



Good morning, and thank you for considering Beverley Square West (BSW) and Ditmas Park West (DPW) for landmarking.

My name is **Robin Redmond**, and I'm the Executive Director of the **Flatbush Development Corporation**, a community development organization proudly celebrating 50 years of preserving neighborhoods and strengthening Flatbush.

I want to thank **Council Member Rita Joseph** for her support and for being a staunch advocate for the landmarking of both BSW and DPW. Thank you Councilmember Marte and committee members for the opportunity to speak this morning.

Victorian Flatbush is home to eleven neighborhood associations — five of which are already landmarked: Albemarle-Kenmore Terrace, Prospect Park South, Ditmas Park, Midwood Park, and Fiske Terrace. Today, we're here to ensure that Beverley Square West and Ditmas Park West join them — getting us that much closer to Completing the Quilt - picture of our historic community.

Victorian Flatbush holds one of the largest concentrations of free-standing wood-frame Victorian-style homes in the country. In 2012, FDC along with the 6 undesignated neighborhood Associations submitted a proposal we called "*Complete the Quilt*" — envisioning Victorian Flatbush as a beautiful quilt with a few missing patches. Today, we're one step closer to completing that quilt.

Flatbush was designed as a commuter suburb for the middle class and officially became part of Brooklyn in 1894. The developers of BSW and DPW — Louis Pound, John Sawkins, and T.B. Ackerson — intentionally created communities within walking distance of Manhattan-bound trains.

At the October 21, 2025 Landmarks Preservation Commission public hearing, there was an overwhelming number of testimonials submitted in support of landmarking BSW and DPW. In total, 43 testified in support of the proposed designation, and three opposed designation. The Commission also received 60 letters/emails in support of the designation and 2 opposed. Clearly, pride of homeownership remains strong.

Both neighborhoods share the same vintage architectural character — two- to three-story, free-standing wood-frame homes in Dutch Colonial or Queen Anne style, with clapboard or shingle siding, pitched roofs, stained-glass windows, and welcoming front porches that foster community connection.

Every home was planned with a tree planted in front — giving us the magnificent, century-old tree-lined streets we treasure today. In Ditmas Park West, that tradition continues each year with an **Arbor Day volunteer tree-planting celebration** — a perfect symbol of the community's enduring stewardship.

Here, neighbors support neighbors, creating a strong sense of community. For example, two weeks into the pandemic, world renowned artist Roy Nathanson stepped out on his 2nd story porch at 5PM and played Amazing Grace on his sax, and was dedicated to doing so daily. As he played new artists would arrive and play along with him. What followed became the 5PM Porch Concert Series, a community space for safe gathering during an isolated time.

And while Flatbush contains one of the largest concentrations of free-standing Victorian homes in the nation, Ditmas Park West is also home to some of **America's first two-family houses**, a unique architectural and cultural contribution worth preserving.

In 2009, Flatbush underwent a comprehensive rezoning process that aimed to protect the character of the lower-density neighborhoods while providing ample opportunities for new, affordable housing. We have seen a construction boom in Flatbush over the past ten years, and we know there is more to come.

Landmarking these neighborhoods is not just about protecting buildings — it's about honoring the people, the history, and the community spirit that defines Flatbush.

Thank you,

Robin Redmond
Executive Director
rredmond@fdconline.org
718-859-3800 ext 203

Thank you for considering BSW for landmarking. My name is **Dave Herman**, and I've been living on **Rugby Road for 25 years**. My block is included in the LPC study.

First, I want to thank **City Councilmember Rita Joseph** for her help in getting us to this point and for standing with this community as we work to protect something truly special.

I fully **support landmarking**, and I hope the **LPC will expand the study** to include the full neighborhood because what makes this area extraordinary doesn't stop at one block. It's a living, breathing piece of Brooklyn history.

I am a strong advocate for landmarking and urge the LPC to broaden its study to encompass the entire neighborhood. The exceptional character of this area extends beyond a single block; it is a vibrant, integral part of Brooklyn's history.

