

# Ditmas Park West Historic District



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## DESIGNATION REPORT

# Ditmas Park West Historic District

## LOCATION

Borough of Brooklyn

## LANDMARK TYPE

Historic District

## SIGNIFICANCE

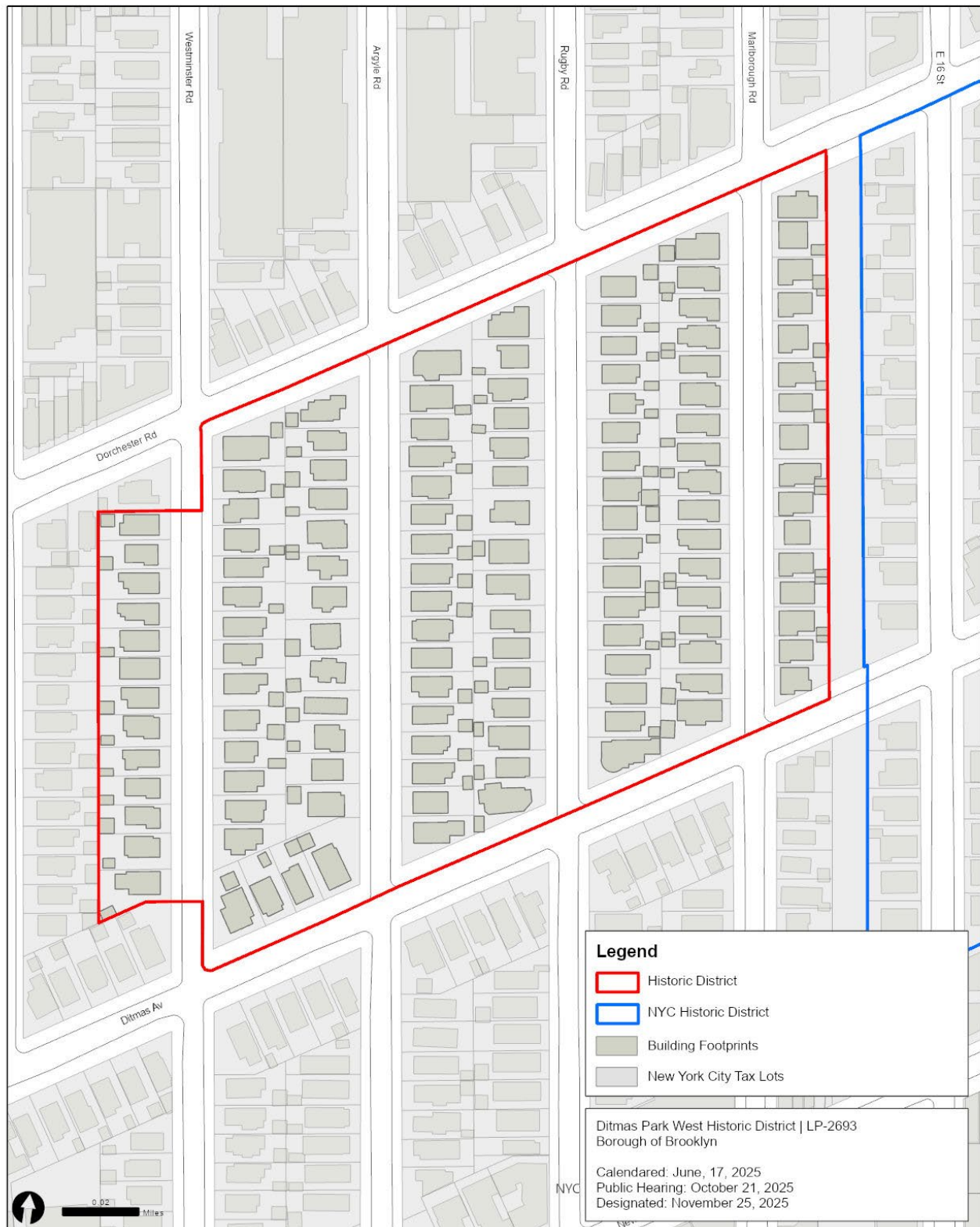
With distinctive free-standing houses set along tree-lined streets, the Ditmas Park West Historic District contains some of the finest and best-preserved residential streetscapes in Flatbush, Brooklyn, constructed at the turn of the 20th century when new city services enabled its suburban development.

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Graphic Source: MapPLUTO, Edition 18v2, Author: New York City Landmarks Preservation Commission, BK, Date: November 7, 2025

# Ditmas Park West Historic District

## Designation List 547 LP-2693

**Calendared:** June 17, 2025

**Public Hearing:** October 21, 2025

On October 21, 2025, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Ditmas Park West as a New York City Historic District (Item No.2). The hearing was duly advertised in accordance with the provisions of the law. At the public hearing, 10 people testified in support of the proposed designation including New York State Assemblymember Robert Carroll; New York City Council Member, Rita Joseph; 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; and property owners, residents, and neighbors of the proposed district. Some who supported designation also wanted the boundaries expanded. Three people opposed the designation. In addition, the Commission received 18 letters or emails of support for the proposed designation with many wanting to expand the boundaries, and one letter opposed to the proposed designation.

## Boundary Description

### Ditmas Park West Historic District

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 curblane 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 curblane of Ditmas Avenue; westerly along the northern curblane of Ditmas Avenue across Marlborough Road, Rugby Road, Argyle Road, to the northeastern corner of Ditmas Avenue and Westminster Road; northerly along the eastern curblane of Westminster Road to a 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 curblane of Westminster Road; and northerly along the eastern curblane of Westminster Road to the point of beginning.

## Summary

### Ditmas Park West Historic District

The Ditmas Park West Historic District contains 127 free-standing houses with most built between 1902 and 1906. Located immediately west of Ditmas Park Historic District between Dorchester Road and Ditmas Avenue, this residential district is among the finest and best-preserved neighborhoods in Flatbush that have not previously been designated.

Flatbush's transition from a farming village to streets lined with picturesque single-family houses began in the 1880s. This suburbanization was facilitated by the establishment of a street grid, the formation of the Flatbush Gas Company, the Flatbush Water Works, and the opening of the Brooklyn, Flatbush & Coney Island Railroad in 1878 along the eastern boundary of Ditmas Park West Historic District.

The Ditmas Park West Historic District was part of the former John Ditmas farm that was sold by the family in 1892. Ten years later the farm was purchased by a realtor, Lewis H. Pounds who developed the section east of the railroad tracks and in mid-1902, began a similar development in the western area. Pounds' primary role was improving the land, installing necessary infrastructure, grading streets, and marketing the development. Most of the lots were sold to local builders who contracted with architects for individually designed houses.

Approximately half of the houses in Ditmas Park West Historic District were designed by one architect, Arlington D. Isham, who often worked with Harry Grattan. Walter Lusher, also prolific in the district, was both designer and architect of many houses. Looking at the total number of houses in the

district, half were built by either Grattan or Lusher. In addition, nearly thirty percent were constructed by builders William H. Sawkins and Daniel Lauer.

This rapid development gives Ditmas Park West Historic District remarkable architectural cohesiveness. Nearly all the houses sit on lots that range in width from 40 to 60 feet, set back from a tree-lined ribbon sidewalk. Most are two and a half stories tall, and have complex rooflines, front porches, and angled bay windows. The late Queen Anne, early Colonial Revival, a combination of both styles, and Shingle style predominate in the neighborhood. Although diverse in style, they exhibit the preferences of the period and form a harmonious and appealing suburban streetscape.

As was typical of large free-standing houses in suburban Flatbush, Ditmas Park West's early residents were considered upper middle-class from Anglo-European backgrounds and the homes were generally occupied by single families, sometimes employing live-in servants.

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 lost population during the 1960s and 70s, the area became more diverse and benefited from the formation of neighborhood associations and the renewed interest in the district's rich architectural heritage.

Today, Ditmas Park West Historic District appears much as it did more than a century ago, with its harmonious and appealing streetscapes of historic free-standing turn-of-the-20th century houses.



# Historical and Architectural Development of the Ditmas Park West Historic District

## Introduction

The Ditmas Park West Historic District consists of 127 free-standing houses built between 1902 and 1910 along four tree-lined streets between Dorchester Road and Ditmas Avenue in the Flatbush neighborhood of Brooklyn.<sup>1</sup> It is one of Flatbush's early suburban developments with turn-of-the-20th-century houses on generously sized lots. This residential development is among the finest and best-preserved neighborhoods in Flatbush that have not previously been designated.<sup>2</sup>

## Early History of Flatbush<sup>3</sup>

Before the arrival of Dutch colonists, the Flatbush area was home to the Canarsee band of the Lenape people.<sup>4</sup> Trails used by the Canarsee later developed into the north-south Coney Island, Ocean, and Flatbush avenues, and into the east-west Church, Cortelyou, and Foster avenues. These trails provided access to woodlands providing fuel and game and to shorefront campsites where the Canarsee fished and harvested oysters.

The Dutch settlement of the Flatbush area began around the mid-1630s when land was "purchased" from the Canarsee and farms were established.<sup>5</sup> In 1652, the Director General of New Netherland, Peter Stuyvesant, established this area as Midwout, one of Brooklyn's original six towns.<sup>6</sup>

In 1664, the British took over New Netherland and renamed it New York. They also changed the town's name to Flatbush.<sup>7</sup> The village included a church, school, courthouse, and tavern, built where today's Church and Flatbush avenues

intersect in the northeast section of Flatbush. Gambrel-roofed farmhouses were built along what is now Flatbush Avenue with farm plots stretching east and west from the houses in long narrow strips.<sup>8</sup>

By 1685 Flatbush was a well-established and bustling settlement. Through the Colonial Period and well into the 1800s, Flatbush was primarily agricultural and semi-rural, with an economy dependent on the labor of enslaved people.<sup>9</sup> Although under English rule, much of the dominant Dutch culture, including the language, persisted. It was not until the 19th century that English became the common language of the town.

After the Revolutionary War, Flatbush, remained a farming community. It was far enough from the commercial centers of Brooklyn and New York making everyday travel inconvenient. The beginning of transportation lines to downtown Brooklyn occurred in 1830 when a stage line began operation. Shortly afterwards in 1834, several new streets opened next to the village center and a cluster of small frame houses was built.<sup>10</sup> In 1850, Flatbush still had 19 farms of more than 100 acres each, owned primarily by members of pioneer Dutch families, including the Lott and the Ditmas families.<sup>11</sup>

As the 19th century progressed, Flatbush remained sparsely settled with scattered houses and farmland acreage, but it soon became ripe for the development of suburban houses.<sup>12</sup>

## Suburban Development of Flatbush

Before developers could capitalize on large-scale residential projects, Flatbush first needed additional transportation and municipal improvements.

In 1860 the Brooklyn City Railroad Company completed a line down Flatbush Avenue reducing the travel time to downtown Brooklyn to 50 minutes. In 1878 the Brooklyn, Flatbush & Coney Island Railroad, the forerunner of today's B

and Q subway lines, opened between Atlantic Avenue and Brighton Beach.<sup>13</sup> In addition, in 1883 the Brooklyn Bridge provided a reliable link to Manhattan and new streetcar lines made Flatbush more convenient for commuters by the mid-1890s.

During the 1860s and 1870s, the formation of the Flatbush Gas Company and the Flatbush Water Works created future opportunities for development through the extension of utilities. In addition, Prospect Park, a New York City Scenic Landmark, designed by Olmstead and Vaux in 1865-73, created a desirable recreational area for residents who lived nearby.

Not only were transportation and utilities greatly improved, but the New York State legislature had already established the street grid pattern for all of Kings County in 1869. Flatbush's topography lent itself to using Brooklyn's urban grid and expedited residential development. The grid simplified surveying and minimized disputes over lot boundaries and maximized the number of houses that fronted onto a street.<sup>14</sup>

The developers routinely marketed the park-like setting of an entire neighborhood highlighting its large lots along tree-lined streets. In addition, these stand-alone houses offered health advantages of light and air, all within practical reach of the nearby city proper.<sup>15</sup>

Construction of houses accelerated with the improvements in transportation and services. Flatbush's earliest large-scale residential developments occurred in the areas directly south and east of Prospect Park. Tennis Court, begun in 1886, became one of the town's first suburbs.<sup>16</sup> Robert G. Strong noted in the 1880s that after construction of many frame houses began in Flatbush, "this once secluded little hamlet...had assumed the appearance of the suburbs of a large city."<sup>17</sup>

The town of Flatbush was annexed by Brooklyn in 1894; four years later, Brooklyn itself

became a borough within the newly consolidated City of New York. During the next two decades Flatbush became a choice area for many suburban developments, some of which consisted of row houses and others, like Ditmas Park West, of free-standing houses.<sup>18</sup>

### **Farm to Suburb**

Ditmas Park West Historic District shares a similar developmental history as Ditmas Park Historic District.<sup>19</sup> Both were part of the large farm owned by the Van Ditmarsen (Ditmas) family since the late 17th century. John Ditmas, a descendant, owned the farm from 1842 until his death in 1880.<sup>20</sup> In 1892 the family sold it to Olin G. Walbridge, a dry-goods merchant who left it undeveloped.<sup>21</sup> In 1902 he in turn sold the former farm to the Manor Realty Company headed by Lewis H. Pounds.<sup>22</sup>

By the time Pounds bought the former Ditmas farm, he had experience as a realtor and had developed other subdivisions in Flatbush. He then turned his attention to his new venture, Ditmas Park (east of the railroad tracks) and Ditmas Park West, the names Pounds used for his new subdivisions. Pounds' success in developing these two areas helped establish him as a major figure in Brooklyn real estate, and later politics with his election as Borough President in 1913.<sup>23</sup>

### **Development of Ditmas Park West**

In 1902 Pounds prepared Ditmas Park West for developers by grading the property and adding sewers, sidewalks, and paved streets. Adding to the park-like setting, he also placed electric and telephone lines underground. He divided the blocks into lots, formulated deed restrictions that provided a framework for construction, and marketed the development.<sup>24</sup>

By the spring of 1903, Pounds' Manor Realty Company was advertising Ditmas Park and Ditmas Park West. Although Ditmas Park promoted

more expensive choices, the advertisements for Ditmas Park West emphasized the neighborhood's street improvements and appealed to those who were looking for "...cozy artistic dwellings for a moderate price..."<sup>25</sup>

Manor Realty sold the parcels individually to builders who in turn worked with architects or designers of free-standing houses.

### **Architects and Builders**

Many different architects worked on custom house designs in the district. Sometimes an architect would design several choices that could be selected by the builder or owner.<sup>26</sup> It was also common for an architect to work with the same builder for many of their house projects.

The architect Arlington D. Isham, who did extensive work in Flatbush, was the architect for almost half of the houses in Ditmas Park West.<sup>27</sup> He often worked with the builder Harry Grattan.<sup>28</sup> In fact Harry and Amy Grattan, a husband-and-wife team, built most of the houses along Rugby Road in the historic district.

Other architects who are well represented in the district include Benjamin Driesler, A. White Pierce, and J. S. Kennedy. Many others designed only one house. See the Architects' Appendix for information on each architect with a list of projects in the district.

The district's most active builder was Walter R. Lusher, who constructed many houses between 1903 and 1905, including both sides of Marlborough Road.<sup>29</sup> Lusher also designed many of the houses he built, acting as his own architect, not uncommon during the early 1900s.<sup>30</sup> Other builders in Ditmas Park West included William H. Sawkins and Daniel Lauer, who, between them, constructed all of Westminster Road within the district.<sup>31</sup>

Marketing advertisements emphasized not only the appealing neighborhood and eye-catching architectural styles, but also the modern

conveniences included in the designs. The typical early 20th-century Ditmas Park West house was fitted with gas for ornamental lighting fixtures; hot and cold running water in the kitchen and bathrooms; a tub, sink, and a water closet in an upstairs bathroom and sometimes a toilet on the first floor by the rear "servant" stairs; and a hot-air coal-burning furnace with coal bins in the cellar.<sup>32</sup>

Fueled by the demand for suburban houses as the population of New York City dramatically increased at the turn of the 20th century, Ditmas Park West rapidly added houses in a short period of time, resulting in a cohesiveness and community identity that was rooted in that period.

### **Free-standing Houses in Ditmas Park West**

Most of the houses in Ditmas Park West used one of three main types or shapes of free-standing houses: the gable-front box, the side-gable box, and the popular four-square with its shallower hipped or pyramidal roof.

During this period, the three major styles, the Queen Anne, the Colonial Revival, and the Shingle used any of the three types. In general, the Colonial Revival was often applied to the four-square model, but not exclusively.

Deed restrictions in the district created a continuity of appearance with basic requirements, typical for suburban developments before zoning laws existed. These requirements ensured and promoted an upscale, parklike suburban atmosphere free of commercial intrusions.

The deeds stipulated the maximum width of the house depending on the lot width, thus ensuring enough distance between buildings.<sup>33</sup> The houses had to be detached, single family, at least two stories with a cellar, no flat roofs, and cost at least \$4,000. Ensuring houses would not sit on a small "hill," the grade at the front of the house could not be more than two feet above the level of the curb. Also adding to the uniformity of the houses, no

house could sit on a foundation's top ledge that was more than five feet above the level of the curb. These deed requirements expired in 1925.<sup>34</sup>

### **Landscape of Ditmas Park West**

The landscape features of the district's properties were both an attractive marketing tool for potential buyers and unified the neighborhood aesthetically.

Today's landscape reflects some of these early deed restrictions. The houses needed to be set back 25 feet from the sidewalk. Fences between the houses and the street were prohibited, thus ensuring the neighborhood had clear front yards.<sup>35</sup> In order to retain a gentle slope of the front yard, the walkways from the sidewalk to the house could not have steps.

The advertisements for the development emphasized street views devoid of above-ground utility lines, pedestrian-friendly ribbon sidewalks (planting strips between the sidewalk and the street), and the canopy of trees that shielded the houses from the public street.<sup>36</sup>

### **Architectural Styles**

The streetscapes of Ditmas Park West were held together not only by the landscape, basic building types, and deed requirements, but also by the harmonious use of a variety of similar architectural styles. These were not blocks of identical house shapes or styles, expediently constructed, but instead individual designs by architects and builders using the popular styles of the day. The variety of individual architectural designs pleasantly animated the streetscapes and continue to do so today.

As discussed above, the major architectural styles in Ditmas Park West Historic District are the Queen Anne, the Colonial Revival, and the Shingle. Although these are three distinct styles, Ditmas Park West was designed and built in a short period of time during the turn-of-the-20th century when these three popular and common designs for free-standing houses looked similar and had many features in

common.<sup>37</sup>

### **Queen Anne Style**

The style that occurs most often in the Ditmas Park West Historic District is the "Late" or "Free Classic" Queen Anne, differentiating it from the earlier more decorated examples from the 1880s.<sup>38</sup>

The Queen Anne had its 19th-century beginnings in England where its characteristic features there included red brick, white painted trim, dormer and bay windows, and stained glass for accents. In the 1870s, prominent American and English architects advocated that the United States use both the English Queen Anne and the American Colonial as a basis for a distinctly American version of Queen Anne. Although this seemed like an unlikely direction, "...American colonial buildings could be the starting point for a whole new style [i.e. Queen Anne] of building, and should be based on free development rather than imitation..."<sup>39</sup>

The Queen Anne became immensely popular and enjoyed its height of popularity in the 1880s when architects and builders in the United States explored creative variations using both the English Queen and the American Colonial. This approach was well-suited for free-standing wood houses because it allowed ample opportunity for individual details.

Around 1900, the Queen Anne became simpler in form and ornamentation, responding to a general move away from excessive decoration. With the increasing popularity of a more restrained approach and the increased interest in classical designs, the style incorporated Tuscan porch columns, Palladian windows, dentil molding, and similar details that were also used for early Colonial Revival houses.

The Late Queen Anne style in the Ditmas Park West Historic District often has a full-width front porch and a dominant front-facing attic gable end, sometimes differentiated from the rest of the

house with decorative windows and surrounds. The style also commonly exhibits a variety of cladding, most often with clapboard at the first story and wood shingles above; has complex and intersecting rooflines with a steep slope; is asymmetrical; and sometimes includes a tower, a turret, or an oriel capped by a conical or faceted roof.

During the time that the Late Queen Anne was popular, the Early Colonial Revival began to provide another, but related, stylistic direction, with many of the same features.<sup>40</sup>

### **Colonial Revival Style**

The second most popular style in Ditmas Park West Historic District is the “Early” or “Asymmetrical” Colonial Revival house. Like the Queen Anne, this style had its beginnings in the United States around the 1870s when it was called a “modernized colonial.” It was part of the search for a national style using a free interpretation and grafting details onto a variety of forms. It was not until the 1920s and 1930s that it became more visually and accurately connected to the American Colonial period.

This style was often applied to the four-square house type with its boxy shape and simplified roof forms, topped with small attic dormer windows. Overall, these houses exhibit fewer decorative details and often use Colonial-inspired door surrounds with pilasters, sidelights, and an entablature. Palladian windows provide accents, particularly in an upper story and dentil molding is found on many examples. The houses might be slightly asymmetrical, often with the entry door located off-center.

Unlike most of the later Colonial Revivals during the 1920s and 30s, these asymmetrical types often used angled and squared bay windows. Full-width or wrap-around front porches, common in the Queen Anne, also occur in the early Colonial Revival. These porches are typically supported with

Tuscan columns and use plain squared balusters for the railings.

There are also houses in Ditmas Park West Historic District that exhibit both Late Queen Anne and Early Colonial Revival features to such a degree that they are categorized as a combination of both in the Building Entries.

Along with the Queen Anne and the Colonial Revival, the Shingle style is also represented in the historic district.

### **Shingle Style**

Although not as common as the Colonial Revival and Queen Anne, the third most popular style in Ditmas Park West Historic District is a suburban version of the Shingle style.

Early Shingle examples, particularly in New England, were often oversized vacation houses located along a seacoast high atop a rocky shore. Others were large estate-like mansions for the very wealthy. Here the style is within the urban grid and downsized for suburban homeowners.

Like the first two dominant styles in this historic district, the Shingle style dates from the 1870s and is closely related to both previous styles. One of the best-known Shingle-style houses, Newport, Rhode Island’s Isaac Bell house, was sometimes labeled a “Modernized Colonial,” but also a “Queen Anne Villa” illustrating its connection to both styles.<sup>41</sup>

The suburban Shingle style is an outgrowth and a nod to American Colonial architecture, both English and Dutch. These houses are tightly wrapped in wood shingles, often continuing the roof shingles with the wall surfaces, creating a flowing and/or wrapped appearance. Its all-encompassing roofs and size of the house contrast with its small and seemingly random window openings. The style has fewer applied ornamental details except for simple integral shingle designs on the surface.

The Shingle style is also closely related to



the Queen Anne with its picturesque irregularity and complexity of shapes. While its roots are in the American Colonial, it also exhibits many elements of the Queen Anne such as a dominant front-facing gable end, oriel and bay windows, turrets, and decorative sashes with small panes.

An important feature of all three major styles in the district is the full-width or wrap-around front porch, most often supported on Tuscan columns, rather than wooden posts or turned balusters.

### **Additional Styles**

Ditmas Park West also has one Tudor Revival style house built in 1927 (478 Argyle Road). The rest of the houses fall into the styles discussed above. Nevertheless, the Tudor Revival house conforms to the rest of the district in siting, landscaping, and general appearance and is consistent with the historic streetscape.

### **Recurring House Features in Ditmas Park West**

Although the houses are identified as a particular style, there are many recurring house features that were used when designing and constructing the houses in Ditmas Park West Historic District. Even though they were architect-designed, they were influenced and patterned after similar examples popular at the time and illustrated in journals and house catalogues at the time.<sup>42</sup>

Most of the houses are tall wood-framed buildings with two full stories below a large, developed attic. Most were typically clad to create a varied and textured surface: wood, narrow clapboard at the first story and shingles above at the second story and attic. The Shingle-style houses were typically clad with wood shingles at all stories.

With all three of the most represented styles in the district, there is a full-width or wrap-around porch (identified as a piazza on the original

drawings) with Tuscan columns and simple porch railings with closely spaced squared balusters.<sup>43</sup> Also very common are three-sided shallow window bays. Some houses have as many as four on the front facade, two on the first story and two above.

The front doors are wood, either single or double leaf, but often not centered. Single one-over-one double-hung wood windows, with simple flatboard trim are typical. In addition, there are often leaded art glass windows either adjacent to the entry or along the side facade located at mid-story associated with an interior staircase.

Most of the trim is simple flat board that might be used as a water table, a belt course, or a simple frieze below the attic level, roof eave, or below the porch roof.

One the dominant features is the complex and intersecting steep roof that creates a habitable attic level. Many of the roofs terminate in deep closed eaves that extend beyond the body of the house and often wrap around several facades. Also associated with many of these houses is the use of intermediate eaves between the first and second stories, often at the side facades.

In addition, to these features, most of the houses in this district have a detached garage at the rear of the property.

### **Garages**

Garages in the district are considered secondary buildings. Most of them were built during the 1920s, and many are still present in the historic district.

When the Ditmas Park West Historic District's houses were completed in 1906, there were no garages on the lots.<sup>44</sup> In fact, the deeds limited what could be built on each parcel to a "detached dwelling-house" for "one family" and did not allow stables or barns.

After World War I, the deed restrictions expired, so many residents constructed detached

garages when automobiles became more common.<sup>45</sup> A curb cut and driveway consisting of two strips of concrete were added to the lot and led to a typical one-car garage with barn doors, placed at the rear of the parcel minimizing visibility.<sup>46</sup> Most garages in the historic district are modest, utilitarian structures, and several properties share driveways and garages themselves.

### **Demographics of Ditmas Park West**

Most of the early home-owning residents were middle-class families, primarily from Anglo-European backgrounds. One of the notable residents in 1910 was the builder Harry Grattan, at 523 Rugby Road.

During the Depression, many families took in lodgers and some properties were later converted to two-family homes. Home ownership remained high as business executives and professionals continued to live in suburban developments of Flatbush. During the 1930s, many Jewish families moved to the neighborhood, often from Manhattan.<sup>47</sup>

After World War II and through the 1950s, Flatbush's neighborhoods continued to be a thriving community where most of the residents reflected a European background. Flatbush's churches at the time consisted of 30 mainline Protestant churches, 24 Jewish synagogues, and seven Roman Catholic parishes.<sup>48</sup>

Like many Brooklyn neighborhoods Flatbush's prosperity was impacted during the 1960s and 1970s when the population declined. Many residents moved away to newer developments, leaving behind the large single-family houses in Ditmas Park West and elsewhere. As a result, many newcomers with diverse backgrounds (many from the Caribbean) moved into these large and-reasonably priced homes.<sup>49</sup>

As the neighborhood became increasingly diverse, remaining residents joined with newcomers

to form neighborhood organizations that promoted inter-cultural cooperation and countered any disinvestment. One of these was the Flatbush Development Corporation, organized in 1975, a non-profit that worked with the residents to prevent "blight" and promote housing renovation.<sup>50</sup>

Starting in the 1980s, young professional families were attracted by the historic housing stock and life in a multiracial neighborhood. Today, local organizations, as well as individual residents, maintain its historic character and enrich the district with a wide range of traditions and backgrounds.<sup>51</sup>

### **Conclusion**

Ditmas Park West Historic District's tree-lined streets, lawns, and planting strips create a park-like setting for the impressive turn-of-the-last century houses on large lots. The front and side yards give the houses breathing space and flow almost seamlessly from one to the other. This well-preserved residential district, with its architecturally notable houses, illustrates an exceptionally cohesive and historic Flatbush neighborhood.

## Endnotes

<sup>1</sup> Flatbush is a neighborhood in central Brooklyn whose boundaries are often cited as Parkside Avenue to the north, Nostrand Avenue to the east, Avenue H to the south, and Coney Island Avenue to the west. Kenneth T. Jackson, ed., *The Encyclopedia of New York City, 2nd Ed.* (New Haven: Yale University Press), 457.

<sup>2</sup> Nearby Flatbush historic districts designated by the New York City Landmarks Commission (LPC) include Ditmas Park Historic District, designated 1981; Prospect Park South Historic District, designated 1979; Fiske Terrace-Midwood Park Historic District, designated 2008; and Beverley Square West Historic District, designated 2025.

<sup>3</sup> Adapted from the Flatbush sections of the LPC designation reports for Prospect Park South Historic District, Ditmas Park Historic District, and East 25th Street Historic District.

<sup>4</sup> Keskachane, a major settlement of the Lenape was near the present-day intersection of Flatbush Avenue and Kings Highway.

<sup>5</sup> “Purchases” that European settlers deemed outright transfers of property were, to Native Americans, more akin to leases or joint tenancy contracts allowing them continuing rights to the property.

<sup>6</sup> The other five towns were Breuckelen, later Brooklyn, located to the north of Midwout, Boswijk, later Bushwick, to the northeast, Amersfoort, later Flatlands, to the south, New Utrecht, to the west, and Gravesend to the southeast, an English-speaking settlement and the first in America established by a woman.

<sup>7</sup> *This is a variation of the Dutch “vlackebos” that translates to wooded plain.*

<sup>8</sup> An extant example of one of these houses is the Lefferts Homestead farmhouse, c. 1780, a New York City Landmark, is now located in Prospect Park.

<sup>9</sup> Marc Linder and Lawrence C. Zacharias, *Of Cabbages and Kings County: Agriculture and the Formation of Modern Brooklyn* (Iowa City, Iowa: University of Iowa Press, 1999), 81. By 1749, nearly 800 enslaved people lived in Flatbush.

<sup>10</sup> This early cluster of houses, known as “English Neighborhood,” was at Erasmus and Johnson Streets,

east of Flatbush Avenue.

<sup>11</sup> LPC, *Fiske Terrace-Midwood Park Designation Report (LP-2208)* (New York: City of New York, 2008), prepared by Michael D. Caratzas, 13.

<sup>12</sup> “The suburb, as a residential place...outside city walls, is as old as civilization and an important part of...urban traditions.” Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York: Oxford University Press, 1985), 13. For centuries, residents who could afford it could choose to move to the fringes of crowded cities to take advantage of both country and urban life. *Ibid.*, 25.

<sup>13</sup> This rail line started in 1878 at street level; by 1907, the tracks had been lowered into a wide trench.

<sup>14</sup> Kenneth T. Jackson, 74.

<sup>15</sup> *The Realm of Light and Air: Flatbush the Ideal Home Land* (Brooklyn: All Souls Universalist Church, 1905), 12.

<sup>16</sup> Tennis Court is south of Church Street near Ocean Avenue. The houses no longer stand, replaced by apartment buildings in the 1920s.

<sup>17</sup> Robert G. Strong, *A History of the Town of Flatbush* (Brooklyn, New York, 1884), 20.

<sup>18</sup> In addition to the New York City historic district landmarks, Flatbush’s residential subdivisions include Vanderveer Park, Manhattan Terrace, Slocum Park, East Flatbush, Rugby, Wingate, Farragut, Erasmus, Beverley Square East, Caton Park, Midwood Park, and Yale Park.

<sup>19</sup> This section on Ditmas Park is based on LPC, *Ditmas Park Historic District Designation Report* (New York: City of New York, 1981) and information on file at the New York City Landmarks Preservation Commission.

<sup>20</sup> “John Ditmas,” *Brooklyn Daily Times*, July 15, 1880, 4.

<sup>21</sup> Office of the Register, Kings County, Deeds and Conveyances, Liber 2104, p. 214 (March 25, 1892), Ditmas to Walbridge.

<sup>22</sup> Herbert F. Gunnison, ed., *Flatbush of To-Day* (Brooklyn: 1908), 95. Pounds was born in Ohio and came to Flatbush in 1896. Trained as a lawyer, he became a

real estate developer.

<sup>23</sup> LPC, *Ditmas Park Historic District Designation Report*, 6.

<sup>24</sup> Gunnison, ed., 93-94.

<sup>25</sup> “Ditmas Park,” *Brooklyn Eagle* April 2, 1903, 45. Houses in Ditmas Park ranged from \$10,000-\$20,000, houses in Ditmas Park West from \$6,500 to \$10,000.

<sup>26</sup> Several of the block and lot folders at the New York City Department of Buildings contained multiple house designs for a particular lot.

<sup>27</sup> Isham described himself as a carpenter in 1900 and, like many architects active in the area at that time, likely received no formal architectural training. United States Census records, 1900.

<sup>28</sup> Harry Grattan became a successful speculative builder. He and his wife lived at 1323 Ditmas Avenue at the corner of Rugby Road. On Grattan, see William S. Pelletreau, *A History of Long Island, Vol. III* (New York: Lewis Publishing Company, 1905), 364-66.

<sup>29</sup> Pelletreau, 410-13.

<sup>30</sup> Certification for architects in New York began in 1915.

<sup>31</sup> On Lauer, see Pelletreau, 390; on Sawkins, see Gunnison, ed., 158.

<sup>32</sup> *Brooklyn Eagle*, February 10, 1901, 41.

<sup>33</sup> The lots sizes are not as uniform along the east-west Ditmas Avenue and Dorchester Road.

<sup>34</sup> Typical deed: Office of the Register, Kings County, Deeds and Conveyances, Section 16, Liber 43, p. 25 (June 27, 1905) Manor Realty Company to Daniel Lauer.

