

Request for Landmark Boundary Change

Presented by the Beverley Square West Neighborhood
Association

A Case for Expanded Landmark Boundaries

- The residents in Beverley Square West (BSW) are incredibly excited that LPC is considering a portion of BSW as worthy of landmark designation. This is a promising step forward. However, as BSW homeowners we respectfully urge you to reconsider the proposed boundaries and to designate the neighborhood in its entirety. BSW is a cohesive, historic community—unified by its history, architecture, streetscape, and shared legacy.
- We are asking that the LPC study be re-examined to include Beverley, Westminster and Stratford Roads. While we respect the LPC's research, we disagree with your assessment that those streets do not warrant historical and architectural merit. Our **city councillor Rita Joseph**, who grew up in the area, supports our request.
 - Construction of these houses predate the Alvord and Ackerman developments, and were the first to be built in BSW.
 - The Colonial Revival use of clapboard and shingles, dormer windows, hipped and peaked roofs, columnar porches that often wrap around, projecting bays, turrets, oriel, deep eaves, brackets, stained glass, Palladian window motifs and sash patterns is visible throughout these streets.
 - Houses, uniformly set back, allow for gardens and create a “sense of place”
- The five blocks of BSW form a harmonious whole, defined by tree-lined streets, open lawns, and welcoming porches that host art fairs, concerts, and community life. Consider the stats:
 - **BSW residents support for landmarking:** 97% of BSW survey respondents support landmarking
 - **A trend toward restoration:** In the past decade, a 1/3 of homes on Westminster and Stratford have been restored to the original character
 - **A well-preserved historic area:** 70% of houses on Beverley, Westminster, and Stratford Rds retain significant original character
- We invite you to learn more about BSW through this presentation. A detailed report listing out the architectural merit of each house on Beverley, Westminster and Stratford Rds is forthcoming shortly.

Beverly Square West: A Cohesive Community Rooted in Shared History

BSW had its origins with the vision to have 'country living in the city'. In 1894, Westford Park was selling plots of land on East 11th, East 12th streets, and courts up to Coney Island Ave. In 1899, the developer, T.B. Ackerson purchased ten acres of farmland from owner Catherine Lott, calling the new property, Beverly Square West. In keeping with his vision of an upscale community, Ackerson got permission to rename the streets of Beverly Square West from their original East eleventh through fifteenth, the English names of Stratford, Westminster, Argyle, Rugby, Marlborough and Beverly. Rival builders jokingly referred to the renamed streets as Ackerman's 'swarm of bees'. "Swarm was formed from the first letter of each street ("S" for Stratford, "W" for Westminster, etc.) and "B" was for Beverly Road. - *Archive Today*