This neighborhood remembers when the **Dodgers left** and we hope to keep another beautiful thing from leaving Brooklyn. I've lived here for decades, raised two kids here, and like many of my neighbors, I've fallen in love with this place not just for the houses themselves, but for what they represent.

Architectural Value

These houses are **amazing. Truly one-of-a-kind**. If you go to Europe, you see people preserving their old architecture with pride, because they know those buildings tell their story.

Here in New York, we don't always hold on so tightly. We build, we tear down, we move on. But this neighborhood is one of the rare places where you can walk down a street and feel connected to the past, to the city, and to the rest of the country.

Because if you travel across America, you'll find neighborhoods like ours, small clusters of Victorians, wood-frame houses, all built on the same dream.

When New Yorkers walk these streets, they're transported. For a moment, they're not in a city of skyscrapers they're in "**Anywhere, USA.**" And that, to me, is part of what makes this city so endlessly surprising and worth protecting.

History

Our streets tell a story, not of grand mansions or big developers, but of something quieter and more human. These homes were built in a wave of optimism: the belief that regular families could own a piece of beauty. Some were even **ordered out of the Sears catalog**. imagine that! You could buy a whole house out of a book, and it would arrive by train, piece by numbered piece, ready to be built.

That's the kind of history that makes this neighborhood special. We're not just another corner of Brooklyn, we're a living time capsule of American ambition, craftsmanship, and community spirit.

Community

We've raised families here. We've watched kids ride their bikes down these tree-lined streets, neighbors check in on one another, and new families move in who understand exactly what these homes are: **treasures**.

They're not fancy, they're not perfect but they're soulful. Every porch, every stained-glass window, every creaky floorboard carries the fingerprints of generations who cared.

That's not something you can replicate with glass towers or prefab condos.

Closing

So yes, we want to preserve it. Not to stop progress, but to make sure progress doesn't erase the things that make **Brooklyn, Brooklyn**.

Our homes may not be shiny or new, but they've got something better, **they've got heart**.

And where are they going to shoot the *remake of "The Lords of Flatbush"* if there are skyscrapers at the end of the block?

Thank you.

Dave Herman



From: [Rosenberg, Jan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] IN FAVOR! BSW Historic District
Date: Thursday, January 29, 2026 5:01:52 PM
Attachments: [b71ea44b-2c36-43c1-ade8-483be1389d1a.png](#)

BILL T2026-0121
Application number N 260209 HKK
Beverley Square West Historic District,
DL-5471
LP-2692

To: NY City Council Members:

My name is Jan Rosenberg, and I have lived in my house at 225 Argyle Road, which is within the Beverley Square West proposed Historic District, since early 1986 —almost exactly 40 years.

I am proud to strongly support the LPC's efforts to preserve the historic architectural legacy of our neighborhood, Beverley Square West. As a decades-long professor of Sociology studying cities at Long Island University's Brooklyn Campus who then became a neighborhood advocate, entrepreneur and real estate broker, I have led many students, visiting scholars, and clients through the Brooklyn neighborhoods I've studied — Park Slope, Ft. Greene, Bedford Stuyvesant, Red Hook, Sunset Park and others — and I can attest to the strong and unique hold our neighborhood, Beverley Square West within Victorian Flatbush, exerts over visitors from all over the city, across the US and around the globe.

Seeing Beverley Square West for the first time is like stepping into another world — exactly what the neighborhood's developers had in mind when they designed it as New York City's first suburb well over 100 years ago. The distinctive, stunning architecture of the houses combines with the towering trees, green lawns, and sidewalk strips that line

the streets to create a powerfully unique and distinct sense of place that LPC has identified and recognized.

I deeply appreciate and applaud their efforts and hope you will vote YES on the proposed BSW Historic District.

Like many of my neighbors, I'm well aware of NYC's pressing need for more housing.

That's why we have vigorously supported and endorsed denser housing development on the appropriate commercial strips (Coney Island Avenue, Cortelyou Road, Newkirk Avenue, and Ocean Avenue). New housing density can be achieved while simultaneously preserving the rich architectural character and park-like streetscape of Beverley Square West.