<sup>35</sup> Fences were allowed beyond the front of the house, but they could not be higher than four feet.

<sup>36</sup> The trees in the suburban neighborhoods of Flatbush were planted either in the planting strip by the street curb or in the front yards. Popular choices were Tulip, Linden, Maple, and Plane trees. Andrew S. Dolkart, “Ditmas Park Presentation, July 27, 1977,” Landmarks Preservation Commission file.

<sup>37</sup> The close relationship between the three styles, Queen Anne, Colonial Revival, and Shingle, are addressed in Vincent J. Scully, Jr., *The Shingle Style & the Stick Style: Architectural Theory and Design from Downing to the Origins of Wright* (New Haven: Yale University Press, Revised Edition, 1971); Richard Guy Wilson, *The Colonial Revival House*; and in Mark Girouard, *Sweetness and Light: The Queen Anne Movement 1860-1900* (New Haven: Yale University Press, 1977).

<sup>38</sup> Stylistic terms are sometimes regional, and in some places the late Queen Ann and the early Colonial Revival are identified as “Edwardian.”

<sup>39</sup> Mark Girouard, 209.

<sup>40</sup> Virginia McAlester, *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Alfred A. Knopf, 2015). See sections on the Free Classic Queen Anne and the Early or Asymmetrical Colonial Revival styles. Both styles are very similar and sometimes difficult to differentiate between the two.

<sup>41</sup> Richard Guy Wilson, 41.

<sup>42</sup> See Daniel D. Reiff, *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide* (University Park, Pa: Pennsylvania State University Press, 2000).

<sup>43</sup> The Tuscan column used with these houses is usually smooth with a simple base and capital under a porch beam that sometimes has a narrow string course or dentil molding under the porch's roof edge.

<sup>44</sup> *Maps of the Brooklyn City of New York, Vol. 10* (New York: Sanborn Map Co., 1905), Plates no. 39 and 41.

<sup>45</sup> See Kenneth T. Jackson, 252, for a brief overview of suburban garages in the United States. One of the reasons they were built as separate structures was to reduce fire hazard to the main house since many owners kept gasoline in the garages.

<sup>46</sup> In a few instances some property owners built two-car garages during that time.

<sup>47</sup> Thomas J. Campanella, *Brooklyn: The Once and Future City* (Princeton, New Jersey: Princeton University Press, 2019), 433, 436.

<sup>48</sup> John Mollenkopf, “The Long View, The Evolution of Flatbush.” <https://www.vitalcitynyc.org/articles/the-evolution-of-flatbush>

<sup>49</sup> Laurie Johnston, “In Flatbush, Ambiance of Small Towns in a Big City,” *New York Times*, March 28, 1980, B1.

<sup>50</sup> The Flatbush Development Corporation along with the Ditmas Park Neighborhood Association remain active today with many programs and initiatives.

<sup>51</sup> *Daily News*, Feb 29, 2004, 172. “Once a predominantly Irish, Italian, and Jewish neighborhood, now it is an ethnic mix of Caribbean, Asian, Hispanic, Orthodox Jewish, Haitian, Indian, and Bangladeshi residents, to name a few.”

## Findings and Designation

### Ditmas Park West Historic District

On the basis of a careful consideration of the history, the architecture, and the other features of this area, the Landmarks Preservation Commission finds that the Ditmas Park West Historic District contains buildings and other improvements which have a special character and a special historical and aesthetic interest and value and which represent one or more eras in the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the city. Further, this historic district is part of the development, heritage, and culture of the city, state and nation, as set forth in this designation report.

Accordingly, pursuant to the provisions of Chapter 47, Section 3020 (formerly Section 534 of Chapter 21) of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Historic District the Ditmas Park West Historic District containing the properties bounded by a line beginning at the southeastern corner of Dorchester Road and Westminster Road, continuing easterly along the southern curbline 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 curbline of Ditmas Avenue; westerly along the northern curbline of Ditmas Avenue across Marlborough Road, Rugby Road, Argyle Road, to the northeastern corner of Ditmas Avenue and Westminster Road; northerly along the eastern curbline of Westminster Road to a

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 curbline of Westminster Road; and northerly along the eastern curbline of Westminster Road to the point of beginning, as shown in the attached map.



# Ditmas Park West Historic District: Illustrations







**447 Westminster Road**

LPC Staff, May 2025





**445 Westminister Road**  
LPC Staff, November 2025



C



**445 Argyle Road**  
LPC Staff, November 2025



**Marlborough Road Streetscape**  
LPC Staff, November 2025





**501 Marlborough Road**  
LPC Staff, November 2025

**505 Argyle Road**  
LPC Staff, November 2025





**521 Argyle Road**  
LPC Staff, November 2025



**1125 Ditmas Avenue**  
LPC Staff, November 2025

# Ditmas Park West Historic District: Building Descriptions





# Westminster Road

Ditmas Park West Historic District

## West Side of Westminster Road

### 456 WESTMINSTER ROAD

Borough of Brooklyn Tax Map Block 5175, Lot 13

BIN: 3119261

**Date(s):** c. 1903 (NB 873-1903)  
**Architect(s) / Builder(s):** James Sarsfield Kennedy  
**Owner(s) / Developer(s):** Daniel Lauer  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood; brick

**Status:** Contributing

#### History, Significance and Notable Characteristics

No. 456 Westminster Road is a free-standing Queen Anne/Colonial Revival-style house designed by James Sarsfield Kennedy and constructed by Daniel Lauer c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

This house is characteristic of both the Queen Anne and Colonial Revival styles. Historic Queen Anne-style features include its two angled projecting bays at the second story and deep, intersecting roof form. Colonial Revival-style features include the overall symmetry of the facade; attic-story pedimented window enframing; and gable eave with modillions.

**Secondary (North) Facade:** This facade is similar in decorative treatment to the main facade, with a brick chimney that runs the height of the facade, and a gable-roof dormer with arched opening over three windows of different size.

**Secondary (South) Facade:** This facade is similar in decorative treatment to the main facade with a two-story projecting bay and two gable-roof dormers.

#### Alterations

**Primary (East) Facade:** Porch enclosed with brick (except pediment on south side); upper stories reclad with siding; non-historic main entrance door with sidelights and non-historic

windows at enclosed porch; stoop and railings replaced; center window at second story removed; multilight attic windows replaced; non-historic light fixtures; roof materials replaced

Secondary (North) Facade: Facade reclad; windows replaced

Secondary (South) Facade: Facade reclad; enclosed porch; windows replaced; security grilles added over first-story windows

#### **Site**

Front yard; curbed concrete walkway to front porch; driveway with double concrete strips and grass median

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 873-1903; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **462 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5175, Lot 15  
BIN: 3119262

**Date(s):** c. 1904 (NB 541-1904)  
**Architect(s) / Builder(s):** Benjamin Driesler  
**Owner(s) / Developer(s):** Daniel Lauer  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 462 Westminster Road is a free-standing Queen Anne-style house designed by Benjamin Driesler and constructed by Daniel Lauer c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic late Queen Anne-style features of the house include its asymmetrical composition at the first story; wraparound porch with simple wood railing, square columns, and pediments at the entrance and south extension; clapboard and shingle cladding; first-story angled projecting bay; wood-and-glass double-leaf main-entrance door; paired one-over-one windows with bracketed shed lintel at the second-story; intersecting roof forms; Palladian window variant with center lancet window; and prominent steep front-facing gable roof with deep bracketed eaves. Other historic features include its brick porch base with wood lattice.

Secondary (North) Facade: This facade is similar in decorative treatment to the main facade; multiple one-over-one windows at first and second stories, six-over-one window at attic; and

gable roof with deep bracketed eaves.

Secondary (South) Facade: This facade is similar in decorative treatment to the main facade; two-story angled bay with hipped roofs; small square-headed window in peak of gable; gable roof with deep bracketed eaves.

#### **Alterations**

Primary (East) Facade: Windows replaced; facade painted; columns replaced; stoop railing added; non-historic light fixtures; roof materials replaced

Secondary (North) Facade: Some windows replaced

Secondary (South) Facade: Some windows replaced

#### **Site**

Front yard; concrete walkway to front porch; concrete driveway

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 541-1904; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **466 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5175, Lot 17

BIN: 3119263

**Date(s):** c. 1903 (NB 872-1903)

**Architect(s) / Builder(s):** James Sarsfield Kennedy

**Owner(s) / Developer(s):** Daniel Lauer

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood; brick

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 466 Westminster Road is a free-standing Queen Anne-style house designed by James Sarsfield Kennedy and constructed by Daniel Lauer c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Historic late Queen Anne-style features of the house include its asymmetrical composition; complex intersecting roofs; brick facade at first story, and wood shingle at second and attic stories; simple, paneled wood-and-glass main-entrance door; spare classical ornament; angled bays at first and second stories with double-hung one-over-one windows; arched one-over-one window with classical wood enframing at second story; and prominent gable with four-part window with bracketed sill, and projecting faceted gable.



Secondary (North) Facade: This facade is similar in decorative treatment to the main facade with shingle siding at the second and attic stories; projecting two-story square bay with arched window at second story; several one-over-one windows; one-story square bay and enclosed porch at rear; deep eaves; and dormer window with hipped roof at attic story.

Secondary (South) Facade: This facade is similar in decorative treatment to the main facade with shingle siding at the second and attic stories. It has a two-story angled bay with several one-over-one windows, and large attic-story gable with center window.

#### **Alterations**

Primary (East) Facade: Small window removed at first story; stoop and stoop railings replaced; porch rebuilt with brick base, square wood half-columns on brick plinths and metal railings; main-entrance door replaced; non-historic light fixtures at main entrance; storm sashes

Secondary (North) Facade: Windows replaced; storm sashes

Secondary (South) Facade: Window replaced; storm sashes

Secondary (West) Facade: Addition of one-story wood screened-in porch at rear facade

#### **Site**

Front yard; concrete walkway to front porch; concrete driveway with gravel median strip

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 872-1903; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **470 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5175, Lot 19  
BIN: 3119264

**Date(s):** c. 1904 (NB 1706-1904)  
**Architect(s) / Builder(s):** Benjamin Driesler  
**Owner(s) / Developer(s):** Daniel Lauer  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 470 Westminster Road is a free-standing Queen Anne-style house designed by Benjamin Driesler and constructed by Daniel Lauer c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of

free-standing suburban houses.

Historic late Queen Anne-style features of the house include its asymmetrical composition; first- and second-story wood clapboards; wraparound porch with simple wood railing and square columns; angled bays at first and second stories; entrance with simple, molded door surround; one-over-one windows with wood surrounds, lintels and sills; bracketed eave at second-story; attic dormer with flared eaves and shingle cladding featuring a Palladian window with multipane upper sashes and flanking paired wood pilasters; second-story wood molding; and gable roof. Other historic features include its brick porch base with wood lattice.

**Secondary (North) Facade:** This facade is similar in decorative treatment to the main facade, with clapboard siding. It features a projecting two-story bay with hipped roof, and several square-headed one-over-one windows, as well as a large attic-story gable with paired center windows and a two-story extension at rear.

**Secondary (South) Facade:** This facade is similar in decorative treatment to the main facade, with clapboard siding. It features a projecting two-story bay with hipped roof; and several square-headed one-over-one windows, as well as a large attic-story gable with window.

#### **Alterations**

**Primary (East) Facade:** Main entrance door replaced; non-historic light fixture at porch ceiling; wood railing added to stoop; storm sashes; roof materials replaced

**Secondary (North) Facade:** Windows replaced; storm sashes

**Secondary (South) Facade:** Some window sashes replaced; storm sashes

#### **Site**

Front yard; concrete walkway to front porch; no driveway

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1706-1904 and Alteration Permit 2915-1919; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **476 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5175, Lot 21  
BIN: 3119265

**Date(s):** c. 1904 (NB 2249-1904)  
**Architect(s) / Builder(s):** Benjamin Driesler  
**Owner(s) / Developer(s):** Daniel Lauer  
**Type:** Free-standing House  
**Style(s):** Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 476 Westminster Road is a free-standing Colonial Revival-style house designed by Benjamin Driesler and constructed by Daniel Lauer c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Colonial Revival-style features of the house include its porch featuring Tuscan columns, picket railings, and a denticulated cornice; first-story clapboards and second-story and dormer shingles; main-entrance door with wood surround featuring Tuscan pilasters and denticulated lintel with wood-and-glass double-leaf door; simple window surrounds; hipped roof; and hipped dormer with a classical triple window with flanking, paired Tuscan columns and deep bracketed eaves.

Secondary (North) Facade: Secondary entrance; one-over-one windows at first and second stories; hipped dormer with wood shingles and six-over-one window.

Secondary (South) Facade: Two-story angled bay with small center window at first story; square-headed windows; hipped dormer window with wood shingles and two one-over-one windows.

### **Alterations**

Primary (East) Facade: Some windows replaced; storm sashes; non-historic light fixture at porch ceiling; roof materials replaced

Secondary (North) Facade: Non-historic light fixture at secondary entrance; window replaced; storm sashes

Secondary (South) Facade: Solar panel at roof; window replaced; storm sashes

### **Site**

Front and side yards; concrete walkway to front porch; concrete driveway and secondary hipped roof garage with replacement door

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 2249-1904; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

## **480 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5175, Lot 23  
BIN: 3119266

**Date(s):** c. 1904 (NB 2250-1904)  
**Architect(s) / Builder(s):** Benjamin Driesler  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 480 Westminster Road is a free-standing Queen Anne-style house designed by Benjamin Driesler and constructed by William H. Sawkins c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Historic late Queen Anne-style features of the house include its asymmetrical composition; clapboard and shingle cladding; wraparound porch with wood railing with turned balusters and porch base with lattice; main entrance with molded wood surround featuring pilasters; wood-and-glass double-leaf door; angled bays at first and second stories with simple, wood window surrounds; hipped roof with deep eaves; and center bracketed gable dormer with decorative wood fascia details and four one-over-one windows with bracketed lintels and sills. Other historic features include its wood stoop with shingled cheek walls.

Secondary (North) Facade: Oriel with hipped roof supported by decorative brackets; secondary entrance; square-headed windows; deep eave; large attic-story gable dormer with two windows; one-story extension visible at rear.

Secondary (South) Facade: Three-story angled bay with hipped roofs; deep eave above second story.

**Alterations**

Primary (East) Facade: Some window sashes replaced; non-historic light fixture at porch ceiling; through-wall air conditioner at second story; light fixture at north facade; roof materials replaced

Secondary (North) Facade: Non-historic light fixture and metal mailbox at secondary entrance; some windows replaced

Secondary (South) Facade: Windows replaced

**Site**

Front and side yards; concrete walkway to front porch; concrete driveway; wood fence and gate at rear of driveway

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

"Projected Buildings," *Real Estate Record and Builders' Guide* (October 8, 1904), 775; Department of Buildings, Borough of Brooklyn, New Building Permit 2250-1904; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

## 486 WESTMINSTER ROAD

Borough of Brooklyn Tax Map Block 5175, Lot 25

BIN: 3119267

**Date(s):** c. 1904  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial shingles

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 486 Westminster Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic late Queen Anne-style features of 486 Westminster Road include its asymmetrical composition; wraparound porch with picket railings and Tuscan columns; entrance vestibule with molded wood surround featuring pilasters and wood-and-glass door; angled bays at first and second stories, with the second-story bay breaking the plane of the roofline; square-headed windows with simple wood surrounds and one-over-one sashes; large attic-story gable with decorative wood fascia details, and quadruple window featuring six-over-one sashes and continuous lintel with modillions.

Secondary (North) Facade: Secondary entrance; square-headed windows; small window on side of main-entrance vestibule; large attic-story gable with decorative wood fascia details; and two-story extension at rear with decorative corner post.

Secondary (South) Facade: Angled bay with hipped roof at first story; square oriel at second story; deep eave below large attic-story gable with decorative wood fascia details and triple window; square-headed windows

### Alterations

Primary (East) Facade: Wood clapboard and shingle siding replaced with artificial siding; porch base replaced with brick; stoop replaced, and railing added; some window sashes replaced; non-historic light fixture at porch ceiling; storm sashes; roof materials replaced

Secondary (North) Facade: Facade resided; some windows replaced

Secondary (South) Facade: Facade resided; some windows replaced

### Site

Front and side yards; brick and concrete walkway to front porch; concrete driveway; secondary hipped-roof garage with replacement door



**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (September 17, 1904), 615;  
New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

**492 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5175, Lot 27  
BIN: 3119268

**Date(s):** c. 1904 (NB 2006-1904)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 492 Westminster Road is a free-standing Colonial Revival-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1904. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Colonial Revival-style features of the house include its first-story clapboards and second-story and dormer shingles; wraparound wood porch featuring shingled plinths, Tuscan columns, and wood railings; simple wood window surrounds; possibly historic wood-and-glass door set within a main-entrance surround with pilasters and slightly projecting lintel; paired and single one-over-one windows at the first and second stories; and hipped roof with deep eaves and center hipped dormer with multipane upper sash. Other historic features include its stone porch base with wood lattice.

Secondary (North) Facade: Secondary entrance; square oriel at second-story; deep eaves; and hipped roof dormer.

Secondary (South) Facade: Two-story angled bay with one-over-one windows; deep eaves; hipped-roof dormer with window.

**Alterations**

Primary (East) Facade: Windows replaced (except as noted); non-historic light fixture at porch ceiling; stoop replaced, and metal railings added; storm sashes; roof materials replaced

Secondary (North) Facade: Non-historic light fixture and metal mailbox at secondary entrance; non-historic through-wall air conditioner at first story; windows replaced; storm sashes

Secondary (South) Facade: Non-historic alarm system at attic eaves; windows replaced; storm sashes

**Site**

Front and side yards; concrete walkway to front porch; concrete driveway; secondary, frame peaked-roof garage

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 2006-1904 and Alteration Permit 9740-1935; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

**498 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5175, Lot 29  
BIN: 3119269

**Date(s):** c. 1904 (NB 2004-1904)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 498 Westminster Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its improvement for the construction of free-standing suburban houses.

Queen Anne-style features of the house include its wraparound porch featuring Tuscan columns and wood railings; the slight asymmetry of the front facade, with angled first- and second-story bays; simple door and window surrounds; possibly historic wood-and-glass door; first-story clapboards and second-story shingles; and gable with deep eaves, decorative wood fascia details, and paired windows. Other historic features include the house's stone porch base with wood lattice within its openings.

Secondary (North) Facade: Secondary entrance with simple wood surrounds; double-hung sash windows; and gabled dormer at attic story.

Secondary (South) Facade: Complex two-story bay, with second story partially supported by a Tuscan column on a concrete plinth; first-story window with transom; deep eaves; and large attic dormer.

**Alterations**

Primary (East) Facade: Some window sashes replaced; storm sashes; non-historic light fixture at porch ceiling; roof materials replaced

Secondary (North) Facade: Some window sashes replaced; storm sashes; non-historic light fixture and metal mailbox at secondary entrance; two HVAC systems with electrical conduits

Secondary (South) Facade: Windows replaced; storm sashes; through-wall air conditioner at second story

**Site**

Front and side yards; concrete walkway to front porch; concrete driveway; secondary garage with clay tile roof and replacement door

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 2004-1904; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

**502 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5175, Lot 31  
BIN: 3119270

**Date(s):** c. 1904 (NB 2005-1904)

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** William H. Sawkins

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 502 Westminster Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its improvement for the construction of free-standing suburban houses.

Queen Anne-style features of the house include its wraparound porch featuring shingled plinths, Tuscan columns, wood railings, and a wood cornice; asymmetrical front facade with first-story projecting bay; simple door and window surrounds; first-story clapboards and second-story and attic shingles; stained-glass window adjacent to the main entrance; three-part window at the second story with one-over-one sash; and large attic-story gable with deep eaves, decorative wood fascia details and attic window with wood surround and scrolled molding beneath the sill. Other historic features include its stone porch base with wood lattice.

Secondary (North) Facade: Secondary entrance at north facade; square-headed windows including small four-light window; one-story extension at rear; and gabled dormer with pediment.

Secondary (South) Facade: Angled bay at first story; squared-headed windows; deep eaves, gable dormer with pediment and paired one-over-one windows.

#### **Alterations**

Primary (East) Facade: Some window sashes replaced; non-historic light fixture at porch ceiling; non-historic storm door at main entrance; main-entrance door replaced; stoop replaced, and railings added; non-historic metal mailbox; roof materials replaced

Secondary (North) Facade: non-historic light fixture and metal mailbox at secondary entrance; storm sashes

Secondary (South) Facade: Windows replaced; storm sashes

#### **Site**

Front and side yards; concrete walkway to front porch; concrete driveway; secondary hipped-roof garage; wood fence along north property line

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 2005-1904; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **506 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5175, Lot 33  
BIN: 3119271

**Date(s):** c. 1905  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; brick; artificial shingles

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 506 Westminster Road is a free-standing Queen Anne-style house constructed by William H. Sawkins c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property farm by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Queen Anne-style features of the house include its intersecting-gable roof; three-part window at the second story; wood-and-glass main entrance door; stained-glass window adjacent to the

main entrance; and large attic-story gable with deep eaves, paired window, and scrolled molding beneath the sill.

Secondary (North) Facade: Secondary entrance; square-headed windows; gable dormer with pediment featuring single window; one story extension at rear.

Secondary (South) Facade: Angled projecting bay with hipped roof at first story; square-headed windows; gable dormer with pediment featuring single multilight window.

#### **Alterations**

Primary (East) Facade: Porch enclosed with brick between c. 1940 and c. 1985; wood-shingled second and attic stories resided; porch column and first-story facade reclad with brick; stoop and cheek wall replaced, and railing added; all windows except as noted replaced; non-historic ceiling light fixture

Secondary (North) Facade: Second and attic stories resided; non-historic light fixture and metal mailbox at secondary entrance

Secondary (South) Facade: Second and attic stories resided; brick-enclosed porch with two-small windows

#### **Site**

Front and side yards; concrete walkway to front porch; concrete driveway; secondary wood-and-brick garage with replacement door

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

“Transfers,” *Brooklyn Daily Times*, May 6, 1905, 9; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

### **512 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5175, Lot 35  
BIN: 3119272

**Date(s):** c. 1905 (NB 3095-1905)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial shingles

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 512 Westminster Road is a free-standing Queen Anne/Colonial Revival-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1905. It was built during Ditmas Park West’s core period of development, following the electrification of the



adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This is one of many houses designed by Isham for Sawkins.

The house's Queen Anne/Colonial Revival-style features include its wood wraparound porch with simple Tuscan columns on shingled plinths and wood railings; first-story clapboards; angled bays at the first and second stories; first-story door and window surrounds with molded lintels; possibly historic wood-and-glass main-entrance door; large two-over-two window with stained-glass transom; square-headed windows at the second story and dormer; and hipped roof with deep eaves and gable dormer. Other historic features include its stone porch base with wood lattice.

Secondary (North) Facade: Square oriel with shed roof; square-headed windows; gabled dormer with pediment and single window.

Secondary (South) Facade: Angled oriel featuring a small center stained-glass window and hipped roof at first story; deep eaves and gable dormer with single window.

#### **Alterations**

Primary (East) Facade: Second- and attic-story wood shingle siding replaced with artificial shingles; some windows replaced; non-historic metal mailbox; non-historic light fixture and security camera at porch ceiling; storm sashes; roof materials replaced; alarm boxes on dormer

Secondary (North) Facade: Non-historic light fixture and metal mailbox at secondary entrance; north facade partially obscured by tall wood fencing; some windows replaced; storm sashes

Secondary (South) Facades: Non-historic wood stairs at south side of porch; south facade partially obscured by tall wood fencing

#### **Site**

Front and side yards; concrete walkway to front porch; concrete driveway; secondary hipped-roof garage with replacement door; wood fence across driveway

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 3095-1905 and Alteration Permit 1400-1937; "Projected Buildings," *Real Estate Record and Builders' Guide* Brooklyn-Long Island Edition (October 7, 1905), 399; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **518 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5175, Lot 38  
BIN: 3119273

**Date(s):** c. 1905 (NB 3096-1905)

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** William H. Sawkins

**Type:** Free-standing House  
**Style(s):** Shingle  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial shingles

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 518 Westminster Road is a free-standing Shingle-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This is one of many houses designed by Isham for Sawkins.

Shingle-style features of 518 Westminster Road include its asymmetric form, including its angled second-story bay; intersecting-gable roof with north and south projecting bays; spare use of decorative detail; gambrel roof profile; and large curving eave brackets. Other historic features of the house include its three gable windows with lozenge-shaped panes in the upper sash; and its wood main-entrance door with diamond-pane window.

Secondary (North) Facade: First-story wood clapboards; angled bay adjacent to porch with large diamond-pane window and small triple window with diamond panes; three-story square bay with pedimented roof; oriel with hipped roof

Secondary (South) Facade: First-story wood clapboards; first-story angled bay with south-facing triple window; and gable with paired window.

### **Alterations**

Primary (East) Facade: Porch columns likely replaced with brick prior to c. 1940; second- and attic-story shingles replaced with artificial shingles; some windows replaced; storm sashes; metal stoop railings; non-historic light fixture at porch ceiling; non-historic security cameras; roof materials replaced.

Secondary (North) Facade: Upper stories resided; some windows replaced

Secondary (South) Facade: Upper stories resided; some windows replaced

### **Site**

Front and side yards; concrete walkway to front porch; concrete driveway; secondary garage with hipped roof; metal and wood fences across driveway and south yard

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 3096-1905; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

# East Side of Westminster Road

## 517 WESTMINSTER ROAD

*See 1207 Ditmas Avenue*

## 515 WESTMINSTER ROAD

Borough of Brooklyn Tax Map Block 5176, Lot 54

BIN: 3119308

**Date(s):** c. 1905  
**Architect(s) / Builder(s):** Benjamin Driesler  
**Owner(s) / Developer(s):** Daniel Lauer  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 515 Westminster Road is a free-standing Queen Anne-style house designed by Benjamin Driesler and constructed by Daniel Lauer c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of the house include its first-story wood clapboard and second-story and dormer shingles; wide wood porch with spindle railing; simple wood window surrounds; second-story arched window; large attic dormer with arched window opening; and steep, complex intersecting-gable roof.

Secondary (North) Facade: This facade is similar in decorative treatment to the main facade, with a secondary entrance, windows of varying sizes at the first and second stories, deep eaves, and a gable dormer.

Secondary (South) Facade: This facade is similar in decorative treatment to the main facade, with a two-story angled corner projecting bay, deep eaves, and a gable dormer.

### Alterations

Primary (West) Facade: Porch plinths and piers replaced; replacement main-entrance door with sidelight and transom; non-historic metal mailbox, light fixtures and ceiling fans; metal stoop railings; non-historic security camera at first story; northernmost second-story window opening widened, and central second-story arched window opening lengthened; windows replaced throughout

Secondary (North) Facade: Windows replaced throughout; skylights at attic roof; non-historic metal chimney; HVAC unit between first and second stories

Secondary (South) Facade: Windows replaced throughout; non-historic security camera at first story

**Site**

Front and side yards; concrete pavers at walkway to front porch; concrete driveway; tall wood fence obscuring secondary garage

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* Brooklyn-Long Island Edition (May 20, 1905), 594; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

**507 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 57  
BIN: 3119309

**Date(s):** c. 1906  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** Daniel Lauer  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 507 Westminster Road is a free-standing Queen Anne-style house constructed by Daniel Lauer c. 1906. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of 507 Westminster Road include the slight asymmetry of the front facade; angled second-story projecting bays; wood porch with Ionic columns, wood railings, and a denticulated cornice; molded door and window surrounds; wood-and-glass double-leaf main entrance door; wood clapboard siding; large attic-story gable with a classical four-part window surround featuring a pediment, denticulation, and wood sills, framed by large, scrolled brackets; and steep intersecting-gable roof.

Secondary (North) Facade: This facade is similar in decorative treatment to the main facade, with a secondary entrance beneath a decorative hood. It has deep eaves and is crowned by a gable dormer.

Secondary (South) Facade: This facade is similar in decorative treatment to the main facade, with a two-story angled bay with one-over-one windows, deep eaves, and a gable dormer.

#### **Alterations**

Primary (West) Facade: Entrance and first-story window opening relocated, and bay at southern end of first story altered in shape and expanded in size between c. 1985 and present; non-historic metal mailbox; wood stoop replaced; windows, including second-story windows with 16-pane upper sashes, replaced

Secondary (North) Facade: Windows replaced

Secondary (South) Facade: Windows replaced

#### **Site**

Front and side yards; concrete walkway to front porch, concrete driveway and tall wood fence

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

“Transfers,” *Brooklyn Daily Times*, April 14, 1906, 8; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **501 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 59  
BIN: 3119310

**Date(s):** c. 1905  
**Architect(s) / Builder(s):** Benjamin Driesler  
**Owner(s) / Developer(s):** Daniel Lauer  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial shingles

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 501 Westminster Road is a free-standing Queen Anne-style house designed by Benjamin Driesler and constructed by Daniel Lauer c. 1905. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Queen Anne-style features of 501 Westminster Road include its steep intersecting-gable roof; wood porch with square piers; main entrance with simple wood surround and wood-and-glass door; paired second-story window within a surround with lipped lintel; angled second-story bay with crenelated parapet; deep bracketed eaves; and large attic-story gable with three-part window divided by pilasters with Ionic capitals, and crowning projecting gable. The porch, which was enclosed by c. 1940, was opened between that time and c. 1985.



Secondary (North) Facade: This facade is covered in the same shingles as the main facade. It features a large attic gable similar to that of the south facade with paired windows.

Secondary (South) Facade: This facade features a two-story angled projecting bay. The window openings and other features are similar to those of the main facade. The large attic-story gable is similar to that of the north facade.

#### **Alterations**

Primary (West) Facade: Wood shingles replaced with artificial shingles; scrolled molding removed from beneath attic-story window; windows replaced throughout

Secondary (North) Facade: Wood shingles replaced with artificial siding; windows replaced

Secondary (South) Facade: Wood shingles replaced with artificial siding; windows replaced

#### **Site**

Front and side yards; concrete walkway to front porch, concrete driveway

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* Brooklyn-Long Island Edition (May 20, 1905), 594; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

### **497 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 61  
BIN: 3119311

**Date(s):** c. 1904 (NB 2582-1904)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 497 Westminster Road is a free-standing Queen Anne/Colonial Revival style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1904. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne/Colonial Revival-style features of 497 Westminster Road include its paired second-story windows beneath a denticulated molding, and steep, side-facing gable

roof with central gable dormer, also with a denticulated molding. The porch enclosure, which retains its main-entrance side panels, dates from before c. 1940. The exterior retains five stained-glass windows.

**Secondary (North) Facade:** This facade features a two-story angled bay with single stained-glass window at the second story, secondary entrance with a simple molded wood surround, denticulated wood second-story molding, deep eaves, and a large gabled attic story with paired one-over-one windows.

**Secondary (South) Facade:** This facade features a first-story bay window with a stained-glass window, and an attic story similar to that of the north facade.

#### **Alterations**

**Primary (West) Facade:** Wood shingle siding replaced c. 1958; wood stoop and main-entrance door replaced since c. 1940; windows replaced throughout; decorative detail removed from above dormer window; non-historic light fixture

**Secondary (North) Facade:** Wood shingle siding replaced; some windows replaced; through-wall air conditioner at first story

**Secondary (South) Facade:** Wood shingle siding replaced; some windows replaced

#### **Site**

Front and side yards; concrete walkway to front porch, concrete driveway and secondary garage (c. 1970) with hipped roof

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 2852-1904; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; Email message from Michael Weinman (owner) to Landmarks Preservation Commission, October 1, 2025

### **491 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 63  
BIN: 3119312

**Date(s):** c. 1905  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 491 Westminster Road is a free-standing Queen Anne-style house constructed by William H. Sawkins c. 1905. It was built during Ditmas Park West's core period of development,

following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

The house's Queen Anne-style features include its first-story clapboard and second-story and attic dormer shingles; porch with Tuscan columns on shingled plinths, and picket railings; main entrance featuring a simple wood surround with wood-and-glass door and large window with transom; first- and second-story bays with simple wood window surrounds and one-over-one windows; deep eaves with large curving bracket; dormer with multilight window; and intersecting roof forms.

Secondary (North) Facade: Similar to the main facade, with first-story clapboard and shingles above, this facade features square-headed window openings, deep eaves, and a gable dormer with two multilight windows.

Secondary (South) Facade: Similar in its cladding to the main and north facades, this facade features a first-story angled bay with hipped roof, deep eaves, and a gable dormer with two multilight windows.

#### **Alterations**

Primary (West) Facade: Non-historic metal mailbox, light fixture, intercom system

Secondary (North) Facade: Some windows replaced

Secondary (South) Facade: Some windows replaced; HVAC unit with conduit

#### **Site**

Front and side yards; concrete walkway to front porch, concrete driveway and secondary garage.

