



IN THE MATTER OF a communication dated December 4, 2025, from the Executive Director of the Landmarks Preservation Commission regarding the Ditmas Park West Historic District designation, designated by the Landmarks Preservation Commission on November 25, 2025. (Designation List No. 547/LP-2693). The Ditmas Park West Historic District consists of the properties bounded by a line beginning at the southeastern corner of Dorchester Road and Westminster Road, continuing easterly along the southern curblineline of Dorchester Road across Argyle Road, Rugby Road, and Marlborough Road to a point on a line extending northerly from the eastern property line of 443 Marlborough Road; southerly along said line and the eastern property lines of 443 through 501 Marlborough Road, and a line extending to the northern curblineline of Ditmas Avenue; westerly along the northern curblineline of Ditmas Avenue across Marlborough Road, Rugby Road, Argyle Road, to the northeastern corner of Ditmas Avenue and Westminster Road; northerly along the eastern curblineline of Westminster Road to a Landmarks Preservation Commission point on a line extending easterly from the southern property line of 518 Westminster Road; westerly along said line and the southern property line of 518 Westminster Road; northerly along the western property lines of 518 to 456 Westminster Road; easterly along the northern property line of 456 Westminster Road and a line extending to the eastern curblineline of Westminster Road; and northerly along the eastern curblineline of Westminster 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 Ditmas Park West Historic District (LP-2693). The Ditmas Park West Historic District consists of 127 free-standing houses located on Marlborough Road, Rugby Road, and Argyle Road between Dorchester Road and Ditmas Avenue in Prospect Park South in the Flatbush neighborhood of Brooklyn, Community District 14.

Originally part of the John Ditmas farm, the land was sold in 1892 and purchased again in 1902 by Manor Realty Company, who graded the property and added sewers, sidewalks, and

paved streets. The blocks were divided into lots and deed restrictions were created to provide a framework for construction. Individual lots were then sold to local builders who worked with a handful of architects to create a cohesive aesthetic in the area. These architects and builders included Arlington Isham, Harry Grattan, and Walter Lusher and others who, together, are responsible for the design and construction of over 80 percent of the area's homes.

The first non-native residents of Ditmas Park West were from upper middle-class Anglo-European backgrounds and the homes were mostly single-family residences. During the Depression some of the houses were remodeled for two families, while others were rented to lodgers. During the 1930s, a large Jewish community settled in Flatbush, including Ditmas Park West. Later, when Brooklyn experienced a population decline in the 1960's and 70's, newcomers with diverse backgrounds, many from the Caribbean, moved into these large homes. Beginning in the 1980's and continuing to the present day, the neighborhood has attracted young professional families from around the city and contributed to a diverse, multi-ethnic and multi-racial community.

The Ditmas Park West Historic District is located in an R3X zoning district, a contextual district which allows single- or two-family detached residences. Typically, R3X districts produce 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 and community facility uses at a maximum of 1.0 FAR. Per ZR 12-10, some lots within the proposed 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 the lower density character of the surrounding area. Marlborough, Rugby, and Argyle Roads are classified as narrow streets per zoning with a width of 60 feet. Dorchester Road and Ditmas Avenue 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. Coney Island Avenue, to the west, serves as a major commercial and retail corridor and is home to the Little Pakistan neighborhood and includes multiple automotive, warehouse, and medical facilities. The strip of Coney Island Avenue adjacent to the proposed district includes drive-through restaurants, automotive repair, self-storage and diverse retail options. The area is located immediately to the west of the Ditmas Park Historic District (LP-1236) designated in 1981 and to the northwest of the Fiske Terrace-Midwood Park Historic District (LP-2208) designated in 2007.

On October 21, 2025, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Ditmas Park West Historic District (Item No. 2). The hearing was duly advertised in accordance with the provisions of the law. At the public hearing, 10 individuals testified in support of the proposed designation. These included a New York State Assemblymember, a New York City Councilmember, representatives from the Flatbush Development Corporation, Prospect Park South Association, Ditmas Park West Neighborhood Association, the New York Landmarks Conservancy, the Victorian Society of New York as well as property owners, residents, and neighbors of the proposed district. Three individuals opposed the designation. Additionally, the Commission received 18 letters or emails in support of the proposed designation and one letter opposed to the proposed designation.

All landmark buildings within the Ditmas Park 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 held a public hearing on the proposed historic district on January 7, 2026 (Calendar No. 20). Five speakers attended and delivered remarks against the proposed Ditmas Park West and Beverley Square West historic districts, arguing that the use of a historic designation was inappropriate for the area, that it would deepen inequality between neighborhoods, and prevent the modest growth of new housing in a transit rich neighborhood. 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. Separately, two members of the public provided written letters opposing the proposed historic districts.

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

CONSIDERATION

The City Planning Commission has evaluated the Ditmas Park 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 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 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.

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