The large porches on residential streets have evolved into important quasi-public spaces that the wide swath of neighborhood residents enjoy; these include frequent porch concerts, art fairs, theater performances, and the celebrated Halloween House extravaganza. The century old houses, stately streetscape and towering trees lend a very special quality and draw visitors from far beyond our neighborhood's narrow boundaries. Beverley Square West is a valued, park-like neighborhood that is enjoyed by many NYC residents within and beyond its borders. It should be granted Historic Landmark Designation to preserve this distinctive part of NYC's architectural legacy.

Please feel free to contact me if you have any questions, or if I can be of further assistance.

Sincerely,

Dr. Jan Rosenberg

A solid black rectangular box used to redact the signature of Dr. Jan Rosenberg.



JAN ROSENBERG

LICENSED ASSOCIATE REAL ESTATE BROKER

DOUGLAS ELLIMAN REAL ESTATE

The Jan Rosenberg | Erika Sackin Team

Brooklyn Team Gold Award - 2022, 2021, 2020 Ellie Awards



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From: [lawrence Becker](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Bill T2026-0121 Application number N 260209 HKK (Beverly Square West Historic District, DL-547/LP-2692)
Date: Sunday, January 25, 2026 11:57:04 AM

Dear Sir or Madam,,

I submit this testimony in support of the New York City Landmark Commission vote to designate Beverly Square West as a historic district worthy of landmarked status.

The area included in the Landmark Commission designation comprises homes in the victorian style, mostly built between 1890 and 1910, with open porches, side railings and one and two family homes constructed using wooden sideboards and/or shingles in the style of the day. It is one of the first " suburbs " in New York City built as a community to attract people to put down roots in the then independent borough of Brooklyn , in the flatbush area.

As the Landmark Commission found, the area is a cohesive group of Victorian homes that is worth preserving as a part of NYC history, a view shared by the city Victorian society and other preservation groups. The study conducted by the commission bears this out.

The community is overwhelmingly in favor of the landmark designation as indicated by the testimony at the public hearing of the Landmark Commission on this topic.

As a member of the community I urge you to vote to affirm the vote of the New York City Landmark Commission and agree to the designation of the Beverly Square West historic district as a landmark district.

Very truly yours,

Lawrence Becker

[REDACTED]

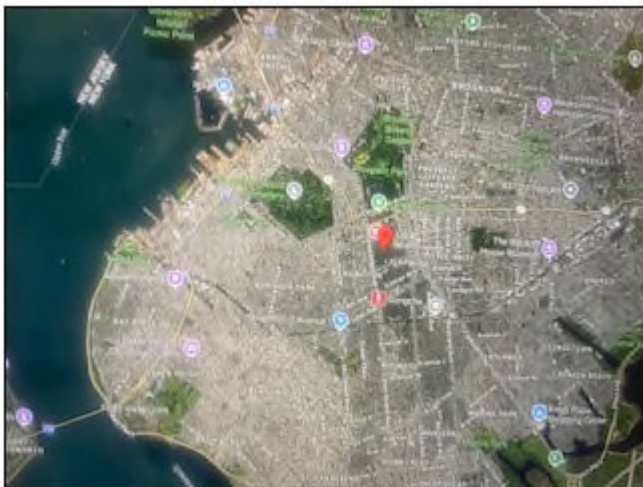
Brooklyn. NY 11226.

To: The Landmark Preservation Commission of the City of New York

From: Louise M. Cherkis, Esq. as Co-Owner with Benita R. Howard of 1304
Beverley Road, Brooklyn, N.Y. 11226

Re: Hearing on October 21, 2025 for Landmark Status for Beverley Square West

Thank you for providing this opportunity to present support for establishing landmark status to Beverley Square West (“BSW”). Its abundant charms enhance the whole of the City of New York. As a starting point, just a quick look on Google Earth and Google Maps shows that Brooklyn’s greenspace outside of parks and Greenwood Cemetery is distinctly centered in Victorian Flatbush.