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

"Transfers of Real Estate," *Brooklyn Times Union*, June 24, 1905, 8; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **485 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 66  
BIN: 3119313

**Date(s):** c. 1905 (NB 1175-1905)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial shingles

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 485 Westminster Road is a free-standing Queen Anne/Colonial Revival style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

The house's Queen Anne/Colonial Revival-style features include its complex roof with intersecting forms; wood porch with Tuscan columns and picket railings; wood main-entrance surround with pilasters, and large first-story window with transom; first- and second-story bay windows with simple wood window surrounds and one-over-one windows; and central gable dormer with multilight window. Other historic features include its brick porch base with wood lattice.

Secondary (North) Facade: This facade has a door opening with a simple molded surround, as well as a projecting second-story oriel window. It also features a gable dormer and deep eaves.

Secondary (South) Facade: This facade features deep eaves and a gable dormer. A one-story angled oriel has a small stained-glass window.

### Alterations

Primary (West) Facade: Wood shingles replaced with artificial siding; non-historic metal security door, light fixture, and intercom system; stoop with shingled cheek walls replaced and metal railings installed

Secondary (North) Facade: Artificial siding; some windows replaced; non-historic security cameras

Secondary (South) Facades: Artificial siding; some windows replaced

### Site

Front and side yards; concrete walkway to front porch, concrete driveway and secondary brick garage with hipped roof

### Sidewalk / Curb Materials

Concrete sidewalk with planting strip between sidewalk and concrete curb

### References

Department of Buildings, Borough of Brooklyn, New Building Permit 1175-1905; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

## 481 WESTMINSTER ROAD

Borough of Brooklyn Tax Map Block 5176, Lot 68  
BIN: 3119314

**Date(s):** c. 1905  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne



**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 481 Westminster Road is a free-standing Queen Anne-style house constructed by William H. Sawkins c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Queen Anne-style features of 481 Westminster Road include its first-and second-story angled bay windows; wood porch wall and Tuscan columns; wood main-entrance and window surrounds; large attic-story gable with inset three-part window and projecting faceted gable; and intersecting roof forms. Other historic features include its stone porch base with wood lattice.

Secondary (North) Facade: Secondary entrance; square-headed window openings; attic-story gable.

Secondary (South) Facade: Two-story projecting bay; attic story features deep eaves and gable roofs with inset windows.

### **Alterations**

Primary (West) Facade: Wood shingle siding replaced with artificial siding; non-historic metal security door at main entrance; second-story arched window openings combined into square-headed opening; decorative details removed at attic story

Secondary (North) Facade: Wood shingle siding replaced with artificial siding; some windows replaced

Secondary (South) Facade: Wood shingle siding replaced with artificial siding; windows replaced throughout; through-wall air conditioner at second story; skylight on roof; security camera

### **Site**

Front and side yards; concrete walkway to front porch, concrete driveway

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

William H. Sawkins to Mary A. Stott, Office of the Register, Kings County, Section 16, Deeds and Conveyances, Liber 44, p. 448 (March 5, 1906); New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

## 473 WESTMINSTER ROAD

Borough of Brooklyn Tax Map Block 5176, Lot 70  
BIN: 3119315

**Date(s):** c. 1905 (NB 2989-1905)  
**Architect(s) / Builder(s):** Benjamin Driesler  
**Owner(s) / Developer(s):** Daniel Lauer  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; stone; artificial shingles

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 473 Westminster Road is a free-standing Queen Anne-style house designed by Benjamin Driesler and constructed by Daniel Lauer c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

The house's Queen Anne-style features include its steep, complex roof with intersecting forms; wood porch with stone plinths, square wood piers, and wood railings; wood main-entrance surround with double-leaf wood-and-glass door; first-story one-over-one windows with simple wood surrounds and small circular window; second-story angled bay with simple wood window surrounds and one-over-one windows; deep bracketed eaves; gambrel dormer with arched window transom and wood keystone; and smaller gable dormer with arched window transom and wood keystone.

Secondary (North) Facade: This facade features a two-story angled bay with simple wood window surrounds, several one-over-one windows at the first and second stories, deep eaves, and a large attic-story gable with two-one-over-one windows with wood lintels and sills.

Secondary (South) Facade: This facade features a two-story angled bay with shed roof, several one-over-one windows at the first and second stories, and a large attic gable with two-one-over-one windows with wood lintels and sills.

### Alterations

Primary (West) Facade: Wood clapboard siding replaced with artificial siding; shingled stoop walls removed; some windows replaced

Secondary (North) Facade: Wood clapboard siding replaced with artificial siding; some windows replaced

Secondary (South) Facade: Wood clapboard siding replaced with artificial siding; some windows replaced

### Site

Front and side yards; concrete walkway to front porch

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 2989-1905 and Alteration Permit 3070-1918; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

**471 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 72  
BIN: 3119316

**Date(s):** c. 1904 (NB 2252-1904)  
**Architect(s) / Builder(s):** Benjamin Driesler  
**Owner(s) / Developer(s):** Daniel Lauer  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood; brick

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 471 Westminster Road is a free-standing Queen Anne/Colonial Revival-style house designed by Benjamin Driesler and constructed c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Queen Anne/Colonial Revival-style features of 471 Westminster Road include its first-story wood clapboard and second-story and dormer wood shingles; symmetrical second and attic stories; two second-story bays with simple wood window surrounds; deep eaves; simple gable roof; and central triple dormer with arched window opening flanked by square-headed openings.

Secondary (North) Façade: Secondary entrance; several first-and-second-story windows; deep eaves; large attic gable.

Secondary (South) Façade: Three-story brick chimney; two-story angled bay window with small center stained-glass window; several one-over-one windows; large attic gable.

**Alterations**

Primary (West) Façade: Main entrance moved, and brick and clapboard porch enclosure installed between c. 1940 and c. 1985; non-historic metal stoop railings; windows replaced throughout; non-historic light fixtures, metal mailbox, and security cameras

Secondary (North) Façade: Windows replaced; through-wall air conditioner at first-story; non-historic metal security door at secondary entrance

Secondary (South) Facade: Windows replaced throughout; non-historic light fixtures and security cameras

Secondary (East) Facade: One-story wood addition

**Site**

Front and side yards; concrete walkway to front porch; concrete driveway; secondary brick garage with hipped roof

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 2252-1904; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

**465 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 74  
BIN: 3119317

**Date(s):** c. 1905  
**Architect(s) / Builder(s):** Not determined  
**Owner(s) / Developer(s):** Daniel Lauer  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 465 Westminster Road is a free-standing Queen Anne-style house constructed by Daniel Lauer c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of the house include the slight asymmetry of the front facade, with angled first-and second-story projecting bays with wood lintels and sills; first-story clapboard and second-story and dormer shingles; wraparound porch with Tuscan columns and wood plinths; simple, molded door and window surrounds; double-leaf wood-and-glass main-entrance door; large central attic-story gable with deep bracketed eaves, decorative wood fascia detail, and four-part window with continuous bracketed wood lintel and sill; and intersecting roof forms. Other historic features include its brick porch base with wood lattice.

Secondary (North) Facade: Secondary entrance; two-story oriel with small stained-glass window; deep eaves; large gable with window opening.

Secondary (South) Facade: Three-story angled bay with deep eaves and hipped roof.



**Alterations**

Primary (West) Facade: Windows replaced throughout; non-historic light fixtures at porch ceiling; solar panels at roof

Secondary (North) Facade: Non-historic metal air vent at first and second stories; solar panels at roof; electrical conduits at first story

Secondary (South) Facade: HVAC system and electrical conduits; solar panels at roof

**Site**

Front and side yards; concrete walkway to front porch; concrete driveway

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

“Conveyances,” *Brooklyn Daily Eagle*, May 8, 1905, 17; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

**461 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 76  
BIN: 3119318

**Date(s):** c. 1903 (NB 1443-1903)

**Architect(s) / Builder(s):** James Sarsfield Kennedy

**Owner(s) / Developer(s):** Daniel Lauer

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood; artificial siding

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 461 Westminster Road is a free-standing Queen Anne-style house designed by James Sarsfield Kennedy and constructed by Daniel Lauer c. 1903. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of 461 Westminster Road include the slight asymmetry of the front facade; angled first-and second-story projecting bays with classical details; porch with Ionic columns, picket railings, and pediment; second-story and attic shingles; molded door and window surrounds with wood-and-glass double-leaf door; and large attic-story gable with classical four-part window surround topped by an angled pediment with wood sills framed by large, scrolled brackets.

Secondary (North) Facade: Secondary entrance; projecting bay windows; multiple six-over-one windows, some with slightly projecting wood lintels; deep eaves and gable.

Secondary (South) Facade: Projecting central bay; multiple six-over-one windows, some with slightly projecting wood lintels; deep eaves and gable.

#### **Alterations**

Primary (West) Facade: First-story wood clapboards replaced with artificial siding; windows replaced throughout; non-historic light fixtures at porch ceiling; non-historic metal railing at stairs

Secondary (North) Facade: Non-historic light fixture at secondary entrance; non-historic louvers at second-story window; windows replaced

Secondary (South) Facade: Windows replaced

#### **Site**

Front and side yards; concrete walkway to front porch; concrete driveway, tall wood fencing and secondary garage

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1443-1903 and Alteration Permit 8480-1934; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **455 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 78  
BIN: 3119319

**Date(s):** c. 1904  
**Architect(s) / Builder(s):** Benjamin Driesler  
**Owner(s) / Developer(s):** Daniel Lauer  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 455 Westminster Road is a free-standing Queen Anne-style house designed by Benjamin Driesler and constructed by Daniel Lauer c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of 455 Westminster Road include its steep, complex roof; wood wraparound porch featuring Ionic columns, wood railings, and a pediment with a denticulated cornice; possibly historic wood-and-glass double-leaf door and angled bay window at first story; second-story projecting central bay with two one-over-one windows

with lintels; and a large attic-story gambrel-shaped gable with arched window openings. Other historic features include its brick porch base with wood lattice.

Secondary (North) Facade: Several one-over-one windows at first and second stories; deep eaves; and gambrel-shaped gable with one-over-one window.

Secondary (South) Facade: Angled bay window with wood lintels and deep eaves at second story; and intersecting roof forms with gambrel-shaped gable.

#### **Alterations**

Primary (West) Facade: Access ramp at porch stairs; some windows replaced

Secondary (North) Facade: Some windows replaced

Secondary (South) Facade: Two non-historic metal chimneys

Secondary (East) Facade: One-story wood addition; non-historic metal chimney at second story and attic roof

#### **Site**

Front and side yards; brick walkway to front porch; concrete driveway; tall wood fence; secondary brick garage with hipped roof

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (April 2, 1904), 780; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **451 WESTMINSTER ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 80

BIN: 3119320

**Date(s):** c. 1903

**Architect(s) / Builder(s):** James Sarsfield Kennedy

**Owner(s) / Developer(s):** Daniel Lauer

**Type:** Free-standing House

**Style(s):** Queen Anne/Colonial Revival

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 451 Westminster Road is a free-standing Queen Anne/Colonial Revival style house designed by James Sarsfield Kennedy and constructed by Daniel Lauer c. 1904. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Although the house’s

second entrance was added before c. 1940, new building records indicate that it was constructed as a single-family house.

The house's design blends elements of the Queen Anne and Colonial Revival styles. Historic features of the house include its steep intersecting-gable roof, expansive porch featuring Ionic columns, picket railings, and a denticulated cornice; first-story and second-story and dormer clapboards; Ionic second-story pilasters; wood porch at the second story with wood picket railings; and a large attic-story gable with deep bracketed eaves and a paired window surround with paired pilasters and a broken scroll pediment with denticulated cornice.

Secondary (North) Facade: Multiple one-over-one windows, some with slightly projecting wood lintels; deep eaves; and hipped dormer window.

Secondary (South) Facade: First-and-second-story wood clapboards; projecting first-and-second-story bays; deep eaves and gable at attic story.

#### **Alterations**

Primary (West) Facade: Both entrance doors replaced; windows replaced throughout; non-historic light fixtures at porch ceiling; non-historic metal railing at stairs

Secondary (North) Facade: Non-historic metal air vent at second story

Secondary (South) Facade: Some windows replaced

Secondary (East) Facade: One-story wood addition

#### **Site**

Front and side yards; concrete walkway to front porch; concrete driveway and secondary garage

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

"Projected Buildings," *Real Estate Record and Builders' Guide* (August 15, 1903), 332; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **447 WESTMINSTER ROAD (aka 1202 DORCHESTER ROAD)**

Borough of Brooklyn Tax Map Block 5176, Lot 1  
BIN: 3253098

**Date(s):** c. 1903 (NB 2156-1903)  
**Architect(s) / Builder(s):** James Sarsfield Kennedy  
**Owner(s) / Developer(s):** Daniel Lauer  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing



### **History, Significance and Notable Characteristics**

No. 447 Westminister Road is a free-standing Queen Anne style house designed by James Sarsfield Kennedy and constructed by Daniel Lauer c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Queen Anne-style features of the house include its asymmetrical composition; first-story clapboard and second-story and attic shingles; wraparound porch with simple wood railing; double-leaf wood-and-glass main entrance door with denticulated wood lintel and wood pilasters; second-story angled projecting bay; and large attic-story gable with decorative wood fascia details and paired one-over-one window, wood lintel and sills, and wood finial. Other historic features include its brick porch base with wood lattice.

Secondary (North) Facade: First-story wood clapboards and second-story wood shingle; angled oriel window at second story; attic gable with wood finial; turret with polygonal roof; and steep, intersecting roof forms.

Secondary (South) Facade: A large double-gable roof with deep eaves; several one-over-one windows with wood lintels and sills.

### **Alterations**

Primary (West) Facade: Some windows replaced; metal railings added at main stairs

Secondary (North) Facade: Windows replaced

Secondary (South) Facade: Windows replaced

Secondary (East) Facade: Second-story addition (William F. Hemstreet, 1928)

### **Site**

Front and side yards; concrete walkway to front porch; concrete driveway; secondary hipped-roof stone garage with replacement door at rear

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 2156-1903 and Alteration Permit 5784-1928; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

# Argyle Road

Ditmas Park West Historic District

## West Side of Argyle Road

### 450 ARGYLE ROAD (A/K/A 1216-1226 DORCHESTER ROAD)

Borough of Brooklyn Tax Map Block 5176, Lot 7  
BIN: 3119292

**Date(s):** c. 1904 (NB 616-1904)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; brick

**Status:** Contributing

#### History, Significance and Notable Characteristics

No. 450 Argyle Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Located at the southwest corner of Argyle and Dorchester Roads, its main entrance faces Argyle Road.

Queen Anne-style features of the house include its asymmetric form; wood shingled second and attic stories; steep intersecting-gable roof; and large attic-story pent-roof gable featuring a tripartite window framed by pilasters, with paneled ornament and festoons below the window, and modillions above.

Primary (North) Facade: Faced in wood clapboard at its first story and wood shingles above, this facade features a two-story angled bay, deep eaves supported by shingled brackets, and a large pent-roof attic-story gable containing a paired window opening below a shallow hood.

Secondary (South) Facade: Like the north facade, this facade is faced in clapboard at its first story and wood shingles above. It features a small stained-glass window, bracketed oriel with round-arched window opening, two-story angled bay window, secondary entrance, deep eaves with a shingled bracket, and a pent-roof attic-story gable with decorative molding below the sill and a shallow hood above.

Secondary (West) Facade: This facade is similar to the others, with an attic-story pent-roof gable containing a square-headed window opening.

#### **Alterations**

Primary (East) Facade: Stoop and porch base replaced, northern portion of porch enclosed in brick, southern portion of porch roof and columns demolished, and brick entrance vestibule added between c. 1940 and c. 1988; space between formerly separate angled and square-sided second-story bays made continuous between c. 1940 and c. 1988; windows replaced; attic vent

Primary (North) Facade: Portion of enclosed porch; windows replaced

Secondary (South) Facade: Windows replaced, except as noted; HVAC unit with conduit

Secondary (West) Facade: One-story addition with metal rooftop railing

#### **Site**

Front and side yards; concrete walkway to front porch, concrete driveway and secondary hipped-roof garage

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 616-1904; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

### **456 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 13  
BIN: 3119293

**Date(s):** c. 1903  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial shingles

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 456 Argyle Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of the house include its first-story wood clapboard; wide wood porch with plinths, Tuscan columns, and picket railing; wood main-entrance vestibule

with wood-and-glass double-leaf door; first-and-second-story angled bays with simple wood window surrounds; pent-roof attic gable with square-headed and arched window openings (the arched window may be historic); and intersecting roof forms.

**Secondary (North) Facade:** This facade is similar in decorative treatment to the main facade. It has a secondary entrance with bracketed angled hood and an attic-story gable with multiple window openings.

**Secondary (South) Facade:** This facade is similar in decorative treatment to the north facade, but with a first-story angled bay window with pitched roof, and a small center window with wood lintel and sill, and two, larger window openings at the second story. The attic-story gable has a window opening.

#### **Alterations**

**Primary (East) Facade:** Second- and attic-story shingles replaced with artificial shingles; light fixtures and ceiling light; number plate; stoop with shingled cheek walls replaced; windows replaced

**Secondary (North) Facade:** Second- and attic-story shingles replaced with artificial shingles; windows replaced; non-historic security camera at first story; non-historic metal chimney; light fixture by door

**Secondary (South) Facade:** Second- and attic-story shingles replaced with artificial shingles; windows replaced

#### **Site**

Front and side yards; concrete walkway to front porch, concrete driveway, tall fencing, and secondary garage with gable roof

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (May 9, 1903), 972; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **460 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 15  
BIN: 3119294

**Date(s):** c. 1903 (NB 1960-1903)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial shingles

**Status:** Contributing



### **History, Significance and Notable Characteristics**

No. 460 Argyle Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of the house include its asymmetric form; first-story wood clapboard siding; wide wood porch with stone base and picket railing; first-story angled bay, large window with transom, and window surrounds with lipped lintels; second-story angled bay and projecting southern portion of the facade, crowned by a gable; and steep, complex roof with intersecting forms and a hipped-roof dormer. The main-entrance door may be historic.

Secondary (North) Facade: This facade has several window openings at the first and second stories, and two hipped-roof attic dormers separated by brick chimney.

Secondary (South) Facade: This facade has a one-story angled bay window with a hipped roof and small stained-glass window with a wood lintel and sill; window openings at the second story; and a hipped-roof dormer with window opening

### **Alterations**

Primary (East) Facade: Second-story wood shingles replaced or covered with artificial shingles; historic stucco and false half-timbering within gable covered or replaced with artificial shingles; paired gable window converted to single window; stoop with shingled cheek walls replaced; porch column plinths removed, and taller columns installed; non-historic light fixtures; windows replaced; storm door

Secondary (North) Facade: Entire facade resided with artificial shingles; electrical conduits; windows replaced

Secondary (South) Facade: Entire facade resided with artificial shingles; windows replaced

### **Site**

Front and side yards; concrete walkway to front porch; concrete driveway; concrete secondary garage with hipped roof

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1960-1903; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

## **466 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 17  
BIN: 3119295

**Date(s):** c. 1903 (NB 734-1903)

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** William H. Sawkins

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 466 Argyle Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of 466 Argyle Road include its asymmetric composition; first-story wood clapboard and second- and attic-story shingles; wide wood porch with front stairs, picket railing, and Tuscan columns; simple main-entrance surround with wood-and-glass door; angled bays at the first and second stories; large first-story window with stained-glass transom and first-story window surrounds with lipped lintels; large attic-story double gables with pent roofs and windows containing multilight upper sashes; and steep, complex roof with intersecting forms.

Secondary (North) Facade: This facade is similar in decorative treatment to the main facade, featuring a large window with stained-glass transom, oriel window with hipped roof, deep eaves and gable dormer.

Secondary (South) Facade: Similar to the north facade, this facade has a two-story projecting bay, crowned by a large attic-story gable with pent roof and window opening.

### **Alterations**

Primary (East) Facade: Shingled stoop cheek walls replaced with railings; non-historic light fixture at main entrance and porch ceiling; non-historic metal mailbox; windows replaced except at attic story

Secondary (North) Facade: Windows replaced

Secondary (South) Facade: Non-historic security camera at first story; windows replaced

### **Site**

Front and side yards; concrete walkway to front porch; concrete driveway, and concrete secondary garage with hipped roof

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 734-1903; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives



## 472 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5176, Lot 19  
BIN: 3119296

**Date(s):** c. 1902 (NB 1539-1902)  
**Architect(s) / Builder(s):** Frederick Buchar  
**Owner(s) / Developer(s):** Marion Quackenbush  
**Type:** Free-standing House  
**Style(s):** Shingle  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 472 Argyle Road is a free-standing Shingle-style house designed by Frederick Buchar and constructed by Marion Quackenbush c. 1902. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Shingle-style features of 472 Argyle Road include its extensive use of wood shingles; asymmetric form, including its angled projecting bays and gambrel roof with side dormers and south projecting bay; wood wraparound porch with shingled porch wall and Tuscan columns; wood-and-glass main entrance door next to a paired small multipane window; second-story angled bay window with continuous wood lintel, and screened-in porch; and attic story double gambrel-shaped gables, one with a three-part window.

Secondary (North) Facade: This facade is similar in decorative treatment to the main facade, and features a projecting angled two-story bay with multilight windows, and an oriel window with angled roof above a secondary entrance, deep eaves, and a hipped-roof dormer with window opening.

Secondary (South) Facade: Similarly clad in wood shingles, this facade has the wood wraparound porch with Tuscan columns at its first story and a screened-in porch at its second story, as well as a gambrel-shaped gable and hipped-roof dormer at its attic story.

### Alterations

Primary (East) Facade: Non-historic light fixture at main entrance and porch ceiling; non-historic metal mailbox; windows replaced (except as noted)

Secondary (North) Facade: Windows replaced (except as noted); non-historic light fixture

Secondary (South) Facade: Windows replaced; security camera at first-story

### Site

Front and side yards; concrete walkway to front porch; concrete driveway, and concrete secondary garage with hipped roof

### Sidewalk / Curb Materials

Concrete sidewalk with planting strip between sidewalk and concrete curb

## References

Department of Buildings, Borough of Brooklyn, New Building Permit 1539-1902; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

## 478 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5176, Lot 21  
BIN: 3119297

**Date(s):** 1927 (NB 551-1927)  
**Architect(s) / Builder(s):** Slee & Bryson  
**Owner(s) / Developer(s):** Pierrepont Davenport  
**Type:** Free-standing House  
**Style(s):** Tudor Revival  
**Stories:** 2½ and basement  
**Material(s):** Brick; stucco

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 478 Argyle Road is a free-standing Tudor Revival-style house designed by Slee & Bryson and built by Pierrepont Davenport in 1927. It is one of the historic district's few houses built following Ditmas Park West's core period of development between approximately 1902 and 1906.

Historic Tudor Revival-style features of 478 Argyle Road include its brick first story and stuccoed second story; four-part six-over-six windows with brick sills at the first story; arched main-entrance door with stained-glass insert; entrance framed with brick; complex roof tiled with slate; and brick chimney extending the height of the house.

**Secondary (North) Facade:** This facade is similar in its decorative treatment to the main facade, with square-headed window openings and gable dormer with paired one-over-one windows.

**Secondary (South) Facade:** This facade is similar in its decorative treatment to the main facade, with a secondary entrance with arched entrance door set within two-story projecting square bay; brick chimney; and attic story with hipped roof and one-over-one windows.

### Alterations

**Primary (East) Facade:** Windows replaced (except as noted); stoop replaced; light fixtures

**Secondary (North) Facade:** Windows replaced; through-wall air conditioner

**Secondary (South) Facade:** HVAC system; through-wall air conditioner

### Site

Front yard; concrete walkway to main entrance; stone or concrete walkway to side entrance on south; concrete driveway; and secondary garage with hipped roof

### Sidewalk / Curb Materials

Concrete sidewalk with planting strip between sidewalk and concrete curb



## References

Bureau of Buildings, Borough of Brooklyn, Certificate of Occupancy 46283-27; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

## 484 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5176, Lot 24  
BIN: 3119298

**Date(s):** c. 1905 (NB 1737-1905)  
**Architect(s) / Builder(s):** William F. Hemstreet  
**Owner(s) / Developer(s):** William F. Hemstreet  
**Type:** Free-standing House  
**Style(s):** Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 484 Argyle Road is a free-standing Colonial Revival-style house designed by William F. Hemstreet and constructed by him c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Colonial Revival-style features of the house include the overall symmetry of the facade; porch roof with bracketed eaves and rooftop wall; hipped roof; and hipped dormer with bracketed eaves. Drawings filed with the house's new building application indicate that its original entrance and stoop were on the front facade; the entrance was moved to the south facade before c. 1940.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade. It has a secondary entrance, several window openings, and a projecting oriel with bracketed eaves at the second story.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade. The south facade features the pre-c. 1940 stoop, as well as two projecting bays on brackets at the second story, and an attic-story hipped dormer.

### Alterations

Primary (East) Facade: Wood shingle siding replaced with artificial siding; porch enclosed after c. 1940; eared second-story window surrounds altered or replaced; windows replaced; roof material replaced

Secondary (North) Facade: Facade resided with artificial siding; concrete stairway with metal railings; through-wall air conditioner; roof material replaced

Secondary (South) Facade: Facade resided with artificial siding; windows replaced; HVAC unit; wooden railing to secondary entrance; roof material replaced

**Site**

Front yard; concrete walkway on north; brick walkway on south; concrete driveway; secondary garage

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1737-1905; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

**490 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 26  
BIN: 3119299

**Date(s):** c. 1910 (NB 851-1910)  
**Architect(s) / Builder(s):** Alfred Gould  
**Owner(s) / Developer(s):** Simon Stein  
**Type:** Free-standing House  
**Style(s):** Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Brick

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 490 Argyle Road is a free-standing Colonial Revival-style house designed by Alfred Gould and constructed by Simon Stein c. 1910. It was built slightly after Ditmas Park West's core period of development between c. 1902 and 1906, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Colonial Revival-style features include the overall symmetry of the facade, and the house's hipped roof. Historically clad with shingles, the house underwent a renovation after c. 1985 during which the facade was resurfaced with brick.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and features a secondary entrance, second-story projecting bay, square-headed window openings, and a hipped dormer.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade and features square-headed window openings and two-story angled bay with hipped roof, as well as a shed-roof dormer with possibly historic six-over-one windows.

**Alterations**

Primary (East) Facade: Facade refaced and reconfigured, including installation of new stoop, and removal and replacement of pre-c. 1940 enclosed porch with open terrace and projecting entrance vestibule with rooftop railing; second-story window openings altered, and door opening added; dormer paraged; non-historic light fixtures; security camera; roof material replaced

Secondary (North) Facade: Refaced in brick; security camera; light fixture by secondary entrance; roof material replaced

Secondary (South) Facade: Refaced in brick; light fixture; roof material replaced

**Site**

Front yard; concrete walkway and driveway; secondary hipped-roof two-car garage with hipped dormer and replacement doors

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 851-1910; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

**496 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 29  
BIN: 3119300

**Date(s):** c. 1903

**Architect(s) / Builder(s):** A. White Pierce (attributed)

**Owner(s) / Developer(s):** George F. Kerr

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 496 Argyle Road is a free-standing Queen Anne-style house constructed by George F. Kerr c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. The house has been attributed to A. White Pierce, who designed Kerr's other houses in the district. The house was renovated between 2008 and 2017 at which time the historic siding and details were restored.

Historic Queen Anne-style features include the house's shingled second story with three one-over-one windows with a simple enframement and continuous lintel; half-timbered gable attic story with paired windows; and complex intersecting rooflines. The porch was enclosed by c. 1940.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade with clapboard first story and shingled second story; square-headed window openings at the first story; and oeil-de-boeuf (bull's-eye) window and square-headed window openings at the second- and attic-story projecting bay with half-timbered gable, deep eaves, and brackets supporting the bay.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade, with clapboard first story and shingled second story; square-headed window openings; projecting bay with quadruple window at the first story; projecting angled bay window with denticulated cornice at the second story; half-timbering; gable roof; and gable dormer.

#### **Alterations**

Primary (East) Facade: Pre-c. 1940 multipane door with multipane sidelights replaced with wooden door with narrow windows; historic nine-over-one or nine-over-nine first-story, and second- and attic-story windows with diamond-pane upper sashes, replaced; stoop replaced, and metal railings added; porch base opening filled in; roof materials replaced

Secondary (North) Facade: Windows replaced; security camera

Secondary (South) Facade: Windows replaced; security cameras; metal chimney; light fixtures

#### **Site**

Front yard; concrete walkway and driveway; secondary two-car garage with hipped roof

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

"Conveyances," *Real Estate Record and Builders' Guide* (April 30, 1904), 1025; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **500 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 31  
BIN: 3119301

**Date(s):** c. 1920 (NB 5951-1920)  
**Architect(s) / Builder(s):** W. T. McCarthy  
**Owner(s) / Developer(s):** John W. Emery  
**Type:** Free-standing House  
**Style(s):** Shingle  
**Stories:** 2½ and basement  
**Material(s):** Wood; brick; artificial siding

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 500 Argyle Road is a free-standing Shingle-style house designed by W. T. McCarthy and constructed by John W. Emery c. 1920. It is one of the historic district's few houses built following Ditmas Park West's core period of development between approximately 1902 and 1906.

Historic Shingle-style features of the house include its side-facing gambrel roof with deep eaves; shed-roofed projection with hipped-roof dormer at the attic story; and large brick chimney. The enclosed porch and stoop with curved cheek walls are either original to the house or date from before c. 1940. The second and attic stories were historically clad with wood shingles.



Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade with six-over-one windows in the enclosed porch; large gambrel gable; and square-headed one-over-one windows.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade with a large gambrel gable with deep eaves; angled bay with hipped roof; square-headed window openings; one historic six-over-one window on the porch; and wide brick chimney.

#### **Alterations**

Primary (East) Facade: Stucco-enclosed porch reclad with brick, entrance reconfigured, and windows and door replaced; wood shingled upper facade reclad with artificial siding; window surrounds and sash replaced; metal mailbox; roof material replaced

Secondary (North) Facade: Stucco first story reclad with brick, and shingled upper stories with artificial siding; windows replaced (except as noted); roof material replaced

Secondary (South) Facade: First story reclad with brick, and shingled upper stories with artificial siding; windows replaced (except as noted); roof material replaced

#### **Site**

Front yard; concrete walkway and driveway; secondary peaked-roof garage with replacement door

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 5951-1920; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **508 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 33

BIN: 3119302

**Date(s):** c. 1903 (NB 810-1903)

**Architect(s) / Builder(s):** A. White Pierce

**Owner(s) / Developer(s):** George F. Kerr

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood; artificial siding

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 508 Argyle Road is a free-standing Queen Anne-style house designed by A. White Pierce and constructed by George F. Kerr c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features include the house's asymmetrical composition; wraparound porch with ornate paired piers and brackets on shingle-clad plinths, picket-and-cross-buck railings, and railing-enclosed rooftop terrace; clapboard and shingle siding above the first story; angled bay at the first story; angled bay at the northeast corner of the second story featuring a round-arched window with leaded-glass sashes; paired arched openings in the gable; simple wood door enframing with pilasters, and wood window enframements with lipped lintels; pent-roof attic-story gable; and complex intersecting roof features. Other historic features include the house's porch base with punched wood screen.

**Secondary (North) Facade:** This facade is similar in its decorative treatment to the main facade. It features a stained-glass window and oriel at the first story and a square projecting bay at the second story; square-headed windows; deep eaves at second story; and a gable dormer with paired windows. A one-story extension is visible at the rear.

**Secondary (South) Facade:** This facade is similar in its decorative treatment to the main facade and features stained-glass windows on a projecting angled bay; square-headed window openings with wood enframements and an oeil-de-boeuf (bull's-eye) window opening; and gable dormer.

#### **Alterations**

**Primary (East) Facade:** First story resided; stoop replaced; windows replaced (except as noted); light fixture; roof material replaced

**Secondary (North) Facade:** First story resided; windows replaced (except as noted); roof material replaced

**Secondary (South) Facade:** First story resided; windows replaced (except as noted)

#### **Site**

Front yard; concrete walkway and driveway; secondary hipped-roof garage

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 810-1903; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **512 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5176, Lot 35  
BIN: 3119303

**Date(s):** c. 1890-1898 (moved to site in 1909)

**Architect(s) / Builder(s):** Not determined

**Owner(s) / Developer(s):** Peter Beilman (1909)

**Type:** Free-standing House

**Style(s):** Queen Anne/Colonial Revival

**Stories:** 2½ and basement

**Material(s):** Wood; brick

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 512 Argyle Road is a free-standing Queen Anne/Colonial Revival style house constructed between 1890 and 1898 at 1316 Cortelyou Road, and moved to this site by its owner, Peter Beilman, in 1909. It is one of the historic district's few houses not built during Ditmas Park West's core period of development between approximately 1902 and 1906. According to the *Brooklyn Citizen* newspaper, "Everybody in that part of Flatbush known as Ditmas Park West who can spare the time" came out to Argyle Road to watch the house in July of 1909 as it moved down the center of the street to the location it has occupied ever since.

Historic Queen Anne-style features of the house include its asymmetrical facade; wood clapboard first-story and shingle second- and attic-story siding; off-center gable dormer; diamond-pane sashes at its first and second stories; and complex intersecting roof. Historic Colonial Revival-style features include its porch with denticulated cornice. Its wood main-entrance door with small glass panes appears to be historic; the brick porch railings and piers date from before c. 1940.