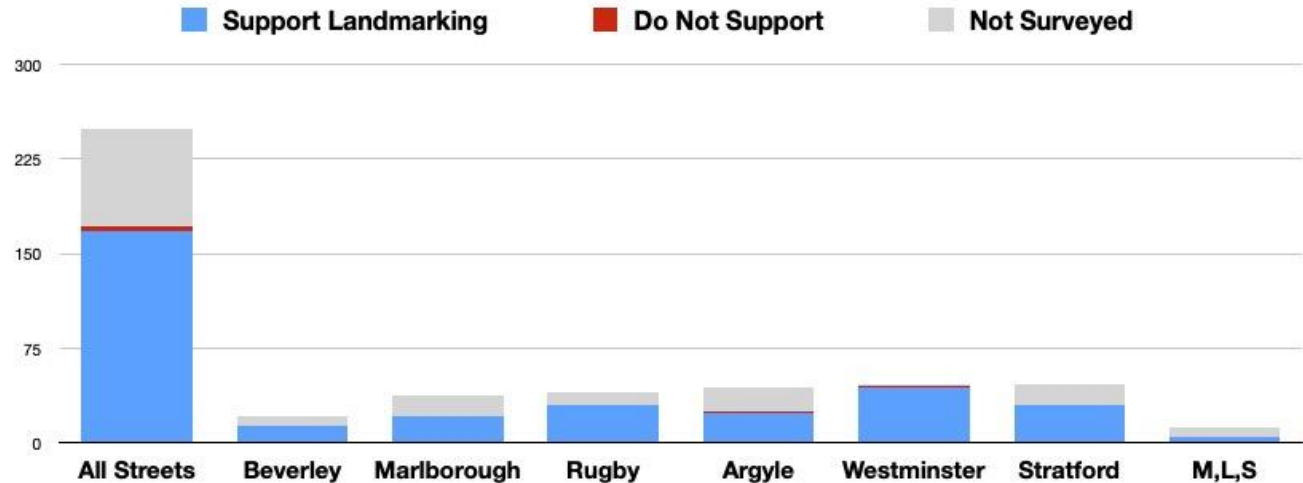


Overwhelming support for landmarking from homeowners.

Of the two-thirds of BSW survey respondents, **97% support landmarking.**

Results of BSW Landmarking Survey: March 2025

	All Streets	Beverley	Marlborough	Rugby	Argyle	Westminster	Stratford	M,L,S
Support Landmarking	168	14	21	30	24	44	30	5
Do Not Support	3	0	1	0	1	1	0	0
Not Surveyed	77	7	16	10	19	1	17	7
Total Lots	248	21	38	40	44	46	47	12



Vast Majority of Homes Retain Original Details

A walk-through with a representative from the Historic Districts Council reinforced the well-preserved architectural details on the non-designated streets.

70% of the homes on these streets retain significant original character, including numerous examples of Dutch Colonial revival style, clapboard and shingles, fish scale siding, hipped and peaked roofs, columnar porches that occasionally wrap around the sides, projecting bays, oriel windows and turrets. Other decorative details such as deep eaves, brackets, stained glass, Palladian window motifs, and interesting window sash patterns are evident as well.

We are submitting an additional report that shows the architectural merits of each house on Westminster, Stratford and Beverley Rds along with the courts.

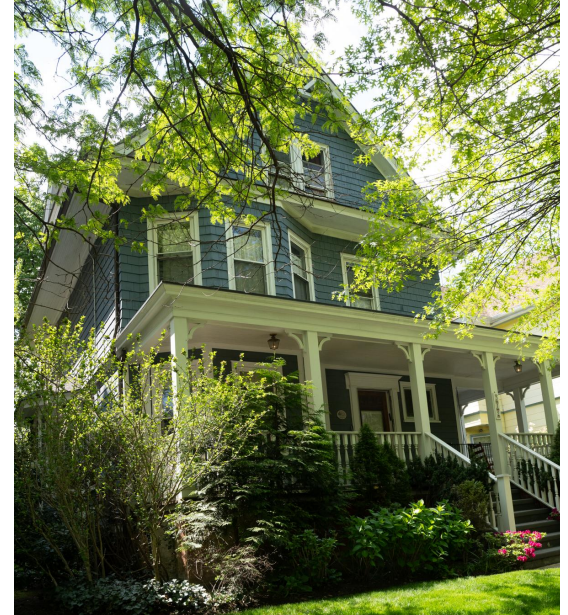


A Trend Toward Architectural Restoration

Since 2011, **30% of homes** on Westminster, Stratford, and Beverley have been renovated to restore their Victorian-era style. That amounts to **23 additional** homes that have preserved their original character.

These stats demonstrate that homeowners appreciate the historic nature of the area. Landmarking is crucial to encouraging this trend.

A report detailing each house renovation is being submitted to you.



Many new residents are attracted by the neighborhood's historical look and quickly set to work on restoring their homes in the original style, converting multifamily homes back into single-family houses, and tearing off vinyl siding to reveal perfectly preserved cedar shingles. - [NYT, 2008](#)

