



IN THE MATTER OF a communication dated December 4, 2025, from the Executive Director of the Landmarks Preservation Commission regarding the Beverley Square West Historic District designation, designated by the Landmarks Preservation Commission on November 25, 2025. (Designation List No. 547/LP-2692). The Beverley Square West Historic District consists of the properties bounded by a line beginning at the southeastern corner of Beverley Road and Argyle Road, continuing easterly along the southern curbline of Beverley Road, across Rugby Road and Marlborough Road, to a point on a line extending northerly from the eastern property line of 237 Marlborough Road; southerly along said line and the eastern property lines of 237 through 339 Marlborough Road; westerly along the southern property line of 339 Marlborough Road and a line extending to the western curbline of Marlborough Road; southerly along the western curbline of Marlborough Road to a point on a line extending easterly from the southern property line of 352 Marlborough Road; westerly along said line and the southern property line of 352 Marlborough Road; southerly along the eastern property lines of 341 through 353 Rugby Road; westerly along the southern property line of 353 Rugby Road and a line extending to the eastern curbline of Rugby Road; northerly along the eastern curbline of Rugby Road to a point on a line extending easterly from the southern property line of 324 Rugby Road; westerly along said line, the southern property lines of 324 Rugby Road and 309 Argyle Road, and a line extending to the western curbline of Argyle Road; southerly along the western curbline of Argyle Road to the northern curbline of Cortelyou Road; westerly along the northern curbline of Cortelyou Road to a point on a line extending southerly from the western property line of 364 Argyle Road; northerly along said line and the western property lines of 364 through 226 Argyle Road; easterly along the northern property line of 226 Argyle Road and a line extending across Argyle Road to the eastern curbline of Argyle Road; and northerly along the eastern curbline of Argyle Road to the point of beginning, Borough of Brooklyn, Community District 14.

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 November 25, 2025, the New York City Landmarks Preservation Commission (LPC) designated the Beverley Square West Historic District (LP-2692). The Beverley Square West Historic District consists of 118 free-standing houses located on Marlborough Road, Rugby Road, and Argyle Road between Beverley Road and Cortelyou Road in Prospect Park South, the neighborhood of Flatbush, Borough of Brooklyn, Community District 14.

The Beverley Square West Historic District represents one of Flatbush's early suburban developments with 20th century architectural styles on generously sized lots and is considered among the finest and best-preserved neighborhoods in Flatbush that has not been previously designated. Many of the houses were designed by well-known established Brooklyn architects including John J. Petit, John B. Slee, and Benjamin Driesler. Most homes were built by 1906 (114 of 118), and the rapid development of the area gives the district architectural cohesiveness.

The houses within the district were developed on similarly sized lots (50 feet wide) with large front yards. Most houses are two and a half stories tall, have complex rooflines, full-width front porches, and angled bay windows. Three architectural styles characterize the neighborhood: the late Queen Anne, early Colonial Revival, and Shingle style. With the differences in style, the form of the buildings and lots represent preferences of the period including an appealing suburban streetscape.

The earliest residents within the Beverley Square West Historic District were upper middle-class from Anglo-European backgrounds and the homes were generally occupied by single families, sometimes employing live-in servants. At the time of the Great Depression, many families took in lodgers and some properties were later converted to two-family buildings. However, homeownership proportions remained high. During the 1930s, a large Jewish community settled in the area and other Flatbush neighborhoods. In the 1960s and 1970s, the borough's population declined, and many newcomers, some from the Caribbean, settled in the neighborhood.

The Beverley Square West Historic District is zoned R3X, a contextual district which allows single- or two-family detached residences. Typically, R3X produces pitched roofed homes with a maximum height of 35 feet. The district allows residential uses at a maximum floor area ratio (FAR) of 0.75 (or 1.0 for qualifying residential sites) and community facility uses at a maximum of 1.0 FAR. Per ZR 12-10, some lots within the proposed Beverley Square West Historic District would meet the qualifying residential site criteria per Transit-Oriented Development (TOD) policy goals, which would allow maximum residential FAR to be increased to 1.0 and permit multi-family buildings. These regulations would continue to apply; however, new development,

including enlargements and expansions, would also require discretionary review by LPC. In R3X districts, ancillary dwelling units (ADUs) are permitted, however, per ZR 12-10, newly built backyard ADUs are not permitted. The R3X zoning district was mapped in 2009 as part of the Flatbush Rezoning (C 090336 ZMK), with the goal of preserving neighborhood character and context. Marlborough, Rugby, and Argyle Roads are classified as narrow streets per zoning, each with a width of 60 feet. Cortelyou Road and Beverley Road are classified as wide roads, with widths of 80 feet.

The surrounding area consists of primarily two- to three-story single- to two-family buildings and three-family walkup buildings. Moreover, a branch of the Brooklyn Public Library is located along Cortelyou Road between Argyle and Rugby Roads, as well as P.S. 139 Alexine A. Fenty. To the west, Coney Island Avenue serves as a commercial, industrial, and mixed-use corridor and anchor for Brooklyn's Pakistani business community. The area is located immediately south of the Prospect Park South Historic District (LP-0979) designated in 1979 and one block to the north of the Ditmas Park Historic District (LP-1236) designated in 1981.

On October 21, 2025, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Beverley Square West Historic District (Item No. 1). The hearing was duly advertised in accordance with the provisions of the law. The Commission received support for the proposed designation from 33 people, including the local Assemblymember, the local Councilmember, representatives from the Flatbush Development Corporation, Prospect Park South Association, Beverley Square West Neighborhood Association, the New York Landmarks Conservancy, the Victorian Society of New York, and individuals from the community. No speakers opposed the designation. In addition, the agency received written correspondence from 42 individuals in support of the proposed designation, and one letter was in opposition to the designation. Some who supported the designation also wanted to expand the proposed boundaries of the district.

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

CITY PLANNING COMMISSION PUBLIC HEARING

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission (CPC) held a public hearing on the proposed historic district on January 7, 2026 (Calendar No. 19). Five community members spoke in opposition of the proposed Beverley Square West and Ditmas Park West historic districts, citing the citywide housing crisis and the need for new housing, especially housing near public transportation with access to employment centers. The community members speaking in opposition elaborated on the need to allow for modest multifamily developments to be built in the Ditmas Park neighborhood as it is amenity-filled and desirable for new residents. Of the five speakers present, two spoke during the public comment portion of the Beverley Square West Historic District (N 260209 HKK) public hearing and three spoke during the Ditmas Park West Historic District (N 260210 HKK) portion.

Additionally, two individuals submitted written testimony in opposition to the application with concerns over limited housing supply, the decrease of new housing development near transit, and the cost of maintenance associated with ownership in historic districts.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the Beverley Square West Historic District per the New York City Charter Section 3020.8(b) and finds that the designation does not conflict with the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement, or renewal of the area involved. The Commission notes that per ZR 12-10, backyard ancillary dwelling units (ADUs) would no longer be permitted within this Historic District, however this does not limit the creation of an ADU within existing structures, albeit potentially subject to LPC approval. Additionally, some lots within the Historic District would still meet the criteria of ZR 12-10 qualifying residential sites for Transit Oriented Development (TOD) applicability, however redevelopment of sites with contributing buildings would generally not be possible and enlargements and expansions would now be subject to LPC approval.

DANIEL R. GARODNICK Esq., *Chair*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,
ANTHONY W. CROWELL, Esq., DAVID GOLD, Esq.,
RASMIA KIRMANI FRYE, RAJU MANN, ORLANDO MARÍN,
JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*