**Secondary (North) Facade:** This facade is similar in its decorative treatment to the main facade and features square-headed windows; first story clapboard; second and attic story shingles; and a gable dormer with pediment.

**Secondary (South) Facade:** This facade is similar in its decorative treatment to the main facade and features first-story multilight windows; a denticulated first-story cornice; small paired stained-glass windows at the second story; and a pedimented gable with window.

### **Alterations**

**Primary (East) Facade:** Historic small second-story balcony with picket railing replaced with wood railing extending across full facade; storm sashes

**Secondary (North) Facade:** Windows replaced; metal grille over window at first story; storm sashes

**Secondary (South) Facade:** Windows replaced; storm sashes

### **Site**

Front yard; concrete walkways to porch and rear yard; wood fences at rear; parking pad with dual concrete strips

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

*Robinson's Atlas of Kings County, New York* (New York: E. Robinson, 1890), Plate 5; Hugo Ullitz, *Atlas of the Borough of Brooklyn of the City of New York* (New York: E. B. Hyde & Company, 1898), Plate 10; Department of Buildings, Borough of Brooklyn, Alteration Permit 4087-1909; "Flatbush Sycamores Stop Beilman's House," *Brooklyn Citizen*, July 10, 1909, 4; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

## 520 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5176, Lot 38  
BIN: 3119304

**Date(s):** c. 1903 (NB 1994-1903)  
**Architect(s) / Builder(s):** A. White Pierce  
**Owner(s) / Developer(s):** George F. Kerr  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 520 Argyle Road is a free-standing Queen Anne/Colonial Revival style house designed by A. White Pierce for George F. Kerr and constructed c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne/Colonial Revival-style features of the house include its wood clapboard first story and shingled second and attic stories; steep, hipped roof with central gable dormer and side dormers; simple window enframements; and ornate porch columns. Other historic features include the terrace on its roof porch, and a possibly leaded-glass window at the first story. The facade's shingles were replaced c. 2021.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and features angled and square oriel windows; square-headed windows; and a gable dormer at the attic story.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade and features clapboard and shingle siding; a two-story square bay; and a gable dormer at the attic story.

### Alterations

Primary (East) Facade: Entrance vestibule added between c. 1940 and c. 1985; windows and window surrounds replaced at first story (except as noted); third window opening added at second story; roof materials replaced; light fixtures; number plate

Secondary (North) Facade: Windows replaced; skylights on roof; roof materials replaced

Secondary (South) Facade: Windows replaced; skylights on roof; roof materials replaced

### Site

Front yard; concrete walkway and driveway; secondary hipped-roof garage

### Sidewalk / Curb Materials

Concrete sidewalk with planting strip between sidewalk and concrete curb



**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1994-1903; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archive

**522-530 ARGYLE ROAD**

*See 1225 Ditmas Avenue*

# East Side of Argyle Road

## 523 ARGYLE ROAD

*See 1303 Ditmas Avenue*

## 521 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5177, Lot 52

BIN: 3119337

**Date(s):** c. 1905 (NB 889-1905)

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** Irving W. Farquharson

**Type:** Free-standing House

**Style(s):** Queen Anne/Colonial Revival

**Stories:** 2½ and basement

**Material(s):** Wood; brick; artificial shingles

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 521 Argyle Road is a free-standing Queen Anne/Colonial Revival-style house designed by Arlington D. Isham and constructed by Irving W. Farquharson c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property farm by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne/Colonial Revival-style features of 521 Argyle Road include its slightly asymmetric form, including its angled second-story bay; gable dormer containing three one-over-one windows with upper-sash decorative muntins; steep intersecting-gable roof with deep eaves and modillions; and flat board trim. The house's original wood porch was enclosed with the present brick in 1922. The porch enclosure's original windows and front stoop from that renovation remain.

**Secondary (North) Facade:** This facade is similar to the main facade in its decoration and material. It has a gable dormer with a small window; first-story angled oriel with hipped roof; angled oriel between the first and second stories with hipped roof; wood-framed entrance below this oriel; a rear-facade overhang supported by a bracket; and a rough-faced stone foundation.

**Secondary (South) Facade:** This facade is similar to the main facade in its decoration and material. It has a gable dormer with a small window; flat board trim; and an angular first story bay below a second story square-sided bay.

### Alterations

**Primary (West) Facade:** Historic wood shingle siding replaced with artificial shingles; one-

over-one, double-hung wood windows replaced; some wood window enframements replaced; main-entrance door from 1922 porch enclosure replaced; roof materials replaced

Secondary (North) Facade: Historic wood siding replaced; one-over-one, double-hung wood windows replaced; some wood window enframements replaced; conduit

Secondary (South) Facade: Historic wood siding replaced; one-over-one, double-hung wood windows replaced; some wood window enframements replaced; conduit; utility box; vent

**Site**

Front yard; concrete and slate walkway and driveway; wood gate; secondary concrete-block rear garage with hipped roof and replacement door

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 889-1905 and Alteration Permit 6355-1922; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

**515 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 54  
BIN: 3119338

**Date(s):** c. 1905

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** Irving W. Farquharson

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 515 Argyle Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by Irving W. Farquharson c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of 515 Argyle Road include its angled first-story bay; chamfered corner at the second story; porch with Tuscan columns and shingled plinths; paired attic-story window with decorative muntins; and steep, complex intersecting-gable roof. Other historic features include its flat board trim and stone porch base.

Secondary (North) Facade: This facade is similar to the main facade in its decoration and material. It has a large attic-story gable with two one-over-one windows with decorative muntins; brick chimney; two stained-glass first-story windows; and rough-faced stone

foundation. From the north facade a one-story rear extension with a projecting roofline and second-story porch railing is partially visible.

**Secondary (South) Facade:** This facade is similar to the main facade in its decoration and material. It has a large attic-story gable with one one-over-one window with decorative muntins; an angled bay on the first story with shed roof; a decorative window; and a stained-glass window near the front facade.

#### **Alterations**

**Primary (West) Facade:** Historic wood siding replaced; one-over-one, double-hung wood windows replaced; historic main-entrance door replaced; central second-story window opening removed; roof materials replaced; large first-story door opening; stoop and stoop railing replaced

**Secondary (North) Facade:** Historic wood siding replaced; one-over-one, double-hung wood windows replaced (except as noted); two sashes of four-sash first-story window infilled; roof materials replaced

**Secondary (South) Facade:** Historic wood siding replaced; one-over-one, double-hung wood windows

#### **Site**

Front yard; slate walkway; concrete driveway; wood gate; secondary concrete-block rear garage with gable roof and replacement door

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* Brooklyn-Long Island Edition (April 29, 1905), 487; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **511 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 56

BIN: 3119339

**Date(s):** c. 1905 (NB 942-1905)

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** Irving W. Farquharson

**Type:** Free-standing House

**Style(s):** Altered Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood; brick; artificial siding

**Status:** Non-Contributing

#### **History, Significance and Notable Characteristics**

No. 511 Argyle Road is an altered free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by Irving W. Farquharson c. 1905. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of

former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. The building was heavily altered in 1999.

The side facades retain some historic features, including, on the north facade, an attic-story gable and an angled second-story oriel. The south facade retains a projecting bay with a round-arched window opening at the second story and semicircular window opening within the gable.

#### **Alterations**

Primary (West) Facade: Front facade entirely covered by a full-height brick addition with metal railing and enclosed sunroof on top; non-historic stoop

Secondary (North) Facade: Wood siding replaced; roof materials replaced; windows and window enframements replaced

Secondary (South) Facade: Wood siding replaced; roof materials replaced; windows and window enframements replaced; window security grille

#### **Site**

Front yard; slate walkway; concrete driveway; wood gate; secondary concrete-block rear garage with gable roof and replacement door

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 942-1905; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; New York City Department of Buildings Job No. 300979458 (December 13, 1999)

### **505 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 58  
BIN: 3119340

**Date(s):** c. 1905 (NB 16-1905)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 505 Argyle Road is a free-standing Queen Anne/Colonial Revival-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.



Historic Queen Anne/Colonial Revival-style features of 505 Argyle Road include its slightly asymmetric form, with angled first- and second-story bays; porch with Tuscan columns, picket railing, and simple decorative trim; simple main-entrance surround; historic clapboard and shingle siding; gable dormer with three one-over-one windows; and steep, complex intersecting-gable roof with deep eaves with simple modillions. Other historic features include its stone porch base with wood lattice within its openings; flat board trim; historic wood-and-glass door; and stained-glass transom above the large window beside the entrance.

**Secondary (North) Facade:** This facade is similar to the main facade in its decoration and material. It has a large attic-story gable; a square-sided oriel between the first and second stories; wood-framed window at side of the entrance; rough-faced stone base; and stained-glass transoms.

**Secondary (South) Facade:** This facade is similar to the main facade in its decoration and material. It has a large attic-story gable with a single window; flat board trim; and an angled first-story bay with second-story square bay above, which has a small one-over-one stained-glass window.

### **Alterations**

**Primary (West) Facade:** Historic one-over-one, double-hung wood windows replaced; roof materials replaced; stoop replaced, and railing installed

**Secondary (North) Facade:** One-over-one, double-hung wood windows replaced; roof materials replaced

**Secondary (South) Facade:** HVAC unit with conduit

### **Site**

Front yard; concrete and slate walkway and driveway; wood gate; secondary concrete-block rear garage with hipped roof and replacement door

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 16-1905 and Alteration Permit 8455-1931; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

## **501 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 60  
BIN: 3119341

**Date(s):** c. 1905 (NB 75-1905)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 501 Argyle Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Ditmas farm by Lewis H. Pounds c. 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of 501 Argyle Road include its asymmetric form, including its angled first- and second-story bays; wood shingle siding; porch with Tuscan columns and picket railing; gable with paired double-hung windows with decorative muntins in the upper sashes, framed in a round-arched opening with shingle and sawtooth trim; and steep, complex intersecting-gable roof with decorative flat board trim. Other historic features include its rectangular stained-glass window next to the main entrance with decorative trim; historic wood-and-glass main-entrance door; and wood door and window enframements.

Secondary (North) Facade: This facade is similar to the main facade in its decoration and material. It has a large attic-story gable with paired windows with decorative sawtooth trim. The first story is topped with flat board trim, and there is a double-hung stained-glass window in a historic wood enframingent between the first and second stories. A one-story rear extension with a projecting roofline and porch railing on the second story is partially visible.

Secondary (South) Facade: This facade is similar to the main facade in its decoration and material. Similar to the main facade it has a large attic-story gable with two windows with decorative sawtooth trim. It also has an overhanging second story with decorative brackets; an angled bay towards the rear; and two large windows with decorative stained-glass transoms.

**Alterations**

Primary (West) Facade: Most one-over-one, double-hung wood windows replaced; roof materials replaced; stoop replaced, and railing installed

Secondary (North) Facade: One-over-one, double-hung wood windows replaced; roof materials replaced; exhaust flue along facade and above roof

Secondary (South) Facade: Wood shingle siding replaced; first- and second-story conduit; roof materials replaced

**Site**

Front yard; concrete and slate walkway and driveway; secondary concrete-block rear garage with hipped roof and replacement door

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 75-1905 and Alteration Permit 2478-1924; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

## 495 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5177, Lot 62  
BIN: 3119342

**Date(s):** c. 1903 (NB 2318-1903)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Gustav Petterson  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial shingles

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 495 Argyle Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by Gustav Petterson c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of 495 Argyle Road include its asymmetric form, with first- and second-story angled bays; porch with Tuscan columns, picket railing, and plinths; classical main-entrance surround with simple pilasters; pent-roof attic-story gable with window openings with dentil trim; and steep, complex intersecting-gable roof. Other historic features include its rectangular stained-glass window next to the entrance.

Secondary (North) Facade: This facade is similar to the main facade in its decoration and material. The eastern portion of this facade projects slightly and has a tall gable. Other features include a small one-over-one decorative window at the second story; and a visible chimney. From this facade, a one-story rear wood porch with historic columns is visible.

Secondary (South) Facade: This facade is similar to the main facade in its decoration and material. It has a one-story angled bay with hipped roof near the front facade, and an angled bay towards the rear with a parapet. The eave of the front and rear rooflines continues along the south facade, interrupted by a small window with a molded surround.

### Alterations

Primary (West) Facade: Wood shingle siding replaced with artificial shingles; one-over-one double-hung wood windows replaced; historic wood main-entrance door replaced; roof material replaced; loss of decorative shingles and some dentil trim on the gable; diamond-pane gable sashes replaced; stoop replaced, and railing added; stone porch base infilled; through-wall air conditioner at attic story

Secondary (North) Facade: Wood shingle siding replaced; one-over-one, double-hung wood windows replaced; utility boxes, pipes, vent, and lights; metal supports at attic story

Secondary (South) Facade: Wood shingle siding replaced; one-over-one, double-hung wood windows replaced; some wood window enframements replaced; side entrance with staircase, hood, and iron railing added; utility pipes, vent, and lights

**Site**

Front yard; concrete and paved walkway and driveway

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 2318-1903; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

**491 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 64

BIN: 3119343

**Date(s):** c. 1904

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** Gustav Petterson

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 491 Argyle Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by Gustav Petterson c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of the house include its second- and attic-story wood shingle siding; angled first-story and square-sided second-story bays; porch with Tuscan columns, picket railing, and angular pediment; double-leaf wood-and-glass main-entrance door and wood surround; group of three round-arched windows within the second-story bay; angled dormer with pediment and double-hung center window with decorative muntins; and steep, complex roof with flared eaves. Other historic features include its rectangular stained-glass window near the main entrance.

**Secondary (North) Facade:** This facade is similar to the main facade in its decoration and material. It features a shallow square two-story projection; a gable dormer; and rough-faced stone foundation. A one-story rear wood porch with historic columns is partially visible.

**Secondary (South) Facade:** This facade is similar to the main facade in its decoration and material. This facade, similar to the north, has a gable dormer with decorative-muntin windows; curved oriel between the first and second stories with a pitched roof and stained-glass double-hung window; angular first-story bay with hipped roof; and rough-faced stone foundation.

**Alterations**

Primary (West) Facade: Historic wood windows replaced (except as noted); storm sashes; roof material replaced; stoop and railing replaced; stone porch base infilled

Secondary (North) Facade: Windows replaced; first-story rear window shortened; storm sashes; window at second story of projecting bay shortened; second-story through-wall air conditioner

Secondary (South) Facade: Wood windows replaced (except as noted); storm sashes

**Site**

Front yard; concrete walkway and driveway; secondary concrete-block rear garage with hipped roof and replacement door

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

"Projected Buildings," *Real Estate Record and Builders' Guide* (February 20, 1904), 427; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

**485 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 66  
BIN: 3119344

**Date(s):** c. 1903 (NB 2318-1903)

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** Gustav Petterson

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 485 Argyle Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by Gustav Petterson c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne features of the house include the overall asymmetry of the facade; shingles at the first, second and attic stories; porch with picket railings and Tuscan columns; stained-glass window; wood-and-glass double-leaf main-entrance door; angled bays at the first and second stories; balcony at the second story; deep eaves; attic-story gable roof with paired windows beneath a denticulated cornice; and complex roof with intersecting gables. Other historic features include the house's stone porch base with lattice within its opening.



Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and features full height bay; square-headed windows; and attic-story gable roof with chimney.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade and features two angled bays at the first story, one with a small stained-glass window; square-headed window openings, one with a possible stained-glass transom; and paired round-arched window openings at the attic story surmounted by arched shingle pattern.

#### **Alterations**

Primary (West) Facade: Porch columns replaced; second-story balcony railing with shingled posts replaced; windows replaced (except as noted); stoop replaced, and metal railings added

Secondary (North) Facade: Windows replaced; storm sashes

Secondary (South) Facade: Windows replaced (except as noted); storm sashes

#### **Site**

Front yard; concrete walkway and driveway; secondary garage with pitched roof and replacement door

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 2318-1903; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **481 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 68  
BIN: 3119345

**Date(s):** c. 1904  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Gustav Petterson  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 481 Argyle Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by Gustav Petterson c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features include the overall asymmetry of the facade; shingles on the second and attic stories; walled balcony and angled bay at the second story; deep eaves; and complex roof with gable dormer and one-over-one window with decorative muntins in the

upper sash. This facade also has a historic second-story round-arched sash. The double-leaf entrance door on the enclosed porch dates from before c. 1940.

**Secondary (North) Facade:** This facade is similar in its decorative treatment to the main facade and features a square bay; square-headed window openings; and hipped-roof dormer with flared eaves and double-hung windows with decorative muntins in the upper sash. A one-story rear porch is partially visible.

**Secondary (South) Facade:** This facade is similar in its decorative treatment to the main facade and features an angled bay at the first story and oriel window with curved corners at the second story, both with hipped roofs; and hipped-roof dormer with flared eaves at the attic story. Square-headed fenestration includes three double-hung stained-glass windows on the first story and second-story oriel; there is also a small stained-glass window in the first-story angled bay. The upper sash of the dormer window has decorative muntins.

#### **Alterations**

**Primary (West) Facade:** Pre-c. 1940 porch enclosure, originally stucco-faced, refaced with clapboards, and window opening reduced; metal stoop railings added; windows replaced (except as noted)

**Secondary (North) Facade:** Windows replaced (except as noted)

**Secondary (South) Facade:** Windows replaced (except as noted)

#### **Site**

Front yard; concrete walkway and driveway; secondary hipped-roof garage with possibly historic doors

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (February 20, 1904), 427; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **475 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 70  
BIN: 3119346

**Date(s):** c. 1905 (NB 946-1905)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Irving W. Farquharson  
**Type:** Free-standing House  
**Style(s):** Shingle  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 475 Argyle Road is a free-standing Shingle-style house designed by Arlington D. Isham and constructed by Irving W. Farquharson c. 1905. It was built during Ditmas Park West’s

core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Shingle-style features of the house include the wood shingle cladding of its first, second, and attic stories; front porch; simple door enframing with fluted pilasters; double-leaf wood-and-glass door; window with stained-glass transom next to the entrance; angled bays with one-over-one windows at first and second stories; deep eaves with large, curving brackets; and large crowning gable containing a recess with curving sides and a projecting curving sill.

**Secondary (North) Facade:** This facade is similar in its decorative treatment to the main facade and features windows with stained-glass transoms; a square two-story bay; clapboard and shingle first- and second-story siding; attic gable with shingles; and a brick chimney.

**Secondary (South) Facade:** This facade is similar in its decorative treatment to the main facade and features one-over-one windows; clapboard and shingle cladding; an angled bay with hipped roof; square oriel window at the second story with possibly historic stained-glass transom; and attic-story gable with deep eaves.

#### **Alterations**

**Primary (West) Facade:** Metal porch railing; stoop replaced, and metal railings added; attic-story window opening reduced in size; through-wall air conditioner in gable; storm sashes; roof material replaced

**Secondary (North) Facade:** Through-wall air conditioner at first story; windows replaced (except as noted); vent above window in gable; storm sashes; roof material replaced

**Secondary (South) Facade:** Through-wall air conditioner at second story; windows replaced (except as noted); storm sashes; roof material replaced

#### **Site**

Front yard; concrete walkway and driveway; secondary garage

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 946-1905; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **469 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 72  
BIN: 3119347

**Date(s):** c. 1906

**Architect(s) / Builder(s):** Arlington D. Isham (attributed)

**Owner(s) / Developer(s):** Irving W. Farquharson

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 469 Argyle Road is a free-standing Queen Anne-style house constructed by Irving W. Farquharson c. 1906. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Although the house's architect has not been documented, it has been attributed to Arlington D. Isham, who designed Farquharson's other houses in the district.

Historic Queen Anne-style features of the house include its door enframingent with simple pilasters; porch with Tuscan columns on plinths, and picket railings; windows with leaded-glass transoms at the first story; angled bays at second story flanking a narrow oeil-de-boeuf (bull's-eye) window; clapboard on the first, and shingle cladding on the second and attic stories; denticulated second-story cornice; deep eaves; attic-story pent-roof gable with paired arched windows containing decorative muntins in the upper sash; and complex intersecting roof features.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and features an angled oriel window with hipped roof at the first story, and square oriel window with hipped roof at the second story; square-headed window openings; attic-story gable; and brick chimney.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade and features an angled oriel window with hipped roof at the first story; square-headed window openings; and attic-story gable.

**Alterations**

Primary (West) Facade: Stoop replaced, and metal railings added; windows replaced (except as noted); mailbox; light fixture

Secondary (North) Facade: Windows replaced

Secondary (South) Facade: Windows replaced

**Site**

Front yard; concrete walkway and driveway; secondary hipped-roof garage with replacement door

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

"Conveyances," *Brooklyn Daily Eagle*, September 17, 1906, 19; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

## 465 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5177, Lot 74  
BIN: 3119348

**Date(s):** c. 1903 (NB 86-1903)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Gustav Petterson  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 465 Argyle Road is a free-standing Queen Anne/Colonial Revival style house designed by Arlington D. Isham and constructed by Gustav Petterson c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of the house include the overall asymmetry of the facade, with projecting angled bays at the first and second stories; wood shingle cladding at the first, second, and attic stories; and complex roof with intersecting features. The house's fluted corner pilasters and hipped-roof dormer are more typical of the Colonial Revival style. Its porch with paneled piers and picket railing is characteristic of either style. Other historic features include its wood-and-glass double-leaf door, and porch base with latticework within its opening.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and features square-headed window openings; a two-story projecting bay with fluted pilasters; a gable dormer; deep eaves; and a high brick chimney.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade and features deep eaves; square-headed window openings, one with six-over-six double-hung sash; a small stained-glass window toward the rear; and a two-story projecting bay below the cross gable.

### Alterations

Primary (West) Facade: Windows replaced; light fixture by door; number plate by door; roof material replaced

Secondary (North) Facade: Windows replaced; through-wall air conditioner at first story; skylight in gable; roof material replaced

Secondary (South) Facade: Windows replaced (except as noted); roof material replaced

### Site

Front yard; concrete walkway and driveway; secondary garage with pitched roof



**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 86-1903; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

**459 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 76  
BIN: 3119349

**Date(s):** c. 1905

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** Irving W. Farquharson

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood; brick

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 459 Argyle Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by Irving W. Farquharson c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of the house include the overall asymmetry of the facade; hipped-roof projecting bay at the second story; attic-story gable with deep eaves; and complex intersecting roof features.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and features an angled bay supporting a square bay topped by a steep gable, and large shed-roof dormer.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade and features square-headed window openings and a large attic-story gable.

**Alterations**

Primary (West) Facade: Porch enclosed with brick and new stoop added between c. 1940 and c. 1985; second- and attic-story shingles replaced; second-story balcony with picket railing; second-story openings altered; windows replaced; through-wall air conditioner

Secondary (North) Facade: Siding and windows replaced

Secondary (South) Facade: Siding and windows replaced; through-wall air conditioner at second story

**Site**

Front yard; concrete walkway and driveway; secondary garage

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* Brooklyn-Long Island Edition (April 29, 1905), 487; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

**455 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 78  
BIN: 3119350

**Date(s):** c. 1903 (NB 1151-1903)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Gustav Petterson  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 455 Argyle Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by Gustav Petterson c. 1903. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of the house include its first-story clapboard, and second- and attic-story shingle siding; large porch with Tuscan columns and picket railings; double-leaf wood-and-glass door; simple window enframements; second-story angled bay; attic-story gable dormer; and intersecting-gable roof.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and has a projecting bay at the first and second stories; square-headed windows; and gable dormer with paired windows.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade, with square-headed windows; a first-story angled bay with hipped roof; and an attic-story gable dormer.

**Alterations**

Primary (West) Facade: Porch railing replaced; stoop narrowed and wood railings added; windows replaced

Secondary (North) Facade: Windows replaced

Secondary (South) Facade: Window replaced by secondary entrance; staircase with metal railing; light fixture above secondary entrance

**Site**

Front yard; concrete walkway and parking pad

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1151-1903; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

**449 ARGYLE ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 80  
BIN: 3119351

**Date(s):** c. 1905 (NB 863-1905)

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** William H. Sawkins

**Type:** Free-standing House

**Style(s):** Shingle

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 449 Argyle Road is a free-standing Shingle-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Shingle-style features of the house include its slight asymmetry of composition; wraparound porch with Tuscan columns and picket railings; second-story angled bay; large crowning gable; and steeply pitched roof.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and features a two-story projecting bay with shed roof, and gable dormer.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade and features projecting bays and a gable dormer.

**Alterations**

Primary (West) Facade: Windows replaced; wood shingles replaced; second-story window opening enlarged; gable altered, with small balcony removed, and historically recessed windows replaced with windows flush with the wall of the gable; security cameras

Secondary (North) Facade: Windows replaced; secondary entrance opening removed; siding replaced; security cameras

Secondary (South) Facade: Windows replaced; siding replaced

**Site**

Front yard; concrete walkway and driveway; secondary garage

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 863-1905; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

**445 ARGYLE ROAD AKA (A/K/A 1302-1312 Dorchester Road)**

Borough of Brooklyn Tax Map Block 5177, Lot 1

BIN: 3119321

**Date(s):** c. 1905

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** Irving W. Farquharson

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 445 Argyle Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by Irving W. Farquharson c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Located at the southeast corner of Dorchester and Argyle Roads, its main entrance faces Argyle Road.

Historic Queen Anne-style features of the house include its second- and attic-story shingle siding; complex asymmetric massing; second-story angled bay; steep intersecting-gable roof; large, curving eave brackets; and attic-story gable with round-arched recess containing paired round-arched window openings.

Primary (North) Facade: This facade is similar in its decorative treatment to the main facade and features a two-story projecting bay with hipped roof at the first story and pent-roof gable at the attic story; possibly historic hexagonal window; deep eaves; and attic story hipped-roof dormer.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade and features an angled bay and hipped-roof dormer.

Secondary (East) Facade: This facade is similar in its decorative treatment to the main facade and features a second-story projecting bay with hipped roof and attic-story gable.

### **Alterations**

Primary (West) Facade: Porch partially enclosed between c. 1940 and c. 1985; double-hung windows with diamond-pane upper sashes replaced; porch columns replaced, and metal railings installed; main-entrance door replaced; non-historic metal mailbox and light fixtures

Primary (North) Facade: Windows replaced; roof material replaced

Secondary (South) Facade: Window openings on angled bay filled in; roof material replaced

Secondary (East) Facade: First-story addition with picture window and secondary entrance facing Dorchester Road; windows replaced; roof material replaced

### **Site**

Front yard; concrete walkway and side yard with driveway; tall wood fence and gate on north; small wood shed

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* Brooklyn-Long Island Edition (April 29, 1905), 487; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives



# Rugby Road

Ditmas Park West Historic District

## West Side of Rugby Road

### 446 RUGBY ROAD (aka 1316-1326 DORCHESTER ROAD)

Borough of Brooklyn Tax Map Block 5177, Lot 7  
BIN: 3253100

**Date(s):** c. 1905  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; stucco

**Status:** Contributing

#### History, Significance and Notable Characteristics

No. 446 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Queen Anne-style features of the house include its wood clapboard first-story and shingle second-story siding; asymmetric form and complex intersecting-gable roof with dormer and exposed rafter tails; wraparound porch with grouped Tuscan columns on paneled plinths, and wood picket railing; single-leaf wood-and-glass main-entrance door with lozenge-shaped window and carved decoration; door enframingent with molded cornice; simple window enframingents; angled first- and second-story projecting bays; second-story frieze board; and main-facade gable with large ornate eave brackets, denticulated sill, wood railing, stucco, false half-timbering, paired leaded-glass windows, octagonal oculus, and decorative vergeboard. Other historic features include its stone porch base with lattice within its openings. The southernmost second-story window is leaded-glass.

Primary (North) Facade: Facing Dorchester Road, this facade is similar to the main facade. It includes the side pediment of the front porch roof; and a projecting central portion which is angled at the first story, terminating in a large gable detailed like that of the main facade, with ornate eave brackets, octagonal oculus, false half-timbering, and vergeboard. A sill and railing

similar to that within the main-facade gable, sits beneath the central second-story window opening. A rectangular first-story opening near the setback western end of this facade contains historic stained-glass sash.

**Secondary (South) Facade:** Similar to the north facade, this facade has an angled oriel with flared base straddling the first and second stories, capped by a denticulated molding and wood railing similar to those of the east and north facades. The oriel contains at least one historic stained-glass sash. A large gable similar to those of the east and north facades, but without stucco or false half-timbering, crowns this facade. A secondary entrance is located under the oriel.

**Secondary (West) Facade:** This facade features a projecting portion crowned by a gable with stucco and false half-timbering like those of the east and north facades. The first story has a small wood porch with turned wood columns, brackets, and a possibly historic pergola.

### **Alterations**

**Primary (East) Facade:** Stoop replaced; first- and second-story, and dormer one-over-one double-hung wood windows replaced (except for stained-glass sash); spindlework and scrollwork added to porch; roof materials replaced; rooftop flue

**Primary (North) Facade:** One-over-one double-hung wood windows, and roof materials, replaced; latticework on porch

**Secondary (South) Facade:** Basement window grilles; door replaced; windows, except for historic stained-glass, replaced

**Secondary (West) Facade:** Windows and doors replaced; light fixture next to door; skylight

### **Site**

Front and side yards; asphalt-paver front parking pad; concrete walkway with Belgian-block edging; wood north and west perimeter fences

### **Sidewalk / Curb Materials**

Concrete sidewalks with planting strips between sidewalks and concrete curbs

### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* Brooklyn-Long Island Edition (March 5, 1905), 320; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## **454 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 12  
BIN: 3119322

**Date(s):** c. 1902 (NB 1611-1902)

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** Harry Grattan

**Type:** Free-standing House

**Style(s):** Shingle

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 454 Rugby Road is a free-standing Shingle-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1902. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs. The house was converted to a two-family house by 1965.

Historic Shingle-style features of the house include its wood shingles at the second and attic stories; cross-gable roof; angled second-story projecting bays; spare use of historic ornament, which includes its round-arched second-story window opening and surround with pilasters and foliate ornament, frieze board with denticulated molding, and eave brackets above the second story; and its unifying central gable with curving, fluid forms containing a smaller projecting gable supported by brackets. Although the porch was enclosed between c. 1940 and c.1985, most of the porch roof, including its molded, denticulated frieze, appears to be historic.

**Secondary (North) Facade:** This facade is sided with clapboard at its first story and wood shingles above. It has a first-story angled oriel with denticulated molding, continuing from the main facade, below a pitched roof. The base of the second story is flared. The denticulated second-story frieze board continues from the main facade. The second story and large attic-story gable have square-headed openings.

**Secondary (South) Facade:** Similar to the north facade, this facade also has a three-sided first-story oriel with denticulated frieze board and pitched roof, and three-sided projecting bay above.

### **Alterations**

**Primary (East) Facade:** Stoop replaced; porch enclosed between c. 1940 and c. 1985 and projecting entrance portico with Ionic columns installed; picket railing on porch roof replaced; second-story one-over-one double-hung wood windows, and central round-arched window, replaced; railing installed in front of gable window opening; paired double-hung gable windows with multipane upper sashes replaced; semicircular window within smaller crowning gable removed and replaced with smaller semicircular ornament; ornament installed at gable crest; rooftop solar panels

**Secondary (North) Facade:** Windows replaced; first-story electrical box with conduit; vents and conduit in gable

**Secondary (South) Facade:** Windows replaced; vent in gable

### **Site**

Front yard; concrete walkway; asphalt-paver driveway; secondary brick rear garage (William T. Fishbough, 1922) with roll-down door replacing historic paired wood door with crossbuck bracing and multipane windows

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strips between sidewalk and concrete curb

## References

Department of Buildings, Borough of Brooklyn, New Building Permits 1611-1902 and 12721-1922, and Alteration application 2864-64; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

## 458 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5177, Lot 14  
BIN: 3119323

**Date(s):** c. 1906  
**Architect(s) / Builder(s):** Arlington D. Isham (attributed)  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 458 Rugby Road is a free-standing Colonial Revival-style house constructed by Harry Grattan c. 1906. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Although the architect of this house has not been documented, it has been attributed to Arlington D. Isham, who designed Grattan's other houses on both sides of Rugby Road within the historic district.

Historic Colonial Revival-style features of the house include its porch with Tuscan columns, picket railing, and post with urn finial; first-story clapboard siding; simple first-story door and window moldings and one-over-one wood stained-glass window with stained-glass transom; and shallow hipped roof with hipped-roof dormer, which retains its historic shingle siding. The slight asymmetry of the front facade, which includes first- and second-story angled bays, as well as the large second-story bracket, reflect the continuing influence of the Queen Anne style. Other historic features include its stone porch base with wood lattice, and dormer windows with diamond-shaped upper panes.

Secondary (North) Facade: The base of the second story is slightly flared and has a square-sided oriel with window opening, flared base, and pitched roof. The main facade's deeply overhanging roof eaves continue to this facade; above a central break in the eaves is a hipped-roof dormer that is similar to the main facades, but with two square-headed window openings. At least one of the dormer openings retains its historic wood window with diamond-pane upper sash. This facade also has a first-story door opening and first- and second-story square-headed window openings.

