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**IN THE MATTER OF** a communication dated May 3, 2018, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Dr. Maurice T. Lewis House, 404 55<sup>th</sup> Street (Block 831, Lot 8) by the Landmarks Preservation Commission on March 6, 2018 (List No. 504/LP No. 2608), Borough of Brooklyn, Community District 7.

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Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

On March 6, 2018, the Landmarks Preservation Commission (LPC) designated the Dr. Maurice T. Lewis House, 404 55<sup>th</sup> Street (Block 831, Lot 8), as a City landmark. The landmark site is located at 404 55<sup>th</sup> Street (aka 402-404 55<sup>th</sup> Street and 5501 4<sup>th</sup> Avenue), on the northwestern corner of the block bounded by 55<sup>th</sup> Street, 56<sup>th</sup> Street, 4<sup>th</sup> Avenue, and 5<sup>th</sup> Avenue in Sunset Park, Brooklyn Community District 7.

The Dr. Maurice T. Lewis House is a Renaissance Revival-style house designed in 1907 by the prominent architect R. Thomas Short. Dr. Lewis was an area physician and founder of the Bay Ridge Savings Bank, the area's largest banking institution during the early 20<sup>th</sup> century. According to the LPC, the Lewis House is an excellent example of early 20th century residential design and the only mansion in a neighborhood comprised mostly of row houses. Its intact brick and limestone facades feature a classical tripartite configuration typical of the Renaissance Revival style and restrained classical ornamentation. Its tall, rusticated limestone base, red brick facades with limestone window surrounds, central portico entrance topped by a Palladian window, and projecting modillioned cornice reflect the style's Renaissance and Georgian precedents.

The lot occupied by the Lewis House also includes a detached garage for the residence and a separate building adjacent to the 55<sup>th</sup> Street row houses that is currently used as a church. These one-story buildings are not part of the landmark site.

The landmark site is located in an R7A/C2-4 zoning district, which allows development up to a floor area ratio (FAR) of 4.0. As part of the 2009 Sunset Park Rezoning (C 090387 ZMK), this area was mapped as part of a Voluntary Inclusionary Housing (VIH) designated area. Projects meeting the requirements of VIH are allowed up to 4.6 FAR. Up to 2.0 FAR may have a commercial use. With a lot area of 4,017 square feet, the lot occupied by the Lewis House could be developed with approximately 18,478 square feet of floor area. Existing buildings on the lot (including the rear detached buildings) contain approximately 6,300 square feet of floor area, resulting in approximately 12,178 square feet of unused development rights.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building or one that is across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one that fronts on the same street intersection as the lot occupied by the landmark building. There are 10 potential receiving sites available for the transfer of this landmark's unused floor area.

All landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

The subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

**MARISA LAGO**, *Chair*

**KENNETH J. KNUCKLES**, *Esq.*, *Vice-Chairman*

**ALLEN CAPPELLI, ALFRED C. CERULLO, III, MICHELLE DE LA UZ,**

**JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,**

**ORLANDO MARIN, LARISA ORTIZ**, *Commissioners*