Visitors all remark of their surprise and uplift upon viewing the Victorian era architecture, the chirping of birds within an abundance of mature, elegant trees which abut sidewalks separated from streets by greenery, and generous setbacks for homes with streetside manicured front yards.

I present to you BSW's integral importance from the historical vantage point of my home at 1304 Beverley Road: on your charting it is in dark green. At the June 17, 2025 LPC hearing, it was on the slide presentation as the Tudor Revival with Queen Anne elements. It stands on the southeast corner of Beverley Road and Argyle Road, making it the last home in BSW on Beverley Road being presently considered for landmark status.

Its first owner was in 1892 as evidenced by municipal records showing that on October 12, 1892, one Henry J. Robinson's deed was registered [5126-5200, Liber 2138 E.13 corner 50x10]. This was before Brooklyn became part of NYC. Notably, there was a stock market crash in 1893. The development of Victorian Flatbush, as appears in your documentation, proceeded in earnest after the annexation of Brooklyn into NYC in 1898. Therefore, recordation of a home in BSW historically precedes any in Prospect Park South (PPS) as well as precedes breaking ground on the train line east of Marlborough Road on Beverley.

Why do I point this out, aside from historical accuracy? It is because BSW and PPS share a seamless sense of place and cohesiveness. Moreover, history reveals that Beverley Road is truly the Gateway to Victorian Flatbush- not north or south side of the street.

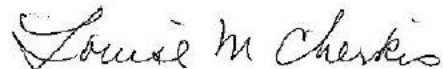
Even today, as demonstrated by the Halloween Parade of trick-or-treaters visualized on page 17 of the BSW Brochure which shows them crossing from the curiously excluded lovely section of

Victorian homes in the western portion of BSW at the intersection of Beverley and Argyle Roads to the included section at Beverley and Argyle Roads where my house stands.

These city dwellers who appear in droves every Halloween do not stop their quests to the north of Beverley, but rather enjoy continuing through BSW which shares its sense of quintessential Americana with PPS. The 500 or more trick-or-treaters who I serve within a period of one hour is testament to that. These children and their parents are not differentiating PPS from BSW as they traverse our community resplendent with fall foliage.

I respectfully submit to you that when examining the pedestrian and motorist experience between PPS and BSW on Beverley, it should not be considered a demarcate but rather a linkage that strengthens the identity of this specific urbanistic and architectural area between Coney Island Avenue and the Q train underpass beyond Marlborough Road. The inherent kinship between Beverley Road and the streets north is profound. To erase any piece of this vibrant community to enable real estate development would not serve the public good, and will further the slippery slope of erasing important history, damaging the environment and eviscerating distinct community character within the City of New York.

Respectfully Submitted,




Louise M. Cherkis, Esq.

SMITH MAZURE, P.C.

[REDACTED]
New York, NY 10006-3053
[REDACTED]
[REDACTED]

From: [Roisin Ford](#)
To: [Testimony](#)
Subject: [EXTERNAL] Support of Ditmas Park West historic district landmark designation (follow up to January 27, 2026 at 11am Subcommittee on Landmarks, Public Sitings, Resiliency, & Dispositions)
Date: Tuesday, January 27, 2026 12:20:50 PM



Hello, I'm writing both as an individual and as a board member of the Ditmas Park West Neighborhood Association to express my strong support for landmarking of Ditmas Park West and Beverly Square West. I attended today's Subcommittee on Landmarks, Public Sitings, Resiliency, & Dispositions hearing virtually and wish to echo my Councilmember Rita Joseph, as well as several of my neighbors and community members who are in favor of this landmarking.

To preserve some of New York's history, while maintaining a beautiful, diverse, and architectural significant group of multifamily homes, please support the landmarking of the Beverly Square West Historic District and Ditmas Park West Historic Districts.

Sincerely,
Roisin Ford
Ditmas Park West Neighborhood Association