Secondary (South) Facade: The main facade's deeply overhanging roof eaves continue to this facade. It features a first- and second-story projecting bay with flared second-story base, large

second-story bracket similar to that of the main facade, square-headed window openings, and hipped-roof dormer with window opening similar to that of the main facade. The first story of the projecting bay has a stained-glass sash, and the dormer contains paired wood windows with diamond-pane upper sashes.

#### **Alterations**

Primary (East) Facade: Brick front stoop replaced; second-story shingle siding replaced; main entrance door and first- and second-story one-over-one double-hung wood windows replaced; second-story lintel molding removed and window enframements altered; eave brackets above south window opening removed; dormer storm sashes; roof materials replaced

Secondary (North) Facade: Wood siding replaced; windows, except for historic windows, and roof materials replaced

Secondary (South) Facade: Wood siding replaced; windows, except for historic windows, and roof materials replaced

#### **Site**

Front and side yards; asphalt-paver walkway; non-historic wood perimeter fence

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strips between sidewalk and concrete curbs

#### **References**

“Conveyances,” *Brooklyn Daily Eagle*, July 28, 1906, 12; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **462 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 16  
BIN: 3119324

**Date(s):** c. 1903  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 462 Rugby Road is a free-standing Colonial Revival-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1903. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham’s designs.

Historic Colonial Revival-style features of the house include its porch with Tuscan columns



and wood picket railing; clapboard first-story siding; simple door and window enframements; and intersecting gambrel roof with molded trim. Its wood-and-glass main-entrance door, stone porch base with wood lattice, and brick chimney are also historic.

**Secondary (North) Facade:** Similar to the main facade, this facade has a stone foundation and a large second-story gambrel with molded trim. It retains its historic clapboard and shingle siding. Above a door opening is a steeply pitched hood supported by brackets ornamented with stylized foliate ornament. Another pitched hood is located toward the rear of the house. This facade has several scattered square-headed window openings of varying sizes, as well as a small oculus containing a historic multipane sash.

**Secondary (South) Facade:** This facade is similar to the north facade, but with a hipped-roof dormer toward the front of the house, a historic first-story window with stained-glass transom, and first-story angled bay beneath the second-story gambrel.

### **Alterations**

**Primary (East) Facade:** Front stoop replaced; second-story shingles replaced with wider shingles; second-story lintel moldings removed; historic first- and second-story one-over-one double-hung wood windows replaced; attic-story double-hung wood window with multipane geometric-patterned upper sash replaced; roof materials replaced

**Secondary (North) Facade:** First-story fixture toward front of house; roof materials replaced

**Secondary (South) Facade:** Windows, except for stained-glass sash, replaced; roof materials replaced

### **Site**

Front yard; concrete walkway; HVAC unit adjacent to north facade; concrete driveway with grass center strip; secondary concrete-block rear garage with hipped roof and replacement door

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (February 21, 1903), IX; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## **470 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 18  
BIN: 3119325

**Date(s):** c. 1905  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 470 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Queen Anne-style features of the house include its clapboard first-story and shingle second-story and gable siding; first-story angled bay; porch with fluted piers, pulvinated balusters, post with urn finial, and pitched roof; steep intersecting-gable roof; large attic-story gable with pent roof, tripartite window, and crowning projecting gable with channeled brackets and false half-timbering; continuous second-story and gable moldings; gable windows with geometrically patterned upper sashes; and the scrolled moldings beneath its northernmost first-story window and gable window. Other historic features include its stone porch base with wood lattice, and wood main-entrance door, and stained-glass window adjacent to the main entrance.

Secondary (North) Facade: Similar to the main facade, this facade retains its historic first-story clapboard, and upper-story shingle siding. The continuous first- and second-story moldings continue from the main facade. The first story has a square-headed entrance with simple molded enframing, and both stories, as well as the large attic-story gable, contain square-headed window openings. The easternmost first-story window is stained-glass, and the gable window has geometrically patterned upper sash.

Secondary (South) Facade: Similar to the north facade, but with a first- and second-story projecting bay with a flared second-story base. The first story has a rectangular stained-glass window, and the gable window has geometrically patterned upper sash.

### **Alterations**

Primary (East) Facade: Front stoop with shingled cheek walls replaced; first- and second-story one-over-one double-hung wood windows replaced; attic story storm sashes

Secondary (North) Facade: Door replaced; light fixture over door; historic wood windows, except for stained-glass and gable windows, replaced

Secondary (South) Facade: Some windows replaced; conduit and second-story light fixture installed

### **Site**

Front yard; concrete walkway and driveway; wood rear driveway fence

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

"Projected Buildings," *Real Estate Record and Builders' Guide* Brooklyn-Long Island Edition (March 5, 1905), 320; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 474 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5177, Lot 20  
BIN: 3119326

**Date(s):** c. 1903  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 474 Rugby Road is a free-standing Colonial Revival-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Colonial Revival-style features of the house include its symmetrical main facade with angled bays and gabled dormers; shingle siding; side-gable roof; and simple window enframements and molded second-story frieze board. The sunburst motifs within its dormer gables, and the pent roofs of its side gables show the continuing influence during this period of the Queen Anne style. Although its porch was enclosed before c. 1940, that enclosure was replaced with the current enclosure after c. 1983. Other historic features include its stone foundation and porch base, and the wood lattice within the openings of the porch base.

Secondary (North) Facade: This shingled facade has a first-story entrance with a historic wood door and simple surround; first-story three-sided oriel with window openings, a flared base, and pitched roof and small rear porch with brick base, turned columns, a picket railing, and pitched roof. Irregularly spaced square-headed window openings within simple enframements with lipped lintels are located at the second story and within the gable. One gable opening contains a historic diamond-pane sash.

Secondary (South) Facade: This singled facade has a three-sided first-story oriel with a flared base, historic double-hung one-over-one wood windows, and a pitched roof. The easternmost first-story opening contains a stained-glass window and transom, and the small opening to its west has a historic one-over-one wood window. The second story has three irregularly spaced openings with a stained-glass window within the central opening, and there is a centrally located opening within the gable.

### Alterations

Primary (East) Facade: Brick stoop with brick cheek walls replaced; paneled wood-and-glass porch enclosure with Tuscan columns replaced after c. 1983; one-over-one double-hung second-story windows, and double-hung dormer windows with diamond-pane upper sashes replaced; roofing materials replaced

Secondary (North) Facade: HVAC unit below oriel; storm sashes; roof materials replaced

Secondary (South) Facade: HVAC unit below oriel; gable storm sashes; roof materials replaced

**Site**

Front yard; concrete walkway

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (October 17, 1903), 719; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**480 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 22

BIN: 3119327

**Date(s):** c. 1904

**Architect(s) / Builder(s):** Arlington D. Isham (attributed)

**Owner(s) / Developer(s):** Harry Grattan

**Type:** Free-standing House

**Style(s):** Shingle

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 480 Rugby Road is a free-standing Shingle-style house constructed by Harry Grattan c. 1904. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Although the architect of this house has not been documented, it has been attributed to Arlington D. Isham, who designed Grattan’s other houses on both sides of Rugby Road within the historic district.

Historic Shingle-style features of the house include its extensive use of wood shingles; asymmetric form, including its angled second-story bay and the truncated tower of its south facade; simple wood enframements and spare use of historic ornament; and the unifying central gable with tripartite window of its main facade. The porch’s shingled base and Tuscan columns are also characteristic of the style. The porch’s enclosure dates from before c. 1940. Other historic features include the porch’s transom sashes and the northernmost second-story window with stained-glass upper sash.

Secondary (North) Facade: Similar to the main facade, this shingled facade has a three-sided first-story bay with parapet, and a gable dormer with pent roof. Square-headed window openings of varying sizes with simple enframements are located at the first and second stories, and within the dormer.

Secondary (South) Facade: Similar to the north facade, the major feature of this facade is its three-sided projecting bay, which forms a truncated tower terminating at the house's roofline. Both the second story portion of the facade, and attic-story portion of the tower—effectively a polygonal dormer—have flared bases. The house's two-story rear porch, with picket railings and turned columns, is partially visible toward the back of this facade.

#### **Alterations**

Primary (East) Facade: Brick stoop with brick cheek walls replaced; leaded-glass main-entrance sidelights installed, and door replaced, between c. 1940 and c. 1988; second- and attic-story windows, except for second-story stained-glass sash, replaced

Secondary (North) Facade: Storm sashes

Secondary (South) Facade: Storm sashes

#### **Site**

Front yard; brick walkway; non-historic wood enclosure adjoining south side of porch; concrete driveway; secondary gable-roof rear garage with replacement door

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

"Transfers," *Brooklyn Daily Times*, April 6, 1904, 10; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **484 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 25  
BIN: 3119328

**Date(s):** c. 1903  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 484 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.



Historic Queen Anne-style features of the house include its asymmetric massing, including its two-story angled projecting bay; steep intersecting-gable roof; first- and second-story clapboard, and shingled attic siding; wraparound porch with Tuscan columns, picket railing, and pediment with sunburst motif; simple door and window surrounds; stained-glass sashes within the southernmost and two northernmost first-story openings; denticulated porch and second-story moldings; fluted, stretched second-story brackets; and large attic-story gable with tripartite window and pent roof. Other historic features include its stone porch base with wood lattice, and front stoop with shingled cheek walls; wood-and-glass double-leaf main-entrance door; and first-story two-over-two double-hung wood windows.

Secondary (North) Facade: Similar to the main facade, this clapboarded facade has a square-sided second-story oriel crowned by a molded cornice and pitched roof, as well as a large gable containing two window openings with lintel moldings. The bay contains a stained-glass double-hung window. The denticulated porch molding extends to this bay, while the denticulated second-story molding extends across the facade. Irregularly spaced window openings of varying sizes are located at the first and second stories, including a first-story window toward the front of the house containing a historic four-pane sash.

Secondary (South) Facade: Similar to the north facade, this clapboarded facade features three angled first-story bays under a shared roof, and one angled second-story bay, three other second-story window openings, and a paired window with lintel molding within the gable. At least some of the openings retain historic one-over-one double-hung wood windows.

#### **Alterations**

Primary (East) Facade: Stoop railing added; second-story two-over-two double-hung wood windows replaced; gable windows replaced; second-story alarm boxes; replacement roof materials; rooftop solar panel installation approved at time of designation

Secondary (North) Facade: Storm sashes; gable vent

Secondary (South) Facade: Attic-story windows replaced; storm sashes

#### **Site**

Front yard; concrete walkway and driveway with central grass strip; non-historic driveway gate and enclosure

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (April 25, 1903), 852; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **494 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 28  
BIN: 3119329

**Date(s):** c. 1905 (NB 3044-1905)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House



**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial shingles

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 494 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham for Harry Grattan and constructed c.1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Queen Anne-style features of the house include its steep intersecting-gable roof; wraparound porch with picket railing; three-sided first-story bay; channeled eave brackets; and large attic-story gable with pent roof, and paired round-arched openings beneath a pent hood supported by ornate brackets. Other historic features include its stone porch base with wood lattice. According to Isham's drawings, the main entrance was originally adjacent to the first-story bay, with a window to its right. In 1942, the window was expanded into a second door opening for the house's conversion to a two-family dwelling. Since then, the original door opening has been filled in and the door opening to the right has been expanded. As part of this work, a first-story rear extension and rear fire escape were added.

**Secondary (North) Facade:** This facade is similar to the main facade. It has a first-story entrance opening, as well as irregularly spaced square-headed first- and second-story window openings with simple enframements. This facade is crowned by a large gable with one round-arched opening, and a pent roof supported by wood brackets.

**Secondary (South) Facade:** This facade is similar to the north facade. It has a first-story projecting bay with a pitched roof, and square-headed window openings at the first and second stories. Its gable contains paired round-arched window openings. The eave brackets are similar to those of the main facade.

### **Alterations**

**Primary (East) Facade:** First-story clapboard, and second- and attic-story shingles replaced with artificial shingles; front stoop replaced; porch column capitals removed and heavy porch roof beams installed; window opening at northern end of first story removed, expanded main entrance and mailbox installed in this location, and former main-entrance location filled in; one-over-one double-hung wood first- and second-story windows replaced; second-story frieze panel above window openings covered or removed; decorative molding removed from beneath gable windows; gable window surrounds and keystones covered or removed; round-arched gable windows with curved-muntin upper sashes replaced; roof materials replaced

**Secondary (North) Facade:** Historic wood siding replaced; non-historic door; windows replaced; two first-story electrical boxes; roof materials replaced

Secondary (South) Facade: Historic wood siding replaced; windows, including round-arched one-over-one double-hung wood gable windows replaced; roofing materials replaced; rooftop solar panels

**Site**

Front yard; concrete walkway

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 3044-1905 and Alteration application 228-1942; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**498 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 30

BIN: 3119330

**Date(s):** c. 1903 (NB 1685-1903)

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** Harry Grattan

**Type:** Free-standing House

**Style(s):** Queen Anne/Colonial Revival

**Stories:** 2½ and basement

**Material(s):** Wood; artificial shingles

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 498 Rugby Road is a free-standing Queen Anne/Colonial Revival-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

The house's design blends elements of the Queen Anne and Colonial Revival styles. Historic Queen Anne-style features include its asymmetric second story, diamond-pane dormer casement sashes, and complex roof incorporating side gables with pent roofs, while its hipped roof and dormer are more characteristic of the Colonial Revival style. Its simple window moldings and its porch, which has Tuscan columns and a picket railing, as well as its pilastered main-entrance surround, are typical of either the Colonial Revival or Queen Anne style. Other historic features include the house's stone foundation, brick stoop, single-leaf wood-and-glass main-entrance door, first-story one-over-one, double-hung wood windows, and large stained-glass double-hung window to the right of the main entrance.

Secondary (North) Facade: This facade is similar to the main facade, with a projecting two-story bay, angled at the first story and square-sided at the second story, with a flared second-

story base. Square-headed window openings are irregularly spaced on this facade. The roof features a hipped roof dormer with square-headed openings and gable with a pent roof and round-arched opening. The easternmost second-story window on this facade, as well as central first-story sash on the projecting bay, are stained-glass.

Secondary (South) Facade: This facade is similar to the north facade, with square-headed window openings of varying sizes at the first and second stories, and a large attic gable. There is an angled first-story oriel.

#### **Alterations**

Primary (East) Facade: First-story clapboard or shingle, and second- and attic-story wood shingle siding replaced; stoop railing; second-story one-over-one double-hung wood windows replaced; replacement roof materials

Secondary (North) Facade: Wood siding replaced; second-story (except for stained-glass) and gable windows replaced; roof materials replaced

Secondary (South) Facade: Wood siding replaced; second-story one-over-one double-hung wood windows replaced; paired eight-pane casement windows within gable opening replaced; gable vent installed; roof materials replaced

#### **Site**

Front yard; concrete walkway

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1685-1903; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **502 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 32  
BIN: 3119331

**Date(s):** c. 1904 (NB 2424-1904)

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** Harry Grattan

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood; artificial siding

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 502 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of

free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Queen Anne-style features of the house include its asymmetric massing, including its two-story angled projecting bay; steep intersecting-gable roof; simple pilastered main-entrance surround; porch with Tuscan columns; large, curving bracket and shallow eave brackets at the second story; and attic-story gable with pent roof. Other historic features include the house's wood-and-glass main-entrance door and its stone porch base with lattice in its openings.

Secondary (North) Facade: Unlike the main facade, this facade retains its historic first-story wood clapboard siding. It has an angled first-story projecting bay with a square-sided second story bay above. Irregularly spaced square-headed window openings are located across the first and second stories, as is a single square-headed opening within the attic gable.

Secondary (South) Facade: Similar to the north facade, this facade retains its historic first-story wood clapboard siding. The facade features an angled first- and second-story bay, attic gable, and square-headed window openings.

### **Alterations**

Primary (East) Facade: First-story wood clapboard, and second- and attic-story shingle siding replaced; eave siding installed; stoop with brick cheek walls replaced; wood picket porch railing replaced; shingled porch column plinths replaced with paneled plinths; first- and second-story one-over-one double-hung wood windows, including those within tripartite second-story window, replaced; one-over-one double-hung windows with multipane upper sashes within gable replaced, and sill and lintel moldings removed; fanlight motif with surrounding rows of shingles located above gable window covered or removed; roof material replaced

Secondary (North) Facade: Second- and attic-story shingles siding replaced; eave siding installed; windows replaced; roof material replaced

Secondary (South) Facade: Second- and attic-story shingles siding replaced; eave siding installed; first- and second-story one-over-one double-hung wood windows replaced; double-hung gable windows with multipane upper sashes replaced; first- and second-story conduit

### **Site**

Front yard; concrete walkway and driveway; secondary concrete-block garage with hipped asphalt roof and historic paneled wood-and-glass doors (George J. Lobenstein, 1935)

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

Department of Buildings, Borough of Brooklyn, New Building Permits 2424-1904 and 9767-1935; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## **506 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 34  
BIN: 3119332

**Date(s):** c. 1903 (NB 2315-1903)



**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 506 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Queen Anne-style features of the house include its asymmetric massing, including its first-story clapboard siding; two-story angled projecting bay; steep intersecting-gable roof; first-story window leaded-glass transom; porch with Tuscan columns and picket railing; and attic-story four-part window containing 12-over-one double-hung wood sashes, crowned by a large gable with pent roof. Other historic features include the house's brick stoop, and stone porch base with wood lattice.

**Secondary (North) Facade:** This facade has a first-story entrance opening; the base of the second story is flared. A second-story oriel has flared base, pitched roof, and historic stained-glass window and transom. Several square-headed window openings are located at the first and second stories, and within a hipped-roof dormer; the dormer contains a historic 12-pane wood pivoting window, and the multipane sash within the westernmost first-story opening may be historic.

**Secondary (South) Facade:** This facade has a first-story angled bay beneath a square-sided second-story oriel with a flared base. The central first-story bay of the oriel has a stained-glass sash. It is crowned by a triangular gable with pent roof. Square-headed window openings are located at the first and second stories, and within the gable and hipped-roof dormer. The easternmost first-story window has a leaded-glass upper sash.

### **Alterations**

**Primary (East) Facade:** Second- and attic-story shingle siding replaced with artificial siding; eave siding installed; shingles removed from porch column plinths; eave siding; roofing materials replaced

**Secondary (North) Facade:** Wood siding replaced; door replaced; historic wood windows, except for stained-glass and multipane first-story and dormer windows, replaced; eave siding; roofing materials replaced

**Secondary (South) Facade:** Wood siding replaced; historic wood windows, except for leaded- and stained-glass, replaced; eave siding; roofing materials replaced

**Site**

Front yard; concrete walkway and driveway; non-historic driveway gate; secondary hipped-roof rear garage

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 2315-1903; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**512 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 36  
BIN: 3119333

**Date(s):** c. 1904 (NB 1807-1904)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Shingle  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 512 Rugby Road is a free-standing Shingle-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Shingle-style features of the house include its cross-gable roof; porch with paired Tuscan columns; first-story angled bay; and its fluid forms, including its prominent second-story brackets and the curved walls flanking the window opening within the main facade's large unifying gable. Other historic features of 512 Rugby Road include its single-leaf wood-and-glass main-entrance door, second-story one-over-one double-hung windows, and diamond-pane attic windows. Originally, the house's porch base, stoop walls, and second and attic stories were faced with shingles, with the gable containing a shingled diamond, a hallmark of the style.

**Secondary (North) Facade:** This facade has a secondary entrance with historic wood-and-glass door, and square-headed window openings. The three westernmost second-story windows are stained-glass, and the gable contains double-hung windows with diamond-pane sashes.

**Secondary (South) Facade:** This facade is similar to the north facade, but with a square-sided two-story projecting bay with a flared second-story base, and a large triangular gable. It has square-headed window openings at all stories, including within the gable, which contains a

pair of windows with diamond-pane sashes.

### **Alterations**

Primary (East) Facade: First-story wood clapboards, and second- and attic-story shingles, replaced with artificial siding; brick stoop replaced, with shingled cheek walls removed and metal railings installed; shingles removed from porch column plinths; picket porch railing replaced; formerly setback entrance extended forward, resulting in enclosure of a portion of southern section of porch; first-story one-over-one double-hung wood windows replaced; second- and attic-story storm sashes; sill below gable window opening, and bracketed molding above, simplified; eave siding; roof materials replaced

Secondary (North) Facade: First-story wood clapboards, and second- and attic-story shingles, replaced; storm door; first-story light fixture and bracket-mounted HVAC unit; windows, except for historic stained-glass and diamond-pane windows, replaced

Secondary (South) Facade: First-story wood clapboards, and second- and attic-story shingles, replaced; windows, except for diamond-pane sashes, replaced

### **Site**

Front yard; concrete walkway and driveway; HVAC units on north and south sides of house

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1807-1904; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## **516 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 38  
BIN: 3119334

**Date(s):** c. 1904 (NB 871-1904)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood; stucco

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 516 Rugby Road is a free-standing Colonial Revival-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Colonial Revival-style features of the house include its second-story wood clapboard, and attic-story wood shingle siding; corner boards; Tuscan porch columns; main-entrance surround with pilasters and molded cornice; simple molded window enframements; fluted second-story eave modillions; and shallow hipped roof with hipped-roof dormer. The slight asymmetry of the front facade, which includes first- and second-story angled bays and a wraparound porch, reflects the continuing influence of the Queen Anne style, while its deep overhangs were likely influenced by the then-emerging Prairie style. Other historic features of the house include its double-leaf wood-and-glass main-entrance door; stained-glass window adjacent to the main entrance; one-over-one double-hung wood first- and second-story sashes; and dormer windows with multipane upper sashes. The first story likely originally had clapboard siding but was stuccoed, and the stuccoed porch walls installed, early in the house's history.

**Secondary (North) Facade:** This facade retains its historic second-story clapboard, and attic-story shingle siding. A molding runs the length of the first story, and a frieze the length of the second story, above the windows at these stories. The facade features an angled first-story bay supporting a square-sided second-story oriel. There are square-headed window openings at the first and second stories, and within the dormer, which has a flared hipped roof. The deeply overhanging second-story roof is supported by attenuated, fluted brackets.

**Secondary (South) Facade:** This facade features a two-story projecting bay (angled at the first story and square-sided at the second), a stained-glass window within the central first-story opening of this bay, and a dormer with hipped roof containing a historic wood window with multipane upper sash. The easternmost second-story window is stained-glass.

#### **Alterations**

**Primary (East) Facade:** Stucco stoop cheek wall and front porch parapet replaced with railings; south second-story one-over-one double-hung wood window replaced; roof materials replaced

**Secondary (North) Facade:** Some historic one-over-one, double-hung wood windows replaced; roof materials replaced

**Secondary (South) Facade:** Second-story storm sash; roof materials replaced

#### **Site**

Front yard; concrete walkway and driveway; secondary concrete-block rear garage with hipped roof

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permits 871-1904 and 4384-1919; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **522 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5177, Lot 40  
BIN: 3119335

**Date(s):** c. 1904 (NB 1806-1904)

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 522 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Queen Anne-style features of the house include its asymmetric massing, including its second-story angled bay; large second-story eave brackets; and steep, complex roof with a front-facing dormer crowned by a gable, two side-facing dormers, and a large south-facing gable. The four-part window with simple surround within the front-facing dormer is also characteristic of the style. The house's front porch was enclosed in 1942 with the conversion of most of its first floor to a doctor's office. Originally, the first story had a three-sided bay identical to the second-story bay, with an additional window, and the main entrance, to its left. The first-floor windows following the doctor's-office conversion were glass block.

**Secondary (North) Facade:** This facade is similar in decorative treatment to the main facade, but with a square-sided pitched-roof oriel that was added between 1920 and 1942. This oriel retains a stained-glass transom. Square-headed window openings are located at the first and second stories, and within the hipped-roof dormer.

**Secondary (South) Facade:** This facade is similar to the north facade, but with a square-sided first-story bay (added in 1920), as well as an angled first-story bay beneath a square-sided second-story bay, crowned by a pent-roof gable toward the rear of the house. At least two openings on the front bay, and at least one opening on the rear bay, have leaded-glass sashes. All of the window openings, including those within the gable and a hipped-roof dormer, are square-headed.

### **Alterations**

**Primary (East) Facade:** Second- and attic-story wood shingle siding replaced with artificial siding; porch enclosed, historic stoop removed, and new stoop installed in 1942; 1942 entrance door and glass-block windows replaced; 1942 porch roof parapet replaced with railing after c. 1983; central opening within second-story bay enlarged; second-story one-over-one double-hung wood windows replaced; attic-story double-hung wood windows with multipane upper sashes replaced; roof materials replaced

**Secondary (North) Facade:** Wood shingle siding replaced; cellar/first-story entrance added in 1942; non-historic door; panels added beneath some window openings; windows, except for stained-glass transom, replaced; roofing materials replaced; rooftop television antenna

Secondary (South) Facade: Wood shingle siding replaced; windows, except for leaded-glass sashes, replaced; roof materials replaced

**Site**

Front yard; concrete walkway and driveway; HVAC units adjacent to south façade

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1806-1904; New Building Permit 6578-1919; Alteration Permit 1546-1920; Alteration Permit 63-1942; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**526 RUGBY ROAD**

*See 1323 Ditmas Avenue*



# East Side of Rugby Road

## 523 RUGBY ROAD (aka 1403 Ditmas Avenue)

Borough of Brooklyn Tax Map Block 5178, Lot 47  
BIN: 3119368

**Date(s):** c. 1904 (NB 1801-1904)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 523 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by Harry Grattan c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Located on the northeast corner of Rugby Road and Ditmas Avenue, the house has two primary facades, with its main entrance facing Ditmas Avenue.

Historic Queen Anne-style features of the house include its first-story clapboard, and upper-story wood shingle siding; asymmetric massing, including its angled projecting bays and round two-story corner tower with conical roof and finial; wraparound porch with Tuscan columns; main-entrance surround with fluted pilasters and rosettes; simple window enframements; flared second-story base; denticulated second-story frieze board; and intersecting-gable roof with large shingled brackets supporting a pent roof, tripartite window on the Ditmas Avenue facade, and four-part window on the Rugby Road facade. Harry and Amy Grattan, who developed almost all of Rugby Road within the historic district, lived in this house from when it was new until at least 1921. In 1911, they added the one-story hipped-roof garage extension at the eastern end of the Ditmas Avenue facade, which apparently replaced a small porch. The chimney on the north facade was installed by the Grattans in 1921. The steep triangular gable east of the main gable on this facade replaced a dormer after c. 1985.

**Primary (West) Facade:** Facing Rugby Road, this facade is similar to the Ditmas Avenue facade, with a two-story angled bay and small second-story window opening between the second-story bay and tower.

**Secondary (North) Facade:** In addition to the chimney installed in 1921, this facade has irregularly spaced square-headed window openings and is crowned by a large pent-roof gable with a square-headed tripartite window opening. Its first story is sided with clapboard and its upper stories with wood shingles.

Secondary (East) Facade: This facade includes the east facade of the 1911 garage extension, which is sided with clapboard and has two square-headed window openings within enframements with lipped lintels.

#### **Alterations**

Primary (South) Facade: Porch base likely rebuilt with brick; straight stoop replaced with curving stoop; picket porch railing with square balusters replaced; replacement main-entrance door; rectangular window opening with leaded-glass sash adjacent to main entrance removed; second-story window opening adjacent to tower removed; first- and second-story one-over-one double-hung wood windows replaced; central window opening at second story of projecting bay reduced in size; wood double-hung windows with diamond-pane upper sashes within gable opening replaced; hipped-roof dormer on top of projecting bay replaced with triangular pent-roof gable after c. 1985; eave siding; replacement roof materials; garage door replaced

Primary (West) Facade: Stoop added; secondary entrance added at center of first story; first- and second-story one-over-one double-hung wood windows replaced; double-hung leaded-glass window within central second-story opening replaced; wood double-hung windows with diamond-pane upper sashes within gable opening replaced; eave siding; replacement roof materials

Secondary (North) Facade: Windows replaced; two-story spiral staircase installed; eave siding

Secondary (East) Facade: Windows replaced; eave siding

#### **Site**

Front and side yards; concrete walkways; concrete driveway; non-historic iron perimeter fence with stone posts

#### **Sidewalk / Curb Materials**

Concrete sidewalks with planting strips between sidewalks and concrete curbs

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1801-1904, and Alteration Permits 295-1911 and 1332-1921; drawing by F. Hale Atkinson associated with Alteration 3271-1949; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

### **517 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 52

BIN: 3119369

**Date(s):** c. 1905 (NB 2141-1905)

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** Harry Grattan

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 517 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Harry Grattan, who developed both sides of Rugby Road within the historic district using Isham's designs.

Historic Queen Anne-style features of the house include its wood first-story clapboard, and upper-story shingle siding; ornate porch brackets and angular porch pediment; molded door surround and simple window surrounds with lipped lintels; first-story three-sided angled bay; curved moldings below the small first-story, and tripartite attic-story, windows; large pent-roof gable with three-sided window, denticulated molding, and curved brackets supporting a smaller, projecting pent-roof gable; and steep-intersecting-gable roof. Other historic features include its stone porch base with wood lattice within its openings.

**Secondary (North) Facade:** This facade is similar to the main facade, with a secondary entrance and square-headed window openings at its first and second stories and within its large gable. The base of the second story is flared. The second- and attic-story openings have cornices with molded caps.

**Secondary (South) Facade:** This facade is similar to the north facade, with square-headed window openings at all stories. The two-story square-sided projecting bay contains a small rectangular widow with a stained-glass sash. In addition to the large gable toward the rear of the house, there is a dormer (added in 1908) containing paired windows, with a pent-roof gable, toward the front.

**Alterations**

**Primary (West) Facade:** Stoop with cheek walls replaced; simple picket porch railing replaced; square porch columns, originally resting on shingled plinths, replaced with longer columns without plinths; denticulated molding removed from porch pediment; entrance door replaced; first- and second-story one-over-one double-hung wood windows replaced; attic-story double-hung windows with multipane top sashes replaced; attic vent; roof materials replaced

**Secondary (North) Facade:** Door replaced; first-story HVAC units on brackets; first- and second-story vents; first-story bay window; one-over-one double-hung wood windows replaced; roof materials replaced

**Secondary (South) Facade:** One-over-one double-hung wood windows replaced; roof materials replaced

**Site**

Front yard; concrete walkway; concrete driveway; secondary clapboard-sided rear garage with swing-out doors with iron strap hinges

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

## References

Department of Buildings, Borough of Brooklyn, New Building Permit 2141-1905 and Alteration Permit 192-1908; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 513 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5178, Lot 54

BIN: 3119370

**Date(s):** c. 1905

**Architect(s) / Builder(s):** Arlington D. Isham (attributed)

**Owner(s) / Developer(s):** Harry Grattan

**Type:** Free-standing House

**Style(s):** Colonial Revival

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 513 Rugby Road is a free-standing Colonial Revival-style house constructed by Harry Grattan c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Although the architect of this house has not been documented, it has been attributed to Arlington D. Isham, who designed Grattan's other houses on both sides of Rugby Road within the historic district.

Historic Colonial Revival-style features of the house include its porch featuring paneled plinths, Tuscan columns, picket railings, and a denticulated cornice; first-story clapboards and second-story and dormer shingles; simple door and window surrounds; denticulated second-story molding; hipped roof; and hipped dormer with pilastered three-part window surround. The slight asymmetry of the front facade, with its historic, angled first- and second-story projecting bays, reflects the continuing influence of the Queen Anne style. Other historic features include the house's clapboarded entrance vestibule with rounded corner, and dormer windows with geometric patterning within their upper sashes.

Secondary (North) Facade: Similar to the main facade, this facade is sided with clapboards at the first story and shingles at the second story. The first story features a square-sided oriel with a square-headed window opening as well as a denticulated cornice and pediment containing a shingled diamond. The window surrounds and other decorative features are similar to those of the main facade; the first-story opening east of the oriel contains a multipane wood window. This facade is crowned by a shingled dormer similar to that of the main facade, with a single wood window with geometric patterning within its upper sash.

Secondary (South) Facade: This facade is similar to the north facade, with a similar dormer and dormer window, but with an angled oriel with round-arched window openings, pilastered corners, keystones, a denticulated cornice, and hipped roof. At least one oriel opening contains

stained-glass sash. The westernmost first-story window is also stained-glass. This facade has a secondary entrance.

### **Alterations**

Primary (West) Facade: Front steps with paneled cheek walls replaced; entrance vestibule window opening converted to entrance, and original entrance opening covered with clapboards; second-story storm sashes; rooftop porch railing removed; roof replaced

Secondary (North) Facade: First-story through-wall air conditioner; first- and second-story storm sashes

Secondary (South) Facade: First-story through-wall air conditioner

### **Site**

Front yard; concrete walkway

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

“Transfers,” *Brooklyn Daily Times*, March 19, 1906, 10; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## **509 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 56

BIN: 3119371

**Date(s):** c. 1908

**Architect(s) / Builder(s):** Arlington D. Isham (attributed)

**Owner(s) / Developer(s):** Harry Grattan

**Type:** Free-standing House

**Style(s):** Colonial Revival

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 509 Rugby Road is a free-standing Colonial Revival-style house constructed by Harry Grattan c. 1908. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Although the architect of this house has not been documented, it has been attributed to Arlington D. Isham, who designed Grattan’s other houses on both sides of Rugby Road within the historic district.

