This Renaissance Revival flats building was designed as a pair with 4404 Sixth Avenue by Eisenla and Carlson for Louis Stechen in 1913. Multi-family residential buildings started to be developed in Sunset Park, following the announcement of the opening of the BMT Fourth Avenue transit line, a subway line that would connect the neighborhood to North Brooklyn and Manhattan. The four-story flats building was originally built for seventeen families. This brick and stone facade features a brownstone base that follows the slope of the street, and brick patterning to create texture and visual interest.

Sixth Avenue (East) Facade: This facade is symmetrical with the exception of an additional, one-window wide bay on the southern end. The main entry is centrally located within the symmetrical portion of the first story on this facade and features a recessed double-leaf, iron and glass door with a transom. The entry surround is a molded stone surround with paneled jambs with two historic iron and glass lights flank either side of the entry. The first story windows match the configuration of the windows above maintaining the sense of symmetry. The second through fourth stories feature a central bay that is differentiated from the flanking bays by projecting piers and tripartite windows. The four-window-wide flanking bays feature a Flemish bond brick pattern, and rectangular stone sills on all the windows. The corner and southern projecting match the central bay to retain the symmetrical facade and feature polychrome diaper patterned brick, tripartite windows with stone sills and rowlock lintels that also border the spandrel panels. The southernmost bay's windows have stone sills. A brick diaper patterned band spans continuously across the entire facade above the fourth story windows. This band is accented with stone carved shields at the projecting piers. The flanking

flanking bay piers project past the parapet to create a geometric roofline with polychrome brick and carved stone elements.

44th Street (North) Facade: The first through fourth stories feature a central bay with four windows on each story and two outer flanking bays differentiated by projecting piers. The four-window-wide central bay features a Flemish bond brick pattern, and rectangular stone sills on all the windows. The outer flanking bays have a polychrome diaper patterned brick, tripartite windows with stone sills, and rowlock lintels that also create a border for the spandrel panels. A brick diaper patterned band spans continuously across the entire facade above the fourth story windows. This band is accented with stone carved shields at the projecting piers. The flanking bay piers project past the parapet to create a geometric roofline with polychrome brick and carved stone elements. The decorative iron fire escape was installed in the center of the building from the fourth to second stories before 1940.

#### **Alterations**

Sixth Avenue (East) Facade: Facade repointed; Historic six-over-one sash windows removed on all stories; historic iron-and-glass entry marquee removed

44th Street (North) Facade: Historic six-over-one sash windows removed on all stories; facade repointed

#### **Site**

Concrete areaway with historic iron fence on both facades

#### **Sidewalk / Curb Materials**

Concrete with stone curb

#### **References**

New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives;  
"Buildings Projected," Real Estate Record and Builders' Guide (May 16, 1914), 891

# Sunset Park North Historic District: Architects' Appendix



## Architects' Appendix

### Sunset Park North Historic District

#### **Thomas Bennett (1860 – not determined)**

514 – 560 44th Street (1908)

New Jersey-born architect Thomas Bennett was one of the most active architects in the Sunset Park Historic Districts. He had established a practice in Brooklyn as early as 1887 and continued practicing into the 20th century. In 1902 he was named to the position of Deputy Superintendent of Buildings in Brooklyn. In addition to the houses in the Sunset Park North, Central Sunset Park, Sunset Park 50th Street, and Sunset Park South Historic Districts, his work is found in the Park Slope Historic District and Extension and Cobble Hill Historic District.

Brooklyn Public Library Digital Collections, Digital City Directories, 1856-1967 [database on-line]; “Calder Practices Economy,” Brooklyn Daily Eagle, January 2, 1902, 2; Dennis Stedman Francis, Architects in Practice 1840-1900 (New York: Committee for the Preservation of Architectural Records, 1980), 85; New York Public Library Digital Collections, New York City Directories, 1786-1934 [database on-line] (New York: New York Public Library, 2016); U.S. Census Records, 1900-1920.

#### **Eisenla & Carlson**

Frederick W. Eisenla (1881 – 1919)

Arthur G. Carlson (c. 1888 – 1920)

566 – 570 44th Street (1913)

574 44th Street (1913)

4404 6th Avenue (1914)

Frederick William Eisenla was born in New York and began practicing as an architect in Brooklyn in 1901. Arthur G. Carlson was born in Brooklyn and joined with Eisenla in the firm of Eisenla & Carlson in 1908. The firm was active in Brooklyn through 1914 when the partnership was dissolved. Eisenla practiced independently until his death in 1919. Carlson practiced independently until 1920 when he partnered with Harrison G. Wiseman with whom he designed theaters and movie houses. In addition to the residences in the Sunset Park North Historic District, Eisenla & Carlson’s work is found in the Park Slope Historic District and Extension and the Bay Ridge area of Brooklyn.

“A. G. Carlson, Architect, Dies,” Real Estate Record & Builders’ Guide, October 16, 1920, 555; The American Contractor, Sept. 3, 1901, 61; Brooklyn Public Library Digital Collections, Digital City Directories, 1856-1967 [database on-line]; “Personal,” American Architect, 105 (1914), 318; “Eisenla, Fred W.- Archiplanet,” [http://greatbuildings.com/wiki/Eisenla,\\_Fred\\_W.](http://greatbuildings.com/wiki/Eisenla,_Fred_W.) (accessed 12/6/2011).

## **William E. Kay (1852 – 1925)**

614 – 682 44th Street (1903)

The son of a marble cutter, William E. Kay began his career in the same field. Although directories through the 1880s still listed his occupation in the marble or granite business, his name appears in the Real Estate Record and Builders' Guide as architect and builder on projects beginning in 1885. Kay was active as a developer in Brooklyn into the early part of the 20th century when he was responsible for the design and construction of the row houses on 44th Street in the Sunset Park North Historic District. Active in the Democratic Party, Kay was appointed to the office of postmaster for Blythebourne (now Borough Park) in the 1890s.

Brooklyn Public Library Digital Collections, Digital City Directories, 1856-1967 [database on-line]; New York State Census, 1905; U.S. Census Records, 1860, 1880, 1900, 1920; "Vital Records," Brooklyn Daily Eagle, October 9, 1925, 24.

## **Emanuel Sommer (dates not determined)**

602 44th Street (1910)

Little is known about Emanuel Sommer. He appears to have begun his architectural career as an in-house architect for his father, builder Jacob Sommer, around 1910, the same year in which he designed this building in the Sunset Park North Historic District. Records indicate that he continued to practice at least through 1922, during which time he was responsible for work on the building at 46 Charles Street in the Greenwich Village Historic District.

Real Estate Record and Builders' Guide, various issues; Display advertisement, Brooklyn Daily Eagle, October 23, 1910, 48.