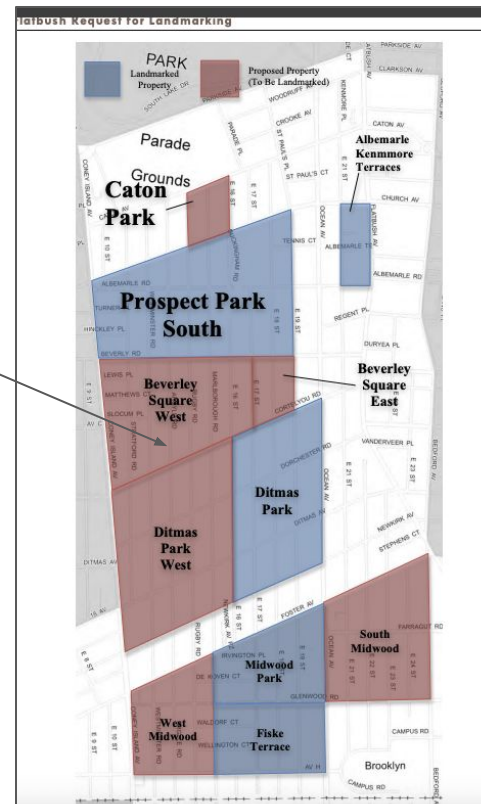
Unification, Not Division Through Landmarking

Cutting out nearly half of BSW from landmark designation will create an unnecessary division in a thriving and resilient community.

Supporters:

- Council Person Rita Joseph
- State Assembly member Robert Carroll
- Prospect Park South Association and Fiske Terrace adjacent landmarked area (letters of support are forthcoming)

BSW has long advocated for upzoning. In 2009, the Victorian Flatbush community helped push forward new zoning with the goal of increasing density AND preserving historic homes.

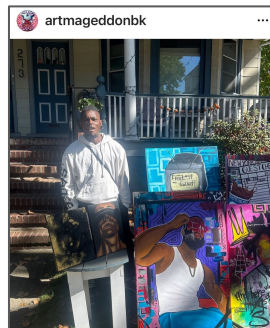


The neighborhood is a unique and special place defined by it's Victorian-era architecture, offering visitors a taste of country in the city...

Architecture Contributes to Neighborhood Fabric

BSW homes regularly host musicians and artists

- Operation Gig, founded in BSW at 335 Westminster. Media coverage:
 - “And because of the neighborly spirit and creativity of the residents of Ditmas Park, we saw what we saw.” - NYT
- Annual Artmageddon Art/Music Fair
- Theater company, Brave New World, uses BSW as its stage
- Annual Flatbush Artist Walk showcase local artists

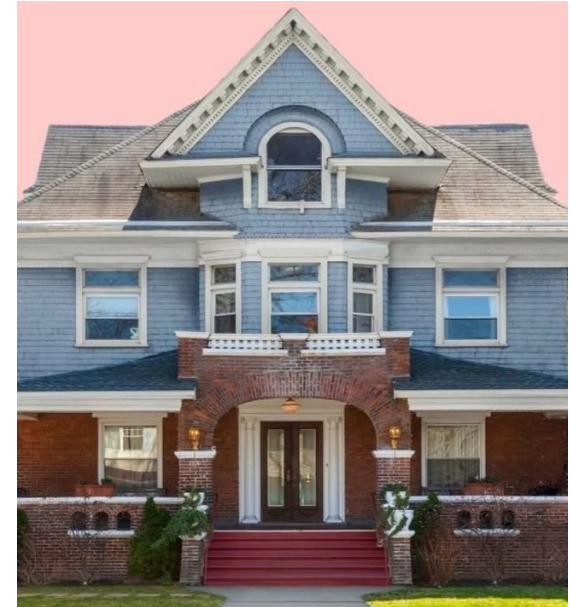
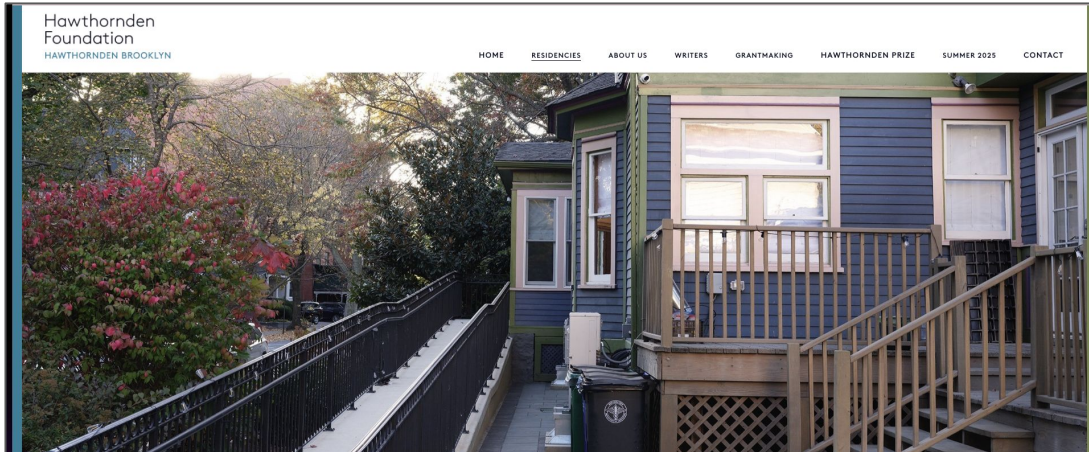