Historic Colonial Revival-style features of the house include its ashlar stone-faced first story, and wood-shingled second and attic stories; porch with classical piers, wood crossbuck railing, and angular pediment; simple window enframements; frieze board and denticulated molding crowning the second story; hipped roof; and hipped-roof dormer. The slight asymmetry of the

front facade, which includes a second-story angled bay, reflects the continuing influence of the Queen Anne style, as do the ornate porch brackets; the deep eaves may reflect the emerging influence of the Prairie style. Other historic features include its stone porch base, and tripartite dormer window containing double-hung wood windows with geometric-patterned upper sashes.

Secondary (North) Facade: Similar to the main facade, with ashlar stone-faced first story and shingled second and attic stories, this facade features a projecting first-story bay with window opening, frieze board, and pitched roof. The base of the second story is flared, and both stories, as well as the hipped-roof dormer, contain square-headed window openings. The wood double-hung dormer windows are historic, with geometric-patterned upper sashes. The denticulated second-story molding continues from the main facade.

Secondary (South) Facade: Similar to the north facade, this facade has a basement entrance opening; three-sided oriel straddling the first and second stories with a paneled base, round-arched window opening with pilastered surround and keystone, frieze board and denticulated molding, and pitched roof; rear first-story angled bay with clapboard siding, square-headed openings, including one containing a historic leaded-glass sash, denticulated molding, and pitched roof; and hipped-roof dormer with historic paired wood windows with geometric-patterned upper sashes. The westernmost first-story window is wood with a transom.

### **Alterations**

Primary (West) Facade: Stoop cheek walls removed and replaced with railings; entrance vestibule installed between c. 1940 and c. 1985; first-story one-over-one double-hung wood window north of main entrance, and second-story one-over-one double-hung wood windows replaced; roof materials replaced

Secondary (North) Facade: Roof materials replaced

Secondary (South) Facade: Roof materials replaced

### **Site**

Front yard; concrete walkway; concrete driveway with grass center strip

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

"Transfers," *Brooklyn Daily Times*, March 28, 1908, 12; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

## **503 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 58  
BIN: 3119372

**Date(s):** c. 1904 (NB 329-1904)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan



**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; brick; artificial siding

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 503 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Harry Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Queen Anne-style features of the house include its asymmetric form, including its first-story three-sided bay and second-story projecting bay; eave brackets over the south second-story window; main-facade pent-roof gable with bracketed sill supporting a smaller projecting gable; four-part wood gable window containing diamond-pane upper sashes; and steep intersecting-gable roof. The main-entrance door is also historic. A portion of the historic wood picket porch railing remains on the south side of the porch.

Secondary (North) Facade: This facade is similar to the main facade, but with a small entrance porch with brick steps, a wood picket railing, and turned columns supporting a pitched roof. Irregularly spaced square-headed window openings are present at the first and second stories, as well as within the large attic gable. The historic gable windows have diamond-pane upper sashes.

Secondary (South) Facade: This facade is similar to the north facade, but with no entrance porch. A two-story projecting bay, with a stained-glass window at its first story, and flared second-story base, sits beneath the large attic gable. The gable retains at least one of its historic wood windows with diamond-pane upper sash.

### **Alterations**

Primary (West) Facade: Second- and attic-story wood shingle siding replaced; stoop with shingled cheek walls replaced; shingle-sided porch piers, and Tuscan porch columns on shingled bases, replaced with square piers; storm door; first- and second-story one-over-one double-hung wood windows replaced; decorative molding below left second-story window opening removed; eave siding; replacement roof materials

Secondary (North) Facade: Wood siding replaced; first-story through-wall air conditioner; eave siding; replacement roof materials

Secondary (South) Facade: Wood siding replaced; eave siding; replacement roof materials

### **Site**

Front yard; concrete walkway; concrete driveway with grass center strip; secondary concrete-block hipped-roof rear garage with replacement door

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 329-1904; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**499 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 60  
BIN: 3119373

**Date(s):** c. 1905  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Shingle  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 499 Rugby Road is a free-standing Shingle-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Harry Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Shingle-style features of the house include its second- and attic-story shingles; asymmetric form, including its angled first- and second-story projecting bays, side dormers, and south projecting bay; spare use of decorative detail, which includes Tuscan porch columns, a picket porch railing, fluted pilasters flanking the door surround, and simple window surrounds; and the curving, fluid forms within its unifying central gable. Although the projecting angled gable set within this gable is a typical Shingle-style feature, the denticulated sill and cornice beneath it are somewhat unusual for the style. Other historic features of the house include its stone foundations; first-story wood clapboard; wood-and-glass main-entrance door; and first-story wood windows including a leaded-glass transom.

**Secondary (North) Facade:** Like the main facade, this facade is sided with wood clapboard at its first story and shingles above. It has a door opening with simple surround and molded cap, and gable dormer with a pent roof. A projecting second-story oriel has a flared base, wood cornice, and pitched roof. The windows have simple surrounds with lipped lintels.

**Secondary (South) Facade:** This facade is similar to the north facade. It features a dormer similar to that of the north facade, as well as a full-height projecting bay, flared at the second story, with a triangular attic-story gable.

**Alterations**

Primary (West) Facade: Stoop with shingled cheek walls replaced; porch base openings filled in with brick; light fixture on porch ceiling; second-story one-over-one double-hung wood windows and double-hung wood attic-story windows with diamond-pane upper sashes replaced; roof replaced

Secondary (North) Facade: Replacement door

Secondary (South) Facade: None apparent

**Site**

Front yard; brick walkway; concrete driveway; secondary concrete-block rear garage with two-over-two double-hung windows

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

"Projected Buildings," *Real Estate Record and Builders' Guide* Brooklyn-Long Island Edition (May 20, 1905), 594; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**495 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 62  
BIN: 3119374

**Date(s):** c. 1903 (NB 1152-1903)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; stucco

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 495 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Harry Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Queen Anne-style features of the house include its door surround with fluted pilasters and paneled frieze; projecting second-story bay; tripartite second-story window with stained-glass sashes in its outer openings; eave brackets above this window; main-facade pent-roof gable with four-part window; and steep intersecting-gable roof. Before c. 1940, almost all of the house's original wood siding, including its second- and attic-story shingles, was replaced

with stucco. Apparently as part of this work, the original porch railings were replaced with a stuccoed parapet, and the porch was completely enclosed with a door and casement sashes. The present concrete stoop with wide, curving cheek walls was also installed by that time. Between c. 1940 and c. 1983-88, the door and casement sashes were removed, the porch parapet opening was widened, and a smaller stuccoed enclosure with a picture window and decorative shutters was installed. A portion of the first story's historic wood clapboard siding remains.

**Secondary (North) Facade:** Stuccoed like the main facade, this facade has an angled two-story bay and square-headed window openings, including within its large attic-story gable.

**Secondary (South) Facade:** This facade is similar to the north facade, but with a square-sided two-story projecting bay beneath the large attic-story gable. The westernmost first- and second-story wood windows are historic.

### **Alterations**

**Primary (West) Facade:** Wood siding, including second- and attic-story shingles, replaced with stucco before c. 1940; stoop replaced, and porch railing converted to stuccoed parapet, before c. 1940; northern half of porch enclosed with stuccoed walls and picture window between c. 1940 and c. 1983-88; second-story one-over-one double-hung wood windows replaced (stained-glass sashes remain); attic-story windows with diamond-pane upper sashes replaced; roof materials replaced

**Secondary (North) Facade:** Wood siding replaced with stucco; most windows replaced; roof materials replaced

**Secondary (South) Facade:** Wood siding replaced with stucco; windows replaced; roof materials replaced

### **Site**

Front yard; concrete walkway and driveway; wood fence between this house and No. 489; secondary hipped-roof rear garage with replacement door and roof materials

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1152-1903; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## **489 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 64  
BIN: 3119375

**Date(s):** c. 1905

**Architect(s) / Builder(s):** Arlington D. Isham (attributed)

**Owner(s) / Developer(s):** Harry Grattan

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood; artificial shingles

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 489 Rugby Road is a free-standing Queen Anne-style house constructed by Harry Grattan c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Although the architect of this house has not been documented, it has been attributed to Arlington D. Isham, who designed Grattan's other houses on both sides of Rugby Road within the historic district.

Historic Queen Anne-style features of the house include its large attic-story pent-roof gable with three-sided bay, denticulated molding, and large curving brackets supporting a smaller projecting gable. Before c. 1940, the house's original porch was replaced with the existing porch, which exhibits Arts-and-Crafts-style influences, particularly in its stucco finish and overall feeling of solidity in its thick piers and walls, and heavy, austere brackets. The first-story portions of the main, north, and south facades were also stuccoed.

Secondary (North) Facade: Similar to the main facade, this facade has a stuccoed first story and square-headed window openings, including within its rooftop gable. It also has a secondary entrance. The westernmost first-story, and two central second-story openings, contain stained-glass windows.

Secondary (South) Facade: Similar to the north facade, but with a two-story square-sided projecting bay beneath the rooftop gable.

**Alterations**

Primary (West) Facade: Second- and attic-story wood shingle siding replaced with artificial shingles; Arts-and-Crafts-style stoop with thick stuccoed cheek walls, brick caps, diamond ornament, and brick steps replaced; main-entrance door replaced; first- and second-story one-over-one double-hung wood windows replaced; attic-story windowsill removed; wood double-hung attic windows with multipane upper sashes replaced; eave siding; roof materials replaced

Secondary (North) Facade: Second- and attic-story wood shingle siding replaced; first- and second story through-wall air conditioners; windows (except for stained-glass windows) replaced; eave siding; roof materials replaced

Secondary (South) Facade: Second- and attic-story wood shingle siding replaced; eave siding; roof materials replaced

**Site**

Front yard; concrete walkway and driveway; wood fence between this house and No. 495; secondary rear garage with hipped roof and historic wood-and-glass doors (John M. Infanger, 1928)

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

## References

“Transfers,” Brooklyn Times, October 6, 1905, 11; Department of Buildings, Borough of Brooklyn, New Building Permit 12534-1928; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 485 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5178, Lot 66  
BIN: 3119376

**Date(s):** c. 1904 (NB 2581-1904)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 485 Rugby Road is a free-standing Queen Anne/Colonial Revival-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1904. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Harry Grattan, who developed almost all of Rugby Road within the historic district using Isham’s designs.

The house’s design blends elements of the Queen Anne and Colonial Revival styles. Historic Queen Anne-style features include its asymmetric form, including its first- and second-story angled bays and south-facing gable; first-story leaded-glass transom adjacent to the main entrance; curving second-story brackets; and main-facade dormer containing a four-part window crowned by a pent-roof gable. Its side-facing hipped-roof dormers are more typical of the Colonial Revival style. The house’s wood clapboard first-story, and shingled upper-story siding, simple door and window enframements and porch, which features square piers, a picket railing with paneled posts, and side-facing wood stoop with turned post, are typical of either the Colonial Revival or Queen Anne style. Other historic features include its stone porch base with wood lattice and single-leaf wood-and-glass main-entrance door.

**Secondary (North) Facade:** Similar to the main facade, this facade has first-story wood clapboard, and second-story shingle siding. Its square-headed window openings have simple enframements. The westernmost second-story window is stained-glass.

**Secondary (South) Facade:** This facade is similar to the north facade, but with a three-sided angled first-story bay, and square-sided second-story oriel with flared base. The central first-story window on the projecting bay is stained-glass.

### Alterations

**Primary (West) Facade:** Stoop opening covered; urn removed from atop porch landing post;



spindlework added to porch; storm door; first- and second-story one-over-one double-hung wood windows replaced; attic-story eight-over-one double-hung wood windows replaced; roof materials replaced

Secondary (North) Facade: Brick chimney installed, and former side porch enclosed between c. 1940 and c. 1983; storm sashes; roof materials replaced

Secondary (South) Facade: Storm sashes; roof materials replaced

**Site**

Front yard; asphalt-paver walkway; concrete driveway; secondary rear garage

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 2581-1904; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**479 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 68  
BIN: 3119377

**Date(s):** c. 1904

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** Harry Grattan

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood; artificial siding

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 479 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property farm by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Harry Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Queen Anne-style features of the house include its asymmetric form, including its second-story three-sided angled bay; porch with column plinths and Tuscan columns; complex intersecting-gable roof; and large attic-story gable with pent roof, four-part window, and projecting smaller gable supported by brackets. Other historic features include the house's stone porch base.

Secondary (North) Facade: Similar to the main facade, this facade has a cellar/first-story door opening and irregularly spaced square-headed window openings at the first and second stories,

and within the gable. The base of the second story is flared. The gable has historic double-hung windows with geometric-patterned upper sashes.

Secondary (South) Facade: Similar to the north facade, this facade has a square-sided two-story oriel beneath the gable.

#### **Alterations**

Primary (West) Facade: First-story wood clapboard, and second- and attic-story shingle siding replaced; window enframements with projecting sills removed; stoop with shingled cheek walls replaced and iron gate installed; lattice within underporch openings replaced with concrete grillwork; main-entrance door and first- and second-story one-over-one double-hung wood windows replaced; wood double-hung windows with geometric-patterned upper sashes within four-part gable window replaced; eave siding; roof materials replaced

Secondary (North) Facade: First-story wood clapboard, and second- and attic-story shingle siding replaced, resulting in loss of window enframements; non-historic door; windows and roof materials replaced

Secondary (South) Facade: First-story wood clapboard, and second- and attic-story shingle siding replaced, resulting in loss of window enframements; windows and roof materials replaced; rooftop satellite dish

#### **Site**

Front yard; brick-paver walkway; concrete driveway; secondary rear garage with replacement doors and roof materials

#### **Sidewalk / Curb Materials**

Concrete sidewalk and curb; historic planting strip between sidewalk and curb replaced with concrete

#### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (August 27, 1904), 474; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **477 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 70  
BIN: 3119378

**Date(s):** c. 1903 (NB 763-1903)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 477 Rugby Road is a free-standing Colonial Revival-style house constructed c. 1903. It was built during Ditmas Park West’s core period of development, following the electrification

of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Harry Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Colonial Revival-style features of the house include its first-story clapboard, and second- and attic-story shingle siding; wood stoop with curved banister; porch with square piers, classical corbels, picket railing, and angular pediment; simple door and window enframements; and shallow hipped roof with hipped-roof dormer. The slight asymmetry of the front facade, which includes first- and second-story angled bays, reflects the continuing influence of the Queen Anne style, and the deep roof overhangs may reflect Prairie-style influence. Other historic features include its stone porch base with wood lattice, and first-story stained-glass transom within the window opening adjacent to the door. The first-story one-over-one double-hung windows are possibly historic.

Secondary (North) Facade: This facade has a continuous first-story molding interrupted by a second-story oriel with flared base, paired stained-glass windows, and pitched roof. A square-headed door opening contains a historic single-leaf paneled wood-and-glass door. Irregularly spaced square-headed window openings are located at the first and second stories, and within the small hipped-roof dormer. The dormer has a historic double-hung wood window with multipane upper sash.

Secondary (South) Facade: Although similar to the north facade, this facade has a full-height projecting bay with angled first story portion and square-sided second-story portion with flared base, beneath a gable containing a round-arched window opening. The westernmost first-story opening contains a stained-glass transom.

#### **Alterations**

Primary (West) Facade: Wood-and-glass main-entrance door replaced; storm door installed; second-story double-hung one-over-one wood windows replaced; double-hung wood dormer windows with multipane upper sashes replaced

Secondary (North) Facade: One first-story window opening removed; double-hung windows, except for those on oriel, replaced; eave siding

Secondary (South) Facade: Eave siding

#### **Site**

Front yard; concrete walkway; concrete driveway with grass center strip; secondary concrete-block rear garage (George J. Lobenstein, 1934) with hipped roof and historic wood door with iron strap hinges

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permits 763-1903 and 8084-1934; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 469 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5178, Lot 72  
BIN: 3119379

**Date(s):** c. 1905 (NB 492-1905)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 469 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Harry Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Queen Anne-style features of the house include its porch with Tudor arches, wood railing, fluted piers, corbels, and stylized foliate ornament; three-sided first-story bay; simple door and window enframements; large, ornate eave brackets with pendants; complex intersecting-gable roof; and large attic-story gable with pent roof, modillioned trim, and four-part window with multipane upper sashes and lipped lintel. Other historic features of the house include its stone foundation with wood lattice within its underporch openings; wood stoop and wood-and-glass main-entrance door.

Secondary (North) Facade: Similar to the main facade, this facade has continuous frieze boards above the first and second stories and irregularly spaced square-headed window openings with projecting sills and, at some openings, lipped lintels. The large triangular gable also contains a square-headed window opening. The two central second-story windows are stained-glass, and the attic has a historic double-hung window with multipane upper sash.

Secondary (South) Facade: This facade is similar to the north facade, but with a two-story square-sided oriel beneath the triangular attic-story gable. The central first-story window on the oriel is stained-glass.

### Alterations

Primary (West) Facade: Wood shingle siding replaced with clapboards; Shingled stoop cheek walls replaced; first- and second-story one-over-one double-hung wood windows replaced; attic vent within gable; porch and second-story eave siding; roof materials replaced

Secondary (North) Facade: Basement window opening expanded to door opening containing non-historic door; windows, except for stained-glass windows, replaced; eave siding

Secondary (South) Facade: Two HVAC units beneath oriel; windows, except for stained-glass window, replaced; solar panels on west-facing gable roof; eave siding

**Site**

Front yard; concrete walkway and driveway; wood driveway gate

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 492-1905; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**467 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 74

BIN: 3119380

**Date(s):** c. 1904 (NB 2712-1904)

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** Daniel Lauer

**Type:** Free-standing House

**Style(s):** Colonial Revival

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 467 Rugby Road is a free-standing Colonial Revival-style house constructed c. 1904. Although Amy Grattan filed a New Building application for the house in 1902, it was constructed two years later by Daniel Lauer and is the only house on Rugby Road within the historic district not constructed by Harry Grattan, Amy's husband. Drawings filed with the 1902 application confirm Arlington Isham as the designer. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. At the time of designation, the front stoop and portions of the front terrace were under construction.

Historic Colonial Revival-style features of the house include its classical main-entrance portico with paneled piers featuring denticulated capitals; intersecting-gambrel roof; and south-facing hipped-roof dormer.

Secondary (North) Facade: The facade features a rubble stone basement and secondary entrance with large, angled brackets with carved foliate detail supporting a pitched hood. A first-story window opening is located just east of this entrance. Irregularly placed square-headed window openings are located at the second story and attic stories.

Secondary (South) Facade: Similar to the north facade, this facade has an angled first-story oriel beneath the gambrel-shaped gable, along with a hipped-roof dormer.

### Alterations

Primary (West) Facade: First-story wood clapboard, and second- and attic-story shingle siding, replaced; first-story window surround with molded frieze replaced; central one-over-one double-hung wood window, and flanking leaded-glass sashes within this opening, replaced; second- and attic-story window enframements with projecting sills and lipped lintels replaced; second-story one-over-one double-hung wood windows replaced; attic-story one-over-one double-hung wood window with multipane upper sash replaced

Secondary (North) Facade: Siding, window enframements, and windows replaced

Secondary (South) Facade: Siding, window enframements, and windows replaced; one south-facing, and one west-facing dormer added

### Site

Front yard; concrete walkway; concrete driveway with grass center strip; secondary concrete-block rear garage (F. Woelk, 1928)

### Sidewalk / Curb Materials

Concrete sidewalk with planting strip between sidewalk and concrete curb

### References

Department of Buildings, Borough of Brooklyn, New Building Permits 1244-1902, 2712-1904, and 14835-1928; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 459 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5178, Lot 76

BIN: 3119381

**Date(s):** c. 1904  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 459 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

The house's historic Queen Anne-style features include its first-story angled projecting bay and steep intersecting-gable roof.



Secondary (North) Facade: This facade has a secondary entrance and retains its historic pattern of square-headed second-story window openings as well as its attic-story gable with window opening.

Secondary (South) Facade: Similar to the north facade, with a full-height square-sided projecting bay and attic-story gable.

#### **Alterations**

Primary (West) Facade: Wood shingle siding replaced; stoop with shingled cheek walls replaced; shingled porch walls and Tuscan porch columns replaced; entrance vestibule with non-historic door and light fixtures added; first- and second-story one-over-one double-hung wood windows replaced; second-story corner boards added; pent roof added to gable; gable ornament, including denticulated moldings, stucco, and half-timbering, covered or replaced with siding; four-part gable window containing double-hung wood windows with geometric patterning in their upper sashes altered in shape, and windows replaced; roof materials replaced; rooftop solar panels

Secondary (North) Facade: Wood shingle siding replaced; replacement door; first-story window opening added at western end of facade; first-story electrical meter with conduit; dryer vent; windows replaced

Secondary (South) Facade: Wood siding replaced; windows replaced

#### **Site**

Front yard; concrete walkway and driveway; non-historic rear driveway gate; secondary rear garage (Mayer Tave, 1951) with replacement door

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 5, 1904), 1023; Department of Buildings, Borough of Brooklyn, New Building Permit 1364-1951; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **457 RUGBY ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 78  
BIN: 3119382

**Date(s):** c. 1904  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Shingle  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 457 Rugby Road is a free-standing Shingle-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Harry Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Shingle-style features of the house include its extensive use of wood shingles, including on its expansive side gables; spare use of traditional ornament; pilastered main-entrance surround with denticulated cornice; simple window enframements; wood Tuscan porch columns and picket railing; irregularly spaced window openings of varying sizes on its side facades; and curving forms within its main-facade second-story windows. Its symmetric side-gabled form with central dormer, and deeply overhanging eaves with imitation exposed rafter tails show early Craftsman-style influence. Other historic features include its stone porch base with wood lattice within its openings; wood main-entrance door; first-story two-over-two double-hung wood windows; and stained-glass sashes within the front and side dormer openings.

Secondary (North) Facade: This shingled facade has an angled first-story oriel with pitched roof, square-headed window openings with lipped lintels, and a round-arched one-over-one double-hung wood window with a molded arch with keystone. There is a secondary entrance with wood porch base, steps, and columns.

Secondary (South) Facade: Similar to the north facade, but with small first-story pitched hood toward the rear of the facade. This shingled facade also has a three-sided first-story oriel with flared base, pitched roof, and wood frieze board. The square-headed window openings are within enframements with lipped lintels, and a round-arched one-over-one wood attic window has a molded arch with keystone. The central second-story window opening contains a stained-glass window.

### **Alterations**

Primary (West) Facade: Stoop replaced; first-story windows and eight-pane paired casement sashes within dormer replaced; roof materials replaced

Secondary (North) Facade: Storm sashes; roof materials replaced

Secondary (South) Facade: Storm sashes; roof materials replaced

### **Site**

Front yard; concrete walkway; concrete driveway with grass center strip; secondary stuccoed rear garage or shed

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

"Projected Buildings," *Real Estate Record and Builders' Guide* (November 5, 1904), 1023; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 449 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5178, Lot 80  
BIN: 3119383

**Date(s):** c. 1904  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 449 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs.

Historic Queen Anne-style features of the house include its first-story wood clapboard, and upper-story shingle siding; main-entrance surround with fluted pilasters and denticulated cap; simple door and window moldings; complex intersecting-gable roof; and large attic-story gable with pent roof, projecting gable supported by fluted brackets, and four-part window. Other historic features include its stone porch base with wood lattice.

Secondary (North) Facade: Similar to the main facade, this facade has an entrance and irregularly spaced square-headed window openings of varying sizes. The facade is crowned by a gable containing a square-headed window opening.

Secondary (South) Facade: Similar to the north facade, this facade has a square-sided projecting bay with a flared second-story base, as well as square-headed window openings and a rooftop gable.

### Alterations

Primary (West) Facade: Stoop with shingled cheek walls replaced; porch picket railing removed, and plinths, short columns, and porch arches replaced with taller columns; first- and second-story one-over-one double-hung wood sashes replaced; attic-story double-hung wood windows with multipane upper sashes replaced; siding of projecting gable replaced; eave siding installed; roof materials replaced

Secondary (North) Facade: First-story and gable siding possibly replaced

Secondary (South) Facade: First-story and gable siding possibly replaced

### Site

Front yard; concrete walkway and driveway; secondary concrete-block rear garage with replacement door

**Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

**References**

"Projected Buildings," *Real Estate Record and Builders' Guide* (November 5, 1904), 1023;  
New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**447 RUGBY ROAD (aka 1402-1414 DORCHESTER ROAD)**

Borough of Brooklyn Tax Map Block 5178, Lot 1  
BIN: 3253102

**Date(s):** c. 1902 (NB 1955-1902)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 447 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham for Harry Grattan and constructed c. 1902. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district using Isham's designs. Located on the southeast corner of Dorchester and Rugby roads, the house has two primary facades, with its main entrance facing Rugby Road.

Historic Queen Anne-style features of the house include its wood shingle siding; stoop with shingled cheek walls; wraparound porch with Tuscan columns resting on paneled plinths, wood picket railing, shingled piers, and brackets supporting a paneled pediment; wood main-entrance door with large oval window; simple door and window moldings; and complex roof, including a hipped-roof dormer containing double-hung wood windows with curved-muntin upper sashes. Other historic features include its stone porch base with wood lattice within its openings.

**Primary (North) Facade:** Similar in decorative treatment to the main facade, this asymmetric facade features a secondary entrance toward the facade's eastern end with a concrete stair and landing and historic wood-and-glass door. The facade also has a two-story angled bay and pent-roof gable supported by a large, curved bracket. The gable contains a pair of double-hung windows with curved muntin upper sashes within a surround with denticulated lintel molding.

**Secondary (South) Facade:** Similar to the primary facades, this shingled facade has an angled one-story projecting bay, square-headed window openings, and a large attic-story gable.

Secondary (East) Facade: This facade has square-headed window openings and a hipped-roof dormer.

### **Alterations**

Primary (West, Rugby Road) Facade: Storm sashes; roof materials replaced

Primary (North, Dorchester Road) Facade: Non-historic window next to rear porch entrance; through-wall air conditioner at western end of facade; storm sashes; roof materials replaced

Secondary (East) Facade: Storm sashes

### **Site**

Front and side yards; concrete walkways and driveway; wood picket fence enclosing portion of north yard; secondary concrete-block garage (Arthur M. Cowan, 1931) with replacement doors and roof

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strips between sidewalks and concrete curbs

### **References**

Department of Buildings, Borough of Brooklyn, New Building Permits 1955-1902 and 11035-1931; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

# Marlborough Road

Ditmas Park West Historic District

## West Side of Marlborough Road

### 448 MARLBOROUGH ROAD (aka 1416-1426 DORCHESTER ROAD)

Borough of Brooklyn Tax Map Block 5178, Lot 7  
BIN: 3119352

**Date(s):** c. 1904 (NB 1372-1904)  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; stucco; brick veneer

**Status:** Contributing

#### History, Significance and Notable Characteristics

No. 448 Marlborough Road is a free-standing Queen Anne-style house designed and built by Walter R. Lusher c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district. The house is located on the southwest corner of Marlborough and Dorchester roads, with its main facade facing Marlborough Road.

Historic Queen Anne-style features of the house include its asymmetric form and complex roof, including its projecting bays and corner tower with steep, faceted roof. The house's present appearance largely results from a 1921 remodeling (George Alexander, architect), which included the removal of the original front porch and installation of the brick extension at the northeast corner of the house; refacing of the first story with brick veneer; enlargement of the projecting bays on the north and south facades; stuccoing of the upper stories; and construction of a second-story sleeping porch on top of the one-story extension at the house's northwest corner. The removal of the original front porch converted the non-enclosed portion of the porch to an open terrace; between c. 2006 and 2011, a porch roof with fluted columns, and a picket railing replacing the 1921 brick porch wall, were installed. The main facade appears to retain its historic leaded-glass sashes flanking the entrance.

**Primary (North) Facade:** This facade is similar to the main facade, with a two-bay hipped-roof dormer.



Secondary (South) Facade: Similar to the north facade, with a two-story projecting bay, angled at the first story, and square-sided at the second story, with a flared second-story base. The facade also has an attic dormer.

Secondary (West) Facade: Similar to the other facades, with secondary entrance, brick first story and stuccoed second story, and a partial hipped roof.

#### **Alterations**

Primary (East) Facade: In addition to alterations already noted, upper-story wood one-over-one double-hung windows replaced; roof materials replaced

Primary (North) Facade: First-story nine-over-one double-hung wood windows replaced; second-story windows replaced, including one-over-one double-hung wood windows on projecting bay, and eight-pane casement sashes on sleeping porch section of facade

Secondary (South) Facade: Windows replaced

Secondary (West) Facade: Windows, including eight-pane casement sashes on sleeping porch, replaced

#### **Site**

Front yard with ADA lift; north yard; concrete walkway; wood walkway pergola; non-historic metal

#### **Sidewalk / Curb Materials**

Concrete sidewalk; planting strip between sidewalk and concrete curb on Dorchester Road; historic iron fire alarm call box at southwest corner of intersection

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permits 1372-1904 and 2322-1914, and Alteration Permit 6513-1921; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **452 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 13  
BIN: 3119353

**Date(s):** c. 1903 (NB 1717-1903)  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial shingles

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 452 Marlborough Road is a free-standing Queen Anne-style house designed and built by Walter R. Lusher c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the

Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

Historic Queen Anne-style features of the house include its angled first- and second-story bays; wraparound porch with Doric columns, picket railing, and angular pediment; classical main-entrance surround with pilasters; stained-glass sashes within the two outermost second-story bays; tripartite attic-story window; and steep, complex intersecting-gable roof with flared eaves. Other historic features include its stone porch base with wood lattice within its openings; concrete stoop with curving cheek walls; and double-leaf wood-and-glass main-entrance door.

Secondary (North) Facade: This facade is similar to the main facade, but with a square-sided first- and second-story projecting bay.

Secondary (South) Facade: Similar to the north facade, this facade has a three-sided oriel with pitched roof located toward the rear of the house.

#### **Alterations**

Primary (East) Facade: Wood shingle siding replaced with artificial shingles; stoop railings; one-over-one, double-hung wood windows replaced; eave siding; roof materials replaced

Secondary (North) Facade: Wood shingle siding replaced; one-over-one, double-hung wood windows replaced; eave siding; roof materials replaced

Secondary (South) Facade: Wood shingle siding replaced; one-over-one, double-hung wood windows replaced; first- and second-story conduit; second-story air conditioner on bracket; eave siding; attic vent; roof materials replaced

#### **Site**

Front yard; concrete walkway and driveway; secondary rear garage with hipped roof and replacement door

#### **Sidewalk / Curb Materials**

Concrete

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1717-1903 and Alteration Permit 10969-1936; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **456 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 15  
BIN: 3119354

**Date(s):** c. 1904 (NB 1243-1904)

**Architect(s) / Builder(s):** Walter R. Lusher

**Owner(s) / Developer(s):** Walter R. Lusher

**Type:** Free-standing House

**Style(s):** Shingle

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 456 Marlborough Road is a free-standing Shingle-style house designed and built by Walter R. Lusher c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district. This house was constructed under the same new building permit as 462 Marlborough Road. The present siding is the result of restoration work carried out between 2006 and 2018.

Historic Shingle-style features of the house include its extensive use of wood shingles; spare use of traditional ornament; simple door and window enframements; Tuscan porch columns and picket railing; and large crowning gable containing curving, fluid forms. Other historic features include the house's historic double-leaf wood-and-glass main-entrance door, and its one-over-one double-hung wood windows.

Secondary (North) Facade: Shingled like the main facade, this facade features an oriel straddling the first and second stories with a corbeled base, and frieze board below a pitched roof; and first- and second-story projecting bay with an angled first story and square-sided second story; and large rooftop gable. The square-headed window openings retain their one-over-one double-hung wood windows. The eaves retain their historic wood siding.

Secondary (South) Facade: This facade has a similar projecting bay to that of the north facade, but no oriel. The openings retain their one-over-one double-hung wood windows.

**Alterations**

Primary (East) Facade: Stoop and roof materials replaced

Secondary (North) Facade: Conduit within gable; storm sashes; roof materials replaced; rooftop solar panels

Secondary (South) Façade: Storm sashes; roof materials replaced; rooftop solar panels

**Site**

Front yard; brick walkway; concrete and stone driveway; secondary rear garage with hipped roof and replacement door

**Sidewalk / Curb Materials**

Concrete

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1243-1904; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 458 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5178, Lot 17  
BIN: 3119355

**Date(s):** c. 1903 (NB 1957-1903)  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 458 Marlborough Road is a free-standing Queen Anne/Colonial Revival-style house designed and built by Walter R. Lusher c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

The house's design blends elements of the Queen Anne and Colonial Revival styles. Historic Queen Anne-style features include its asymmetric form, including its first- and second-story angled bays, wraparound porch, and steep complex roof; its boxy dormers and flared eaves are more typical of the Colonial Revival style. The house's pilastered door surround, first-story molded window enframements, and picket porch railing and Doric columns are characteristic of either the Colonial Revival or the Queen Anne style. Other historic features include its brick stoop, stone porch base with wood lattice within its openings; wood-and-glass double-leaf main-entrance door; and first-story one-over-one double-hung wood windows.

**Secondary (North) Facade:** This facade is similar to the main facade, but with a three-sided oriel with historic wood cornice and pitched roof straddling the first and second stories. Square-headed window openings are present at the first and second stories, and within the box-shaped attic dormer.

**Secondary (South) Facade:** Similar to the north facade, but with a two-story angled projecting bay. This facade also has a box-shaped dormer with flared, hipped roof and two square-headed window openings.

### Alterations

**Primary (East) Facade:** Wood clapboard siding replaced with artificial siding; stoop railings; door gates; first-story storm sashes; second- and attic-story one-over-one double-hung wood windows replaced, and molded window enframements removed; eave siding; roof materials replaced

**Secondary (North) Facade:** Wood clapboard siding replaced; first-story frieze board covered or removed; first-story window grille; molded window enframements removed; eave siding; roof materials replaced

Secondary (South) Facade: Wood clapboard siding replaced; first-story window grilles; molded window enframements removed; eave siding; roof materials replaced

**Site**

Front yard; concrete walkway, and concrete driveway shared with No. 462; secondary concrete-block hipped-roof rear garage (John Lucey, 1919) with replacement doors, shared with No. 462.

**Sidewalk / Curb Materials**

Concrete

**References**

Department of Buildings, Borough of Brooklyn, New Building Permits 1957-1903 and 7584-1919; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**462 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 19  
BIN: 3119356

**Date(s):** c. 1904 (NB 1243-1904)  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 462 Marlborough Road is a free-standing Queen Anne/Colonial Revival-style house designed and built by Walter R. Lusher c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district. This house was constructed under the same new building permit as 456 Marlborough Road.

The house's design blends elements of the Queen Anne and Colonial Revival styles. Historic Queen Anne-style features include its steep intersecting-gable roof with front gable dormer, and wraparound porch; its symmetrical second and attic stories with projecting angled bays, and the central placement of the dormer are more typical of the Colonial Revival style. The house's picket porch railing and Ionic columns are characteristic of either the Colonial Revival or Queen Anne style.

Secondary (North) Facade: This facade has a first-story angled projecting bay, oriel with corbeled base and pitched roof straddling the first and second stories, and large attic-story gable. All stories have square-headed window openings; at least two of the oriel openings have stained-glass sashes

Secondary (South) Facade: Similar to the north facade, but with a two-story projecting bay with angled first story and square-sided second story. The first-story portion of the bay contains a historic stained-glass sash.

#### **Alterations**

Primary (East) Facade: Wood siding (shingle or clapboard at first story; shingle at second story) replaced with artificial siding; stoop with shingled cheek walls replaced; pilastered main-entrance surround with molded cap removed, and wood-and-glass double-leaf door replaced; window enframements with molded caps, one-over-one double-hung wood windows, and roof materials replaced

Secondary (North) Facade: Wood siding replaced; window enframements with molded caps, windows (except for surviving stained-glass sashes), and roof materials replaced

Secondary (South) Facade: Wood siding replaced; window enframements with molded caps, windows (except for surviving stained-glass sash), and roof materials replaced

#### **Site**

Front yard; concrete walkway, and concrete driveway shared with No. 458; secondary concrete-block hipped-roof rear garage (John Lucey, 1919) with replacement doors, shared with No. 458.

#### **Sidewalk / Curb Materials**

Concrete

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permits 1243-1904 and 7584-1919; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **466 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 21  
BIN: 3119357

**Date(s):** c. 1903 (NB 1956-1903)

**Architect(s) / Builder(s):** Walter R. Lusher

**Owner(s) / Developer(s):** Walter R. Lusher

**Type:** Free-standing House

**Style(s):** Queen Anne/Colonial Revival

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 466 Marlborough Road is a free-standing Queen Anne/Colonial Revival-style house designed and built by Walter R. Lusher c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.



The house's design blends elements of the Queen Anne and Colonial Revival styles. While its wraparound porch, and prominent attic-story gable are more typical of the Queen Anne style, the house's second- and attic-story symmetry, and the gambrel shape of the gable, are more typical of the Colonial Revival. Other features, including its first-story clapboard and upper-story shingle siding, picket porch railing and Ionic porch columns, pilastered main-entrance surround, and simple window surrounds with molded caps, are characteristic of either the Colonial Revival or Queen Anne style. Other historic features include its brick stoop with brick-and-concrete cheek walls, and brick porch base with wood lattice within its openings. The house's present shingle siding is the result of a 2024 restoration of the facade's second and attic stories.

**Secondary (North) Facade:** Faced in clapboard, this facade features a first-story angled oriel with pitched roof, and square-sided full-height projecting bay that penetrates the eave to form a dormer. All stories contain square-headed window openings.

**Secondary (South) Facade:** Similar to the north facade, this facade features an angled first-story projecting bay, shed roof dormer, and square-headed window openings.

#### **Alterations**

**Primary (East) Facade:** Historic double-leaf wood-and-glass main-entrance door replaced with similar, period-appropriate door; one-over-one, double-hung wood windows replaced; roof materials replaced

**Secondary (North) Facade:** Historic wood windows replaced; roof materials replaced

**Secondary (South) Facade:** Historic wood windows replaced; roof materials replaced

#### **Site**

Front yard; concrete walkway and driveway

#### **Sidewalk / Curb Materials**

Concrete

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1956-1903; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **470 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 23  
BIN: 3119358

**Date(s):** c. 1904  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 470 Marlborough Road is a free-standing Queen Anne-style house designed and built by Walter R. Lusher c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

Historic Queen Anne-style features of the house include its steep, complex intersecting-gable roof; clapboard siding; wraparound porch with picket railing and Ionic columns; simple door and window surrounds with molded caps; corner boards and second-story frieze board; and large pent-roof gable with tripartite window. The house's double-leaf wood-and-glass main-entrance door is also historic.

Secondary (North) Facade: Similar to the main facade, this facade also features first- and second-story angled oriels with frieze boards and pitched roofs. There is a secondary entrance, and square-headed openings at all stories, including within the large hipped-roof gable.

Secondary (South) Facade: Similar to the north facade, this facade also features a first-story angled bay, square-headed openings, and shed-roof dormer added in 1923 (architect: John J. Carroll).

### Alterations

Primary (East) Facade: Stoop replaced; one-over-one double-hung wood windows, and roof materials, replaced

Secondary (North) Facade: Wood windows and roof materials replaced

Secondary (South) Facade: Wood windows and roof materials replaced

### Site

Front yard; concrete walkway and driveway

### Sidewalk / Curb Materials

Concrete

### References

"Projected Buildings," *Real Estate Record and Builders' Guide* (July 23, 1904), 231;  
Department of Buildings, Borough of Brooklyn, Alteration Permit 6985-1923; New York City  
Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 474 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5178, Lot 25  
BIN: 3119359

**Date(s):** c. 1903  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival

**Stories:** 2½ and basement

**Material(s):** Wood; brick

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 474 Marlborough Road is a free-standing Queen Anne/Colonial Revival-style house designed and built by Walter R. Lusher c. 1903. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

The house's design blends elements of the Queen Anne and Colonial Revival styles. Historic Queen Anne-style features include its asymmetric form, including its first- and second-story angled bays, wraparound porch, and steep complex roof; its boxy dormers and flared eaves are more typical of the Colonial Revival style. The house's clapboard siding, molded window enframements, and Ionic porch capitals are characteristic of either the Colonial Revival or Queen Anne style. Other historic features include its double-leaf wood-and-glass main-entrance door.

**Secondary (North) Facade:** This facade retains its historic clapboard siding at its first as well as upper stories. It features a square-sided projecting bay piercing the roof to form a hipped-roof dormer with flared eaves. The square-headed window openings retain their molded enframements.

**Secondary (South) Facade:** Similar to the north facade, with a two-story angled projecting bay and hipped-roof dormer with flared eaves.

### **Alterations**

**Primary (East) Facade:** Stoop and porch base, and wood picket railing, replaced; paneled porch column plinths, and column shafts, replaced; first story faced in brick, door and window enframements removed, and southern portion of porch enclosed; one-over-one double-hung wood windows replaced; eave siding; roof materials replaced

**Secondary (North) Facade:** Wood windows replaced; eave siding; roof materials replaced

**Secondary (South) Facade:** Wood windows replaced; eave siding; roof materials replaced

### **Site**

Front yard; brick walkway; concrete driveway

### **Sidewalk / Curb Materials**

Concrete

### **References**

"Projected Buildings," *Real Estate Record and Builders' Guide* (October 24, 1903), 769; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 476 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5178, Lot 27  
BIN: 3119360

**Date(s):** c. 1904 (NB 1373-1904)  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 476 Marlborough Road is a free-standing Queen Anne-style house designed and built by Walter R. Lusher c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

Historic Queen Anne-style features of the house include its asymmetric form, including its first- and second-story angled bays; steep, complex intersecting-gable roof; wraparound porch; picket porch railing and fluted porch columns; simple, molded door and window surrounds; and pent-roof gable containing a paired window. The house's stone porch base with wood lattice within its openings, and wood-and-glass main-entrance door are also historic.

Secondary (North) Facade: Similar to the north facade, this facade also has a two-story projecting bay. Square-headed window openings are present at all stories, including within the large attic-story gable dormer.

Secondary (South) Facade: Similar to the north facade, this facade has a two-story angled projecting bay; a historic leaded-glass sash remains at the first story of this bay, and a four-pane sash remains at the second story. Square-headed window openings are present at all stories, including within the attic-story gable dormer.

### Alterations

Primary (East) Facade: Wood clapboard siding replaced with artificial siding; stoop with shingled cheek walls replaced; main-entrance door gate; portion of porch adjoining south facade enclosed; first-story window grilles; one-over-one double-hung wood windows replaced; eave siding; roof materials replaced

Secondary (North) Facade: Wood clapboard siding replaced; windows and roof materials replaced

Secondary (South) Facade: Wood clapboard siding replaced; windows replaced except for first-story leaded-glass, and second-story four-pane sash within bay; roof materials replaced

**Site**

Front yard; concrete walkway and driveway; secondary steel gable-roof rear garage by Harris Brothers Company (Magrath & Rogell, 1931), with replacement door

**Sidewalk / Curb Materials**

Concrete

**References**

Department of Buildings, Borough of Brooklyn, New Building Permits 1373-1904 and 2306-1931; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**480 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 29  
BIN: 3119361

**Date(s):** c. 1905

**Architect(s) / Builder(s):** Walter R. Lusher

**Owner(s) / Developer(s):** Walter R. Lusher

**Type:** Free-standing House

**Style(s):** Colonial Revival

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 480 Marlborough Road is a free-standing Colonial Revival-style house designed by Walter R. Lusher and built by him c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property farm by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district. The present siding is the result of restoration work undertaken between c. 2018 and 2021.

Historic Colonial Revival-style features of the house include its clapboard siding; simple, molded door and window enframements with lipped lintels; symmetrical second and third stories with hipped roof and hipped-roof dormer; curved eaves; and wood picket porch railings. Other historic features include the house's stone porch base with wood lattice within its openings, and its double-leaf-wood-and-glass main-entrance door.

Secondary (North) Facade: This facade is similar to the north facade, but with angled three-sided first- and second-story oriels with pitched roofs. At least one opening within each oriel retains a historic stained-glass sash. Square-headed window openings are present at all stories, including within the large hipped-roof dormer, which contains two staggered openings.

Secondary (South) Facade: This facade is similar to the north facade, but with two oriels grouped under a shed roof at the first story. Each oriel contains a historic stained-glass sash. The hipped-roof dormer contains two window openings; there is an additional small gable dormer toward the front of the house.

**Alterations**

Primary (East) Facade: Stoop replaced; Ionic porch columns replaced; one-over-one double-hung wood windows at all stories replaced; roof materials replaced

Secondary (North) Facade: Historic wood windows, except for stained-glass sashes, replaced; roof materials replaced

Secondary (South) Facade: Historic wood windows, except for stained-glass sashes, replaced; three second-story window openings removed; roof materials replaced

**Site**

Front yard with retaining wall; concrete walkway; concrete driveway

**Sidewalk / Curb Materials**

Concrete

**References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* Brooklyn-Long Island Edition (May 6, 1905), 525; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**484 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 31  
BIN: 3119362

**Date(s):** c. 1905 (NB 919-1905)

**Architect(s) / Builder(s):** Walter R. Lusher

**Owner(s) / Developer(s):** Walter R. Lusher

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood; artificial shingles

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 484 Marlborough Road is a free-standing Queen Anne-style house designed and built by Walter R. Lusher c. 1905. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district. This house was constructed under the same new building permit as 496 Marlborough Road.

Historic Queen Anne-style features of the house include its steep, complex intersecting-gable roof; wraparound porch with picket railing and Ionic columns; pilastered main-entrance surround with lipped lintel; and large pent-roof gable with paired windows. Other historic features include its brick stoop with cheek walls; stone porch base with wood lattice; and double-leaf wood-and-glass main-entrance door.



Secondary (North) Facade: Similar to the main facade, this facade also features an angled oriel straddling the first and second stories. Square-headed window openings are present at all stories, including within the attic-story gable.

Secondary (South) Facade: Similar to the north facade, this facade has a square-sided two-story projecting bay with a historic stained-glass sash within a first-floor opening. Square-headed window openings are present at all stories, including within the attic-story gable.

#### **Alterations**

Primary (East) Facade: Wood clapboard siding replaced with artificial shingles; window surrounds with molded sills and lipped lintels removed; one-over-one double-hung wood windows replaced; eave siding; roof materials replaced

Secondary (North) Facade: Wood siding, wood windows, and roof materials replaced

Secondary (South) Facade: Wood siding, wood windows (except for first-story stained-glass sash), and roof materials replaced

#### **Site**

Front yard; concrete walkway

#### **Sidewalk / Curb Materials**

Concrete

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 919-1905; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **488 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 33  
BIN: 3119363

**Date(s):** c. 1905  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial shingles

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 488 Marlborough Road is a free-standing Queen Anne-style house designed and built by Walter R. Lusher c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

Historic Queen Anne-style features of the house include its steep, complex intersecting-gable roof; wraparound porch with Ionic columns; pilastered main-entrance surround with lipped lintel; second story angled bays; and large gable dormer. Other historic features include its brick stoop with curving brick cheek walls, and stone porch base with wood lattice within its openings.

Secondary (North) Facade: Similar to the main facade, this facade also features a first-story angled oriel with stained-glass sash, as well as a shallower square-sided second- and attic-story oriel, both with pitched roofs. A large gable comprises the entire attic story.

Secondary (South) Facade: Similar to the north facade, this facade has a first- and second-story angled projecting bay with historic stained-glass sashes within the central first- and second-story openings. A large gable comprises the entire attic story.

### **Alterations**

Primary (East) Facade: Wood clapboard siding replaced with artificial shingles; one porch column and wood picket porch railing removed; three first-story window openings combined into one large window opening with non-historic sash; main-entrance door replaced; molded second- and attic-story window enframements with lipped lintels removed; attic-story frieze board removed or covered; replacement roof materials

Secondary (North) Facade: Wood siding, wood windows (except for historic stained-glass sash), and roof materials replaced

Secondary (South) Facade: Wood siding, wood windows (except for first- and second-story stained-glass sash), and roof materials replaced

### **Site**

Front yard; concrete walkway; secondary concrete-block hipped-roof rear garage (Willard Parker, 1922) with replacement doors shared with No. 492

### **Sidewalk / Curb Materials**

Concrete

### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* Brooklyn-Long Island Edition (May 27, 1905), 627; Department of Buildings, Borough of Brooklyn, New Building Permit 5216-1922; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## **492 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 35

BIN: 3119364

**Date(s):** c. 1905 (NB 1006-1905)

**Architect(s) / Builder(s):** Walter R. Lusher

**Owner(s) / Developer(s):** Walter R. Lusher

**Type:** Free-standing House

**Style(s):** Queen Anne/Colonial Revival

**Stories:** 2½ and basement

**Material(s):** Wood; artificial shingles

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 492 Marlborough Road is a free-standing Queen Anne/Colonial Revival-style house designed and built by Walter R. Lusher c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property farm by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

The house's design blends elements of the Queen Anne and Colonial Revival styles. Historic Queen Anne-style features include its wraparound porch, north-facade oriels, pent roof within its gable, and steep roof; its symmetrical second- and attic stories, gambrel-shaped gable with flared eaves, and side shed dormers are more typical of the Dutch Colonial Revival style. The house's first-story wood clapboard siding, pilastered door surround, first-story molded window enframements with lipped lintels, and fluted Ionic porch columns are characteristic of either the Colonial Revival or Queen Anne style. Other historic features include its brick stoop with cheek walls, stone porch base with wood lattice within its openings, double-leaf wood-and-glass main-entrance door, and first-story one-over-one double-hung wood windows.

**Secondary (North) Facade:** This facade features an angled first-story oriel with historic stained-glass sash and pitched roof, and second-story oriel with historic stained-glass sash and pitched roof forming the base for a large, shed dormer. There is an entrance at the first story and square-headed openings at all stories, including within the dormer.

**Secondary (South) Facade:** This facade has two first-story oriels under a shared pitched roof as well as square-headed window openings at all stories, including within the shed dormer.

### **Alterations**

**Primary (East) Facade:** Second- and attic-story wood clapboard siding replaced with artificial shingles; iron stoop railings; wood porch railing replaced; second- and attic-story molded window enframements with lipped lintels removed; second-story window openings containing stained-glass sashes flanking angled bay removed; replacement roof materials

**Secondary (North) Facade:** Wood siding at all stories replaced; wood windows, except for remaining stained-glass sashes, replaced; replacement roof materials

**Secondary (South) Facade:** Wood siding at all stories replaced; wood windows replaced; replacement roof materials

### **Site**

Front yard; concrete parking pad and driveway; secondary concrete-block hipped-roof rear garage (Willard Parker, 1922) with replacement doors shared with No. 488

### **Sidewalk / Curb Materials**

Concrete

### **References**

Department of Buildings, Borough of Brooklyn, New Building Permits 1006-1905 and 5216-1922; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 496 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5178, Lot 37  
BIN: 3119365

**Date(s):** c. 1905 (NB 919-1905)  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial shingles

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 496 Marlborough Road is a free-standing Queen Anne/Colonial Revival-style house designed and built by Walter R. Lusher c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district. This house was constructed under the same new building permit as 484 Marlborough Road.

The house's design blends elements of the Queen Anne and Colonial Revival styles. Historic Queen Anne-style features include its wraparound porch, steep roof, and side-facade oriel and gables; its symmetrical second and attic stories and hipped-roof dormer are more typical of the Colonial Revival style. The house's Ionic porch columns, wood picket porch railing, and lipped window lintels are characteristic of either the Colonial Revival or Queen Anne style. Other historic features include its stone porch base, brick stoop with curved cheek walls, and double-leaf wood-and-glass main-entrance door.

**Secondary (North) Facade:** This facade features a two-story oriel, angled at the first story and square-sided at the second. Both stories are crowned by pitched roofs. The visible openings on the oriel retain their historic stained-glass sashes. An additional square-headed first-story opening toward the front of the house contains a one-over-one double-hung wood window.

**Secondary (South) Facade:** This facade has an angled two-story oriel; first- and second-story square-headed openings within the oriel's center bay contain historic stained-glass sashes. Square-headed window openings are present at all stories, including within the large attic-story gable.

### Alterations

**Primary (East) Facade:** Wood clapboard siding replaced with artificial shingles; window enframements with projecting sills and lipped lintels removed, and smaller lintels installed; second-story frieze board removed or covered; non-historic attic-story shutters; roof materials replaced

**Secondary (North) Facade:** Wood clapboard siding and roof materials replaced; first- and second-story frieze boards removed or covered

Secondary (South) Facade: Wood clapboard siding and roof materials replaced; one-over-one double-hung wood windows replaced; iron fire escape

**Site**

Front yard; concrete walkway; concrete driveway; secondary hipped-roof rear garage (William M. Dunn, 1921) with replacement door, shared with No. 500

**Sidewalk / Curb Materials**

Concrete

**References**

Department of Buildings, Borough of Brooklyn, New Building Permits 919-1905 and 1504-1921; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**500 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 39

BIN: 3119366

**Date(s):** c. 1905 (NB 2959-1905)

**Architect(s) / Builder(s):** Walter R. Lusher

**Owner(s) / Developer(s):** Walter R. Lusher

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 500 Marlborough Road is a free-standing Queen Anne-style house designed and built by Walter R. Lusher c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district. This house, and the adjacent 504 Marlborough Road, were built under the same new building permit. The present siding is the result of restoration work undertaken c. 2017.

Historic Queen Anne-style features of the house include its clapboard siding; Ionic porch columns and wood picket porch railing; pilastered main-entrance surround with lipped lintel; first- and second-story projecting bays; large pent-roof gable; and steep, complex intersecting-gable roof. Other historic features include the wood lattice within its underporch openings, brick stoop with concrete cheek walls decorated with urns; and wood-and-glass double-leaf main-entrance door.

Secondary (North) Facade: Faced with the same clapboard as the main facade, this facade has two angled oriels with pitched roofs and a large gable dormer.

Secondary (South) Facade: Similar to the north facade, this facade has a first- and second-story angled projecting bay, as well as a large gable dormer.

**Alterations**

Primary (East) Facade: Replacement clapboard siding; historic one-over-one double-hung wood windows replaced; window enframements with projecting sills and lipped lintels replaced with wider enframements; second-story corner boards installed on projecting bays; eave siding; roof materials replaced

Secondary (North) Facade: Replacement clapboard siding; wood windows and roof materials replaced

Secondary (South) Facade: Replacement clapboard siding; wood windows and roof materials replaced

**Site**

Front yard; concrete walkway; concrete driveway; secondary hipped-roof rear garage (William M. Dunn, 1921) with historic wood door with iron strap hinge shared with No. 496

**Sidewalk / Curb Materials**

Concrete

**References**

Department of Buildings, Borough of Brooklyn, New Building Permits 2959-1905 and 1505-1921; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**504 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5178, Lot 41  
BIN: 3119367

**Date(s):** c. 1905 (NB 2959-1905)  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; brick; stucco

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 504 Marlborough Road is a free-standing Queen Anne-style house designed and built by Walter R. Lusher c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district. This house, and the adjacent 500 Marlborough Road, were built under the same new building permit.

Historic Queen Anne-style features of the house include its first- and second-story angled bays; window enframements with lipped lintels; steep intersecting-gable roof; and large gable dormer with heavy bargeboard. Other historic features include its wood-and-glass double-leaf main-entrance door.



Secondary (North) Facade: This facade has a three-sided oriel with pitched roof, projecting from a square-sided two-story bay. It is crowned by a large gable. The window openings are square-headed.

Secondary (South) Facade: This facade has a two-story angled projecting bay with pitched roof, as well as large attic-story gable. The window openings are square-headed.

#### **Alterations**

Primary (West) Facade: Original porch replaced with brick porch, and brick stoop installed, before c. 1940; wood clapboard siding replaced with stucco between c. 1940 and c. 1983-88; one-over-one double-hung wood windows replaced; roof materials replaced; rooftop solar panels

Secondary (North) Facade: Wood clapboard siding replaced with stucco; first-story window grilles; wood windows replaced

Secondary (South) Facade: Wood clapboard siding replaced with stucco; wood windows, except for first-story stained-glass sash, replaced

#### **Site**

Front yard; concrete walkway; asphalt driveway and secondary hipped-roof rear garage with replacement door, shared with 1421 Ditmas Avenue

#### **Sidewalk / Curb Materials**

Concrete

#### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 2959-1905 and Alteration Permit 689-1944; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **526 MARLBOROUGH ROAD**

*See 1323 Ditmas Avenue*

# East Side of Marlborough Road

## 501 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5179, Lot 51  
BIN: 3119396

**Date(s):** c. 1905  
**Architect(s) / Builder(s):** Walter R. Lusher (attributed)  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; stucco

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 501 Marlborough Road is a free-standing Queen Anne-style house constructed by Walter R. Lusher c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Although the architect of this house has not been documented, it has been attributed to Walter R. Lusher, who designed the other houses he constructed on both sides of Marlborough Road within the historic district. Located on the northeast corner of Marlborough Road and Ditmas Avenue, its main entrance is on Marlborough.

Historic Queen Anne-style features of the house include its asymmetric massing, including its angled corner tower with faceted roof; wraparound porch with wood picket railing and Ionic columns; classical main-entrance surround with pilasters and molded cap; and simple window enframements with lipped lintels. Its double-leaf wood-and-glass main-entrance door is also historic; its brick stoop dates from before c. 1940, as does the house's stucco facing, which likely replaced wood shingles or clapboard.

**Primary (South) Facade:** Similar in treatment to the main facade, this facade has an angled first-story projecting bay with stained-glass sash within its central opening, as well as a projecting bay above. The hipped-roof dormer contains two square-headed window openings.

**Secondary (North) Facade:** This facade has square-headed window openings within enframements with lipped enframements.

**Secondary (East) Facade:** Historic fabric at the second story includes a central angled bay containing three stained-glass sashes; a four-part window with six-over-one double-hung wood windows within a lipped enframement; and a hipped-roof dormer.

### Alterations

Primary (West) Facade: Stoop parged and railing added; first-story window grilles; one-over-one double-hung wood windows and leaded-glass sash within central second-story opening replaced; eave siding; roof materials replaced; rooftop television antenna

Primary (South) Facade: First-story window grilles; one-over-one double-hung wood windows replaced; roof materials replaced

Secondary (North) Facade: Second-story through-wall air conditioner; eave siding; roof materials replaced

Secondary (East) Facade: Windows, except for stained-glass and six-over-one windows, replaced; roof materials replaced

### Site

Front and side yards; concrete walkway

### Sidewalk / Curb Materials

Concrete, with planting strip between sidewalk and concrete curb on Ditmas Avenue side

### References

“Some Private Sales,” *Brooklyn Daily Times*, July 1, 1905, 7; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 497 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5179, Lot 53  
BIN: 3119397

**Date(s):** c. 1904  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 497 Marlborough Road is a free-standing Queen Anne-style house designed by Walter R. Lusher and built by him c. 1904. It is similar to 484 and 500 Marlborough Road, which were also designed and built by Lusher. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

Historic Queen Anne-style features of the house include its wraparound porch with Ionic columns and wood picket railing; main-entrance surround with fluted pilasters and molded cornice; first- and second-story projecting bays; large pent-roof gable; and steep intersecting-

gable roof. Other historic features include its stone porch base with wood lattice, and its double-leaf wood-and-glass main-entrance door.

**Secondary (North) Facade:** This facade has a three-side oriel with pitched roof, projecting from a square-sided projecting bay that pierces the second-story eave to form a large gable dormer. The window openings, as on the main facade, are square-headed. The oriel has at least two stained-glass windows; the westernmost first-story and attic windows are also stained-glass.

**Secondary (South) Facade:** This facade is similar to the north facade, but with a two-story three-sided projecting bay. Window openings, including those on the large gable dormer, are square-headed.

#### **Alterations**

**Primary (West) Facade:** Wood clapboard replaced; replacement stoop; window enframements with lipped lintels replaced with wider enframements; corner boards added to first- and second-story bays; one-over-one double-hung wood windows replaced; eave siding; roof materials replaced; rooftop solar panel installation approved at time of designation

**Secondary (North) Facade:** Wood siding and window enframements replaced; wood windows except for stained-glass windows replaced; eave siding; roof materials replaced

**Secondary (South) Facade:** Wood siding and window enframements replaced; eave siding; roof materials replaced

#### **Site**

Front yard; concrete walkway and driveway; secondary hipped-roof rear garage with replacement doors and roof materials, shared with No. 493

#### **Sidewalk / Curb Materials**

Concrete

#### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (August 13, 1904), 387;  
“Some Private Sales,” *Brooklyn Daily Times*, July 1, 1905, 7; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **493 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5179, Lot 55  
BIN: 3119398

**Date(s):** c. 1905

**Architect(s) / Builder(s):** Walter R. Lusher (attributed)

**Owner(s) / Developer(s):** Walter R. Lusher

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 493 Marlborough Road is a free-standing Queen Anne-style house constructed by Walter R. Lusher c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Although the architect of this house has not been documented, it has been attributed to Walter R. Lusher, who designed the other houses he constructed on both sides of Marlborough Road within the historic district.

Historic Queen Anne-style features of the house include its steep intersecting-gable roof; wraparound porch; porch with wood picket railing and Ionic columns; first- and second-story angled bays; window enframements with lipped lintels; and large gable dormer. Other historic features include its stone porch base with wood lattice, and wood-and-glass double-leaf main-entrance door. Its brick stoop with curving cheek walls may not be original to the house but was installed before c. 1940.

Secondary (North) Facade: This facade has a three-sided oriel with lipped window enframements and pitched roof and is crowned by a large gable. At least two oriel openings have stained-glass windows, as does the westernmost opening within the gable.

Secondary (South) Facade: This facade has a two-story angled projecting bay with pitched roof; the central first- and second-story openings on the angled bay have stained-glass sashes, as does a second-story window opening west of the bay. The large attic-story gable contains three windows. The second- and attic-story windows are within lipped enframements.

### **Alterations**

Primary (West) Facade: Wood siding (likely clapboard) replaced before c. 1940; one-over-one double-hung wood windows replaced; roof materials replaced; eave siding

Secondary (North) Facade: Wood siding, wood windows except for stained-glass windows, and roof materials replaced; iron staircase installed and eave opening created

Secondary (South) Facade: Wood siding, wood windows except for stained-glass windows, and roof materials replaced

### **Site**

Front yard; concrete walkway and driveway; secondary hipped-roof rear garage with replacement doors and roof materials, shared with No. 497

### **Sidewalk / Curb Materials**

Concrete

### **References**

"Some Private Sales," *Brooklyn Daily Times*, July 1, 1905, 7; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 489 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5179, Lot 57

BIN: 3119399

**Date(s):** c. 1904  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 489 Marlborough Road is a free-standing Queen Anne/Colonial Revival-style house designed by Walter R. Lusher and constructed by him c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

The house's design blends elements of the Queen Anne and Colonial Revival styles. While its wraparound porch, steep complex roof, and projecting side bays and oriels are characteristic Queen Anne-style features, its symmetrical second and attic stories and hipped-roof dormers are more typical of the Colonial Revival style. The porch's Ionic columns, wood picket railing, pilastered main-entrance surround with molded cornice, and lipped window surrounds are characteristic of either the Colonial Revival or Queen Anne style. Other historic features include its stone porch base with wood lattice, and double-leaf wood-and-glass main-entrance door. Its brick front steps with cheek walls probably replaced wood front steps before c. 1940.

**Secondary (North) Facade:** This facade has a first-story oriel attached to a two-story square-sided projecting bay and hipped-roof dormer. The angled oriel has at least two openings containing stained-glass sashes. The window openings have lipped enframements.

**Secondary (South) Facade:** This facade has a two-story angled projecting bay and square-headed window openings within lipped enframements. The first and second stories of the projecting bay have stained-glass sashes.

### Alterations

**Primary (West) Facade:** Wood clapboard siding replaced with artificial siding; one-over-one double-hung wood windows replaced; second-story frieze board removed or covered; roof materials replaced

**Secondary (North) Facade:** Wood clapboard siding replaced; windows except for stained-glass windows replaced; second-story frieze board removed or covered; roof materials replaced

**Secondary (South) Facade:** Wood clapboard siding replaced; windows except for stained-glass windows replaced; second-story frieze board removed or covered; roof materials replaced



**Site**

Front yard; concrete walkway; concrete driveway with grass center strip; secondary concrete-block rear garage with hipped roof and replacement door, coated with artificial stone veneer, shared with No. 485

**Sidewalk / Curb Materials**

Concrete

**References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (August 13, 1904), 387; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**485 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5179, Lot 59

BIN: 3119400

**Date(s):** c. 1904

**Architect(s) / Builder(s):** Walter R. Lusher

**Owner(s) / Developer(s):** Walter R. Lusher

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood; artificial siding

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 485 Marlborough Road is a free-standing Queen Anne-style house designed by Walter R. Lusher and constructed by him c. 1904. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

Historic Queen Anne-style features of the house include its first-story clapboard siding; wraparound front porch; pilastered main-entrance surround with molded cornice; simple first-story window enframements with lipped lintels; angled bays; prominent pent-roof front gable; and steep cross-gable roof. It also retains its historic double-leaf wood-and-glass main-entrance door.

Secondary (North) Facade: This facade has an angled oriel with a pitched roof containing square-headed windows. At least two of the oriel’s openings contained stained-glass sashes. The oriel sits on a projecting portion of the facade beneath a large gable dormer containing square-headed window openings. Additional stained-glass sashes are present within the westernmost first-story window opening and the westernmost dormer opening.

Secondary (South) Facade: This facade is similar to the north facade, but with a first- and second-story angled projecting bay. The first-story porch portion of this facade is wood clapboard. The central first- and second-story openings on the projecting bay have stained-

glass sashes; an additional stained-glass sash is present within the square-headed second-story opening just west of the projecting bay. The large attic-story gable dormer contains three square-headed window openings.