... A Hub for Artists

The guitarist from The National had a recording studio at 236 Stratford Rd where Mumford & Sons wrote and demoed songs, and singer-songwriter Sharon Van Etten recorded her album *Tramp*.

Hawthornden Foundation, a non-residential writers' residency at 277 Stratford, builds on the areas thriving literary community.

The Urbane of Brooklyn Arts (Beverley Rd), a full-time arts club located in the historic former speakeasy, The Beverley Social Club, named by the BBC as one of New York City's top 8 literary homes and event series.



A Destination Neighborhood Worthy of Landmarking

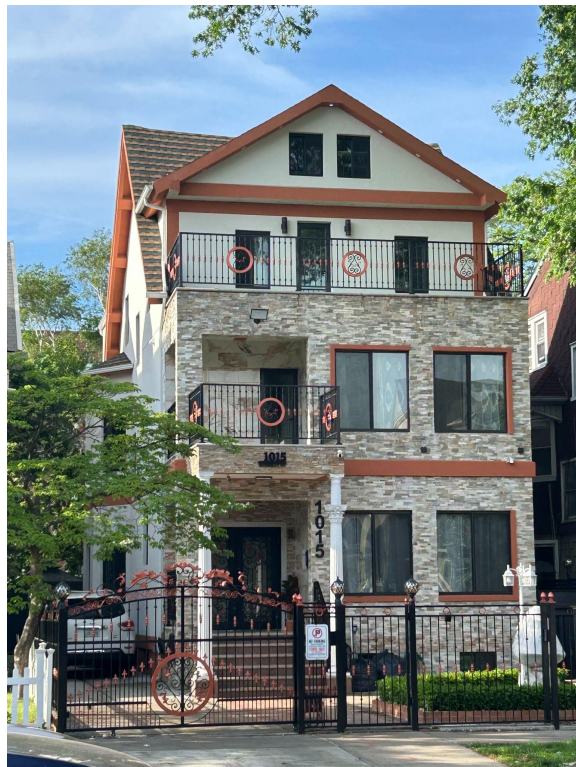
It is a mystery to me why they were not landmarked long ago when both Prospect Park South and Ditmas received the protection of landmarking ...[housing here is] a celebration of the imagination and spirit of the turn of the 20th century's architects and developers. These particular neighborhoods were the brainchild of prolific developer Thomas B. Ackerson ... Landmark it and its neighbors before it's too late, please!- [Brownstoner](#)

During spring, summer, and fall our neighborhood is peppered with high quality Art, Music, and Theater events that attract many people looking for outdoor entertainment in our park-like urban neighborhood. The outdoor concerts, art shows, and theater productions all enhance and elevate our neighborhood's unique sense of place and community. - Jan Rosenberg, 40-year resident and business owner.



Without Landmarking, Insensitive Architecture Risks the Unique Victorian Character

Examples of two recent renovations.



We are thrilled to be considered for landmark status, but we do not want our special historic neighborhood to be divided by artificial boundaries. Please include ***all*** of BSW for landmarking designation.

- Respectfully the Beverley Square West Neighborhood Association