#### **Alterations**

Primary (West) Facade: Wood stoop with cheek walls replaced; wood clapboard siding replaced with artificial siding; porch columns with Ionic capitals, and wood picket porch railing, replaced; one-over-one double-hung wood windows replaced; second- and attic-story window enframements removed; second-story frieze board removed or covered; eave siding; roof materials replaced

Secondary (North) Facade: Wood clapboard siding replaced; wood windows, except for stained-glass windows, replaced; gable eave siding; roof materials replaced

Secondary (South) Facade: Wood clapboard siding replaced; wood windows, except for stained-glass windows, replaced; gable eave siding; roof materials replaced

#### **Site**

Front yard; concrete walkway; concrete driveway with grass center strip; secondary concrete-block rear garage with hipped roof and replacement door, coated with artificial stone veneer, shared with No. 489

#### **Sidewalk / Curb Materials**

Concrete

#### **References**

"Projected Buildings," *Real Estate Record and Builders' Guide* (August 13, 1904), 387; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **481 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5179, Lot 61  
BIN: 3119401

**Date(s):** c. 1905

**Architect(s) / Builder(s):** Walter R. Lusher (attributed)

**Owner(s) / Developer(s):** Walter R. Lusher

**Type:** Free-standing House

**Style(s):** Queen Anne/Colonial Revival

**Stories:** 2½ and basement

**Material(s):** Wood; artificial siding

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 481 Marlborough Road is a free-standing Queen Anne/Colonial Revival-style house constructed by Walter R. Lusher c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Although the architect of this house has not been documented, it has been attributed to Walter R. Lusher, who designed the other houses he constructed on both

sides of Marlborough Road within the historic district.

The house's design blends elements of the Queen Anne and Colonial Revival styles. While its second-story stained-glass sash, steep cross-gable roof, and prominent front gable are characteristic Queen Anne-style features, its symmetrical design is more typical of the Colonial Revival style. Its brick front steps with cheek walls date to before c. 1940. The house's original design was similar to that of 459 Marlborough Road.

**Secondary (North) Facade:** This facade has square-headed openings at all stories and a large attic-story gable.

**Secondary (South) Facade:** This facade is similar to the north facade, but with a two-story projecting bay, angled at the first story and square-sided at the second, with a pitched roof. The central first-story opening on the projecting bay contains stained-glass sash.

#### **Alterations**

**West (Main) Facade:** Southern portion of porch removed, northern portion of stone porch base rebuilt in brick, and porch columns, railings, and roof removed between c. 1940 and c. 1983-88; wood clapboard siding replaced with artificial siding; main-entrance opening likely narrowed, and new surround with pediment installed; main-entrance door replaced; one-over-one double-hung wood windows replaced; eave siding; roof materials replaced

**Secondary (North) Facade:** Wood siding replaced; wood windows replaced; eave siding

**Secondary (South) Facade:** Wood siding replaced; wood windows replaced; first-story awning east of projecting bay; eave siding

#### **Site**

Front yard; concrete walkway and driveway

#### **Sidewalk / Curb Materials**

Concrete

#### **References**

"Some Private Sales," *Brooklyn Daily Times*, June 17, 1905, 9; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

### **477 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5179, Lot 63

BIN: 3119402

**Date(s):** c. 1904

**Architect(s) / Builder(s):** Walter R. Lusher

**Owner(s) / Developer(s):** Walter R. Lusher

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood; artificial shingles

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 477 Marlborough Road is a free-standing Queen Anne-style house designed by Walter R. Lusher and constructed by him c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

Historic Queen Anne-style features of the house include its first-story wood clapboard siding; wraparound porch; Ionic porch columns and wood picket porch railing; pilastered main-entrance surround with molded cornice; first-story window enframements with lipped lintels; first- and second-story projecting bays; large pent-roof gable; and steep, complex intersecting-gable roof. Other historic features include its stone porch base and wood lattice, and its wood-and-glass double-leaf main-entrance door.

Secondary (North) Facade: This facade features an angled projecting bay with pitched roof, as well as a large gable dormer. The window openings are square-headed. The westernmost first-story opening, and at least one oriel opening, contain stained-glass windows.

Secondary (South) Facade: Similar to the north facade, this facade also has a two-story angled projecting bay, square-headed window openings, and a large gable dormer. The westernmost second-story, and central first- and second-story openings on the projecting bay, contain stained-glass sashes.

### **Alterations**

Primary (West) Facade: Stoop with clapboard-sided cheek walls replaced; one-over-one double-hung wood windows replaced; wood clapboard siding replaced with artificial shingles, and window enframements with lipped lintels removed, at second and attic stories; replacement roof materials; eave siding

Secondary (North) Facade: Wood clapboard siding replaced; wood windows, except for stained-glass windows, and roof materials replaced; eave siding

Secondary (South) Facade: Wood clapboard siding replaced; wood windows, except for stained-glass windows, and roof materials replaced; eave siding; rooftop satellite dish

### **Site**

Front yard; concrete walkway; concrete driveway; driveway with concrete strips and Belgian block, shared with No. 473; secondary hipped-roof rear garage with replacement doors and roof materials, shared with No. 473

### **Sidewalk / Curb Materials**

Concrete

### **References**

"Projected Buildings," *Real Estate Record and Builders' Guide* (August 13, 1904), 387; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 473 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5179, Lot 65

BIN: 3119403

**Date(s):** c. 1904  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 473 Marlborough Road is a free-standing Queen Anne/Colonial Revival-style house designed by Walter R. Lusher and constructed by him c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

The house's design blends elements of the Queen Anne and Colonial Revival styles. While its steep, complex roof and north-facade oriel are characteristic Queen Anne-style features, its symmetrical second and attic stories and hipped-roof dormers are more typical of the Colonial Revival style. The house's first- and second-story wood clapboard siding, porch with Ionic columns and picket porch railing, pilastered door surround with molded cornice, and simple first- and second-story window enframements with lipped lintels are characteristic of either the Colonial Revival or Queen Anne style. Other historic features include its stone porch base with wood lattice, and double-leaf wood-and-glass main-entrance door. Although the house had different front steps in the circa-1940 "tax photo," they are similar to pre-1940 stoops at other houses on the street, such as No. 451.

**Secondary (North) Facade:** This facade has wood clapboard siding, with frieze boards at its basement and first story. The rearward portion of the facade projects and contains a three-sided angled oriel with pitched roof. An entrance is present at the basement/first story. The first- and second-story square-headed windows have wood surrounds, some with lipped lintels. A large hipped-roof dormer crowns the facade. The westernmost first-story opening contains a stained-glass window, as do at least two of the openings on the oriel.

**Secondary (South) Facade:** This facade is also sided with wood clapboard, and has a two-story angled bay, square-headed openings within simple enframements with lipped lintels, and a hipped-roof dormer. The westernmost second-story opening, and first- and second-story central openings on the bay, have stained-glass sashes.

### Alterations

**Primary (West) Facade:** One-over-one double-hung wood windows replaced; eave siding; dormer siding replaced; roof materials replaced; rooftop solar panel installation approved at time of designation

Secondary (North) Facade: Door replaced; dormer siding replaced; eave siding

Secondary (South) Facade: Wood windows, except for stained-glass sashes, replaced; dormer siding replaced; eave siding; metal flue pipe at attic

**Site**

Front yard; concrete walkway; driveway with concrete strips and Belgian block, shared with No. 477; secondary hipped-roof rear garage with replacement doors and roof, shared with No. 477

**Sidewalk / Curb Materials**

Concrete

**References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (August 13, 1904), 387; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**469 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5179, Lot 67  
BIN: 3119404

**Date(s):** c. 1903

**Architect(s) / Builder(s):** Walter R. Lusher

**Owner(s) / Developer(s):** Walter R. Lusher

**Type:** Free-standing House

**Style(s):** Colonial Revival

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 469 Marlborough Road is a free-standing Colonial Revival-style house designed by Walter Lusher and constructed by him c. 1903. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property farm by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

Historic Colonial Revival-style features of the house include its wood clapboard siding; symmetrical facade with central main entrance; porch with wood picket railing and Ionic columns; pilastered main-entrance surround with molded cornice; simple window enframements with lipped lintels; and front-facing gambrel roof with shed dormer (typical of the Dutch Colonial Revival style) containing two paired windows. Other historic features include its stone porch base, angled second-story bays, and stained-glass sash within its central second-story opening.

Secondary (North) Facade: Faced with wood clapboard like the main facade, this facade has first- and second-story frieze boards, as well as square-headed window openings within simple enframements with lipped lintels.



Secondary (South) Facade: Sided with wood clapboard with first- and second-story frieze boards, this facade also features a two-story projecting bay with angled first story and square-sided second story and a pitched roof. The window openings are square-headed, within simple enframements with lipped lintels. The central first-story opening on the projecting bay contains stained-glass sash.

#### **Alterations**

Primary (West) Facade: Stoop replaced; wood windows (except for central second-story stained-glass sash) replaced; eave siding; roof materials replaced; rooftop television antenna

Secondary (North) Facade: Wood windows replaced; eave siding

Secondary (South) Facade: First-story electrical box with conduit; wood windows, except for stained-glass sash, replaced; eave siding

#### **Site**

Front yard; concrete walkway; concrete driveway with grass center strip

#### **Sidewalk / Curb Materials**

Concrete

#### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (October 24, 1903), 770; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **465 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5179, Lot 70

BIN: 3119405

**Date(s):** c. 1904

**Architect(s) / Builder(s):** Walter R. Lusher

**Owner(s) / Developer(s):** Walter R. Lusher

**Type:** Free-standing House

**Style(s):** Shingle

**Stories:** 2½ and basement

**Material(s):** Wood; artificial shingles

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 465 Marlborough Road is a free-standing Shingle-style house designed by Walter R. Lusher and constructed him c. 1904. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

The primary Shingle-style features of the house are its historically wood-shingled surfaces (since replaced), as well as the curving, fluid forms within its large crowning gable. Other features consistent with the style include its porch with wood picket railing and Ionic porch

columns; pilastered door surround with molded cornice; and intersecting-gable roof. The house retains its stone porch base and historic double-leaf wood-and-glass main-entrance door. The second-story windows may be historic.

**Secondary (North) Facade:** A three-sided oriel with pitched roof projects from a first- and second-story projecting bay, beneath deeply overhanging roof eaves and a large gable dormer. The oriel has at least one stained-glass window; the westernmost first-story opening also has a stained-glass window.

**Secondary (South) Facade:** This facade has a two-story angled bay containing square-headed openings, below the deeply overhanging roof eaves and large gable dormer. The first-story central bay contains a stained-glass sash.

#### **Alterations**

**Primary (West) Facade:** Wood shingle siding replaced with artificial shingles; stoop replaced; window enframements and one-over-one double-hung wood windows replaced; roof materials replaced; storm sashes

**Secondary (North) Facade:** Wood siding and roof materials replaced; storm sashes

**Secondary (South) Facade:** Wood siding and roof materials replaced; storm sashes

#### **Site**

Front yard; concrete walkway; concrete driveway with grass center strip; secondary concrete-block hipped-roof rear garage with replacement door and roof materials

#### **Sidewalk / Curb Materials**

Concrete

#### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (April 16, 1904), 905; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **461 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5179, Lot 72  
BIN: 3119406

**Date(s):** c. 1903  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 461 Marlborough Road is a free-standing Queen Anne/Colonial Revival-style house designed by Walter R. Lusher and constructed by him c. 1903. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton

Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

The house's design blends elements of the Queen Anne and Colonial Revival styles. Characteristic Queen Anne-style features include its asymmetric form, including its first- and second-story angled bays, and wraparound porch; its hipped dormers are more typical of the Colonial Revival style. The house's Ionic porch columns on paneled plinths, wood picket porch and terrace railings, pilastered main-entrance surround with denticulated cornice, and simple window surrounds with lipped lintels are characteristic of either the Colonial Revival or Queen Anne style. Other historic features include its stone porch base with wood lattice, and brick front steps with cheek walls, and projecting curved vestibule.

Secondary (North) Facade: This facade has a full-height projecting bay piercing the eaves and crowned by a hipped roof. Most window openings retain their historic surrounds with lipped lintels. The larger of the attic-story window openings contains a historic stained-glass sash, as does the westernmost first-story opening.

Secondary (South) Facade: This facade has a two-story angled projecting bay with historic stained-glass sashes within the central bays of its first and second stories. The windows retain their historic surrounds with lipped lintels. The facade is crowned by a hipped-roof dormer with two square-headed window openings.

#### **Alterations**

Primary (West) Facade: Wood clapboard siding replaced with artificial siding; double-leaf wood-and-glass main-entrance door replaced with single-leaf door within narrowed opening; one-over-one double-hung wood windows replaced; eave siding; roof materials replaced

Secondary (North) Facade: Wood siding replaced; main-entrance door replaced; eave siding; roof materials replaced

Secondary (South) Facade: Wood clapboard siding replaced; eave siding; roof materials replaced

#### **Site**

Front yard; concrete walkway; concrete driveway with planted center strip; secondary hipped-roof rear garage or shed

#### **Sidewalk / Curb Materials**

Concrete

#### **References**

"Projected Buildings," *Real Estate Record and Builders' Guide* (October 3, 1903), 620; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **459 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5179, Lot 74  
BIN: 3119407

**Date(s):** c. 1904

**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 459 Marlborough Road is a free-standing Queen Anne/Colonial Revival-style house designed by Walter R. Lusher and constructed by him c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

The house's design blends elements of the Queen Anne and Colonial Revival styles. Historic Queen Anne-style features include its steep intersecting-gable roof with front gable dormer, and wraparound porch; its symmetrical design with angled bays, and the central placement of the dormer, are more typical of the Colonial Revival style. The house's picket porch railing, Ionic columns, and pilastered main-entrance surround with lipped lintel are characteristic of either the Colonial Revival or Queen Anne style. The house's stone porch base with wood lattice, and double-leaf wood-and-glass main-entrance door are also historic.

**Secondary (North) Facade:** This facade is similar to the main facade, with square-headed window openings. The first- and second-story openings contain stained-glass sashes.

**Secondary (South) Facade:** This facade is similar to the north facade, but with a two-story projecting bay, angled at the first story and square-sided at the second story. The window within the central first story bay may be historic.

### **Alterations**

**Primary (West) Facade:** Wood clapboard siding replaced with artificial siding; stoop with shingled cheek walls replaced; window surrounds with lipped lintels removed; central second-story window opening (likely with historic stained-glass sash similar to that of 481 Marlborough Road) removed; second- and attic-story frieze boards removed or covered; one-over-one double-hung wood windows replaced; eave siding; roof materials replaced; rooftop satellite dish

**Secondary (North) Facade:** Wood clapboard siding replaced, and frieze boards covered or replaced; one-over-one double-hung wood windows, except for stained-glass windows, replaced; attic-story through-wall air conditioner

**Secondary (South) Facade:** Wood clapboard siding and wood windows replaced; attic-story through-wall air conditioner

### **Site**

Front yard; concrete and brick walkway and driveway; secondary hipped-roof rear garage

## Sidewalk / Curb Materials

Concrete

## References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (April 16, 1904), 905; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 455 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5179, Lot 77  
BIN: 3119408

**Date(s):** c. 1903  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

## History, Significance and Notable Characteristics

No. 455 Marlborough Road is a free-standing Queen Anne-style house designed by Walter R. Lusher and constructed by him c. 1903. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district. It was converted to a two-family house in 1940.

Historic Queen Anne-style features of the house include its wood clapboard- and shingle-sided facades; asymmetric form, including its first- and second-story angled bays, and second-story terrace; wood picket porch railing and Ionic porch columns; pilastered main-entrance surround with molded cornice; simple window surrounds with lipped lintels; second-story frieze board; steep, complex intersecting-gable roof; prominent attic-story gable; and side-facade projecting bays. The house’s stone porch base with wood lattice, wood front steps, and double-leaf wood-and-glass main-entrance door, are also historic.

Secondary (North) Facade: Faced in wood clapboard, this facade features a full-height square-sided projecting bay terminating in a gable dormer with heavy bargeboard. The facade has a basement/first-story entrance and square-headed window openings with simple surrounds and lipped lintels. All stories are crowned by frieze boards. The westernmost first-story and paired second-story windows are stained glass.

Secondary (South) Facade: Similar to the north facade, this facade features a two-story angled projecting bay with historic stained-glass windows within the first and second stories’ central bays. Square-headed window openings are set within simple surrounds with lipped lintels, and all stories are crowned by frieze boards.

### Alterations

Primary (West) Facade: Shingled stoop cheek walls replaced with railing; one-over-one double-hung wood windows, including those facing the second-story terrace, replaced; roof materials replaced

Secondary (North) Facade: Replacement entrance door; wood windows, except for stained-glass windows, replaced; attic-story window lengthened, and non-historic door installed; attic-story through-wall air conditioner.

Secondary (South) Facade: Wood windows, except for stained-glass sashes on angled bay, replaced; metal chimney installed from second to attic story

### Site

Front yard; brick-paved walkway; concrete driveway; wood driveway gate

### Sidewalk / Curb Materials

Concrete

### References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (October 3, 1903), 620; Department of Buildings, Borough of Brooklyn, Alteration Permit 5821-1940; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 451 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5179, Lot 79  
BIN: 3119409

**Date(s):** c. 1904  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 451 Marlborough Road is a free-standing Queen Anne-style house designed by Walter R. Lusher and constructed by him c. 1904. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property farm by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

Historic Queen Anne-style features of the house include its steep, complex intersecting-gable roof; wraparound porch; wood picket porch railing and Ionic porch columns; pilastered main-entrance surround with molded cap; first- and second-story angled bays; and large gable dormer with tripartite window. Other historic features include its stone porch base with wood lattice; and wood-and-glass double-leaf main-entrance door. Its brick stoop with curving



cheek walls may not be original to the house but was installed by c. 1940.

**Secondary (North) Facade:** This facade has a first-story square-headed opening containing a stained-glass window, three-sided oriel with corbeled base and pitched roof, and a large attic-story gable. At least two oriel openings, as well as one gable opening, contain stained-glass windows.

**Secondary (South) Facade:** This facade has square-headed window openings and a large attic-story gable, as well as a two-story angled projecting bay with stained-glass sashes within its central first- and second-story openings.

#### **Alterations**

**Primary (West) Facade:** Wood clapboard siding replaced with artificial siding; window surrounds with lipped lintels removed; one-over-one double-hung wood windows replaced; eave siding; attic-story lintel and vent added; roof materials replaced

**Secondary (North) Facade:** Wood siding replaced; windows, except for stained-glass windows, replaced; eave siding; roof materials replaced; HVAC unit on bracket; dryer vent

**Secondary (South) Facade:** Wood siding replaced; windows, except for stained-glass windows, replaced; attic-story window opening enlarged into door opening, and fire escape with awning installed; attic vent; eave siding

#### **Site**

Front yard; concrete walkway; secondary hipped-roof rear garage with replacement doors

#### **Sidewalk / Curb Materials**

Concrete

#### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (April 16, 1904), 905; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

### **447 MARLBOROUGH ROAD**

Borough of Brooklyn Tax Map Block 5179, Lot 81  
BIN: 3119410

**Date(s):** c. 1903 (NB 1718-1903)  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No. 447 Marlborough Road is a free-standing Queen Anne/Colonial Revival-style house designed by Walter R. Lusher and constructed by him c. 1903. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton

Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district.

The house's design blends elements of the Queen Anne and Colonial Revival styles. While its steep, complex roof is a characteristic Queen Anne-style feature, its symmetrical design and hipped-roof dormers are more typical of the Colonial Revival style. The house's Ionic porch columns on paneled plinths and pilastered main-entrance surround are characteristic of either the Colonial Revival or Queen Anne style. Other historic features include its stone porch base with wood lattice, double-leaf wood-and-glass main-entrance door, and stained-glass sash within its central second-story window opening.

**Secondary (North) Facade:** This facade has a stone basement with two openings, square-headed window openings, and a hipped-roof dormer.

**Secondary (South) Facade:** Similar to the north facade, this facade has a two-story projecting bay with angled first story and square-sided second story. The central bay of the first story contains a historic stained-glass sash. The facade is crowned by a hipped-roof dormer.

### **Alterations**

**Primary (West) Facade:** Wood clapboard siding replaced with artificial siding; stoop with shingled cheek walls replaced; wood porch railing with balusters grouped in threes replaced; south steps with railing added to porch; satellite dish on porch roof; second-story frieze board covered or removed; second- and attic-story window surrounds with lipped lintels removed; one-over-one double-hung wood windows replaced; roof materials replaced

**Secondary (North) Facade:** Clapboard siding replaced; first-story frieze board covered or removed; window surrounds with lipped lintels removed; one-over-one double-hung wood windows replaced; roof materials replaced

**Secondary (South) Facade:** Clapboard siding replaced; first-story frieze board covered or removed; window surrounds with lipped lintels removed; one-over-one double-hung wood windows replaced; metal rooftop flue; roof materials replaced

### **Site**

Front yard; concrete walkway; brick-and-concrete driveway; secondary hipped-roof rear garage with replacement door

### **Sidewalk / Curb Materials**

Concrete

### **References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1718-1903; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

## 443 MARLBOROUGH ROAD (aka 1502-1510 DORCHESTER ROAD)

Borough of Brooklyn Tax Map Block 5179, Lot 1  
BIN: 3119384

**Date(s):** c. 1905 (NB 1765-1905)  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

### History, Significance and Notable Characteristics

No. 443 Marlborough Road is a free-standing Queen Anne-style house designed by Walter R. Lusher and constructed by him c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Lusher developed both sides of Marlborough Road within the historic district. Located on the southeast corner of Dorchester and Marlborough Roads, its main entrance is on Marlborough.

Historic Queen Anne-style features of the house include its steep, complex roof; asymmetric massing, including its two-story angled projecting bay, angled main-facade tower crowned by a faceted roof, and three-story seven-sided tower with hipped roof on the Dorchester Road facade; wraparound porch with Ionic columns and wood picket railing; classical main-entrance surround with fluted pilasters and molded cap; and simple window enframements, with lipped lintels at the first story. Although likely not original, the main-entrance doors date from before c. 1940. The first-story one-over-one double-hung wood windows may be historic.

**Primary (North) Facade:** Like the main facade, this facade has square-headed window openings at the first through attic stories. The multipane windows within the two westernmost openings appear to be historic. Stained-glass sashes are present within the central first-, second-, and attic-story openings on the tower, as well as within the second-westernmost second-story opening. A three-sided bay with square-headed window openings and pitched roof is located at the eastern end of this facade. The double-hung one-over-one windows within this bay may be historic.

**Secondary (South) Facade:** Similar in its treatment to the north facade, this facade has an oriel with angled base and pitched roof straddling the first and second stories. At least one stained-glass window is present on this oriel, and other stained-glass sashes are located in the westernmost first-story opening and within the west opening of the hipped-roof dormer.

**Secondary (East) Facade:** Similar in its treatment to the other facades, this facade has a first-story entrance, square-headed window openings, and a hipped-roof dormer.

**Alterations**

Primary (West) Facade: Wood clapboard or shingle siding replaced with artificial siding; stoop replaced; first- and attic-story one-over-one double-hung wood windows replaced; storm sashes; roof materials replaced

Primary (North) Facade: Wood siding replaced; storm sashes; roof materials replaced

Secondary (East) Facade: Wood siding replaced; roof materials replaced

Secondary (South) Facade: Wood siding replaced; storm sashes; roof materials replaced

**Site**

Front and side yards; concrete walkway; rear concrete driveway; metal fence on Dorchester Road

**Sidewalk / Curb Materials**

Concrete, with planting strip between sidewalk and concrete curb on Dorchester Road

**References**

Department of Buildings, Borough of Brooklyn, New Building Permit 1765-1905; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archive

# Ditmas Avenue

Ditmas Park West Historic District

## North Side of Ditmas Avenue

### 1421 DITMAS AVENUE (aka 526 MARLBOROUGH ROAD)

Borough of Brooklyn Tax Map Block 5178, Lot 43  
BIN: 3253103

**Date(s):** c. 1905  
**Architect(s) / Builder(s):** Walter R. Lusher  
**Owner(s) / Developer(s):** Walter R. Lusher  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

#### History, Significance and Notable Characteristics

No. 1421 Ditmas Avenue is a free-standing Queen Anne-style house designed by Walter R. Lusher and built by him c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. The house is located on the northwest corner of Marlborough Road and Ditmas Avenue, with its main facade facing Ditmas Avenue. Lusher developed both sides of Marlborough Road within the historic district.

Historic Queen Anne-style features of 1421 Ditmas Avenue include its steep, complex roof with dormers; asymmetric massing, including its seven-sided three-story tower with hipped roof on the Ditmas Avenue facade; wraparound porch with pediment and Ionic columns; and main-entrance surround with fluted pilasters and molded cornice. The brick stoop likely dates from before c. 1940.

**Primary (East) Facade:** Similar in treatment to the main Ditmas Avenue facade, this facade features an angled tower with faceted roof and finial. The porch continues from the main facade.

**Secondary (North) Facade:** This facade has an angled oriel straddling the first and second stories with a pitched roof. A two-story angled bay is located west of the oriel. This facade is crowned by a gable dormer with square-headed openings; the east window is stained-glass.

Secondary (West) Facade: Similar in treatment to the other facade, the west facade of the main body of the house has a square-headed window opening. the second story of the west facade of the extension has no openings.

#### **Alterations**

Primary (South) Facade: Wood shingle or clapboard siding replaced; base of tower coated in imitation stone matching that of first-story west extension built between c. 1940 and c. 1985; wood picket porch railing removed or replaced with iron railing; wood-and-glass double-leaf main-entrance door replaced with narrower door and sidelights; rectangular window openings with stained-glass sashes in central tower bay of first through attic stories removed; through-wall air conditioner at eastern end of second story; window enframements with projecting sills and lipped lintels replaced; one-over-one double-hung wood windows replaced; eave siding; roof materials replaced

Primary (East) Facade: Wood siding replaced; wood picket porch railing removed; eave siding; window enframements, one-over-one double-hung wood windows, and roof materials replaced

Secondary (North) Facade: Wood siding replaced; window enframements, wood windows (except for stained-glass sash), and roof materials replaced; iron fire escape

Secondary (West) Facade: Wood siding replaced; window enframement, wood window, and roof materials replaced

#### **Site**

Front yards; concrete walkway (Ditmas Avenue) and slate walkway (Marlborough Road); asphalt Marlborough Road driveway, and secondary hipped-roof garage with historic paneled multipane wood-and-glass door shared with 504 Marlborough; concrete driveway and secondary concrete-block hipped-roof garage with replacement door on Ditmas Avenue side

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb on Ditmas Avenue side

#### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* Brooklyn-Long Island Edition (October 7, 1905), 399; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; U. S. Census Records, 1910; New York State Census, 1915

### **1323 DITMAS AVENUE (aka 526 RUGBY ROAD)**

Borough of Brooklyn Tax Map Block 5177, Lot 42  
BIN: 3253101

**Date(s):** c. 1904 (NB 1891-1904)  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** Harry Grattan  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood



**Status:** Contributing

**History, Significance and Notable Characteristics**

No. 1323 Ditmas Avenue is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by Harry Grattan c. 1904. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. This was one of many houses designed by Isham for Grattan, who developed almost all of Rugby Road within the historic district. The house is located on the northwest corner of Rugby Road and Ditmas Avenue, with its main entrance on Ditmas.

Historic Queen Anne-style features of 1323 Ditmas Avenue include its angled tower with steeply pitched roof and hipped-roof dormer, and complex roof with gable dormers. The porch was enclosed with the present brick piers and the one-story west extension added in 1920. The brick stoop appears to date from that renovation. In 1920, the house was also coated with stucco; the present siding was installed between 2006 and 2018. According to Isham's rendering of the house, the second story was originally sided with wood shingles rather than clapboard.

**Primary (East) Facade:** Facing Rugby Road, this facade, similar to the main Ditmas Avenue facade, is crowned by a shingled gable dormer. The setback portion of this facade has a secondary entrance with a small porch with turned columns and wood railing.

**Secondary (North) Facade:** Similar to the other facades, this facade has square-headed window openings of varying sizes within simple enframements, a full-height projecting bay at its western end, two gable dormers, and one small dormer with a hipped roof.

**Secondary (West) Facade:** Similar in its treatment to the other facades, this facade has a brick chimney as well as a gable dormer.

**Alterations**

**Primary (South) Facade:** Main-entrance door replaced; sidelights from 1920 porch enclosure replaced with wider sidelights; multipane porch casement sashes and transoms replaced with smaller windows and shingle infill; solar panels on porch roof; multipane casement sashes and transom at first story of tower replaced; wood one-over-one double-hung second-story and dormer windows replaced; roof materials replaced; solar panels on porch and main house roofs

**Primary (East) Facade:** Multipane porch casement sashes and transoms replaced with smaller windows and shingle infill; solar panels on porch roof; wood one-over-one double-hung wood second-story and dormer windows replaced; replacement door at secondary entrance

**Secondary (North) Facade:** First- and second-story flue; windows replaced

**Secondary (West) Facade:** Second-story windows replaced; satellite dish attached to chimney

**Site**

Front and side yards; concrete walkway and driveway; possibly altered or replaced secondary brick garage (original garage, designed by Christian Lang in 1920, was described as having a flat roof)

**Sidewalk / Curb Materials**

Concrete sidewalks with planting strips between sidewalks and concrete curbs

**References**

Department of Buildings, Borough of Brooklyn, New Building Permits 1891-1904 and 7316-1920, and Alteration Permit 7315-1920; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

**1303 DITMAS AVENUE (aka 523 ARGYLE ROAD)**

Borough of Brooklyn Tax Map Block 5177, Lot 47

BIN: 3119336

**Date(s):** c. 1905

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** Irving W. Farquharson

**Type:** Free-standing House

**Style(s):** Altered Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Non-Contributing

**History, Significance and Notable Characteristics**

No. 1303 Ditmas Avenue is an altered free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by Irving W. Farquharson c. 1905. It was built during Ditmas Park West's core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. The house was heavily altered prior to c. 1985, with further alterations in the 2020s.

The house retains its historic porch with hipped roof and paired Tuscan columns, as well as its historic front stoop.

**Alterations**

Primary (South) Facade: Facade reclad with brick; projecting eaves and brackets removed; window enframements and other ornament removed; window openings resized; one-over-one, double-hung wood windows replaced; roof materials replaced

Primary (West) Facade: Historic facade replaced with two-story brick extension with cast-stone parapet; historic gable window removed, and gable siding replaced

Secondary (East) Facade: Historic siding replaced; brick two-story extension including garage; windows replaced; roof materials replaced; window enframements and other ornament removed

Secondary (North) Facade: Historic siding replaced; windows replaced; fire escape; HVAC units attached to façade

**Site**

Front yard; concrete and slate walkway and driveway; wood fence

## Sidewalk / Curb Materials

Concrete sidewalk with planting strip between sidewalk and concrete curb

## References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* Brooklyn-Long Island Edition (April 22, 1905), 455; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

## 1225 DITMAS AVENUE (aka 522-530 ARGYLE ROAD)

Borough of Brooklyn Tax Map Block 5176, Lot 41  
BIN: 3253099

**Date(s):** c. 1906  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne/Colonial Revival  
**Stories:** 2½ and basement  
**Material(s):** Wood

**Status:** Contributing

## History, Significance and Notable Characteristics

No. 1225 Ditmas Avenue is a free-standing Queen Anne/Colonial Revival-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1906. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses. Located at the northwest corner of Ditmas Avenue and Argyle Road, the house’s main entrance faces Argyle.

Some historic features of the house, such as its asymmetric form, complex roof with flared eaves, wraparound porch, and large curving roof brackets, are more typical of the Queen Anne style, while others, like its hipped-roof dormers, are more characteristic of the Colonial Revival. Other historic features include the house’s wood clapboard and shingle siding; pilastered main-entrance surround; wood porch railing and Tuscan porch columns on paneled plinths; flatboard trim; tripartite and paired second-story windows; and stone porch base with latticework within its openings.

**Primary (South) Facade:** This facade is similar to the main facade in its decoration and material. Historic features include its wood porch, continuing from the main facade; first- and second-story angled projecting bays; and hipped-roof dormer with window opening.

**Secondary (West) Facade:** This facade is similar to the main facade in its decoration and material, retaining its historic shingle and clapboard siding; hipped-roof dormer; square-sided oriel with three windows and hipped roof between the first and second stories; square-sided, overhanging projection at the second story; side entrance below the oriel; flatboard trim; and visible rough-faced stone foundation.

Secondary (North) Facade: This facade is partially visible and is similar to the other facades in its decoration and material. It features historic shingle and clapboard siding; a hipped roof dormer; a one-story porch with possibly historic columns and a hipped roof; flatboard trim; and wood window enframements.

#### **Alterations**

Primary (East) Facade: One-over-one wood windows replaced; double-hung dormer windows with diamond-pane upper sashes replaced; roof materials replaced; central second-story window opening reduced in size; stoop painted and/or parged; security cameras

Primary (South) Facade: Double-hung wood windows replaced; first-story window opening removed; central first-story opening on angled bay enlarged; double-hung dormer windows with diamond-pane upper sashes replaced; roof materials replaced; stoop removed; through-wall air conditioner

Secondary (West) Facade: Most one-over-one, double-hung wood windows replaced; roof materials replaced

Secondary (North) Facade: Most one-over-one, double-hung wood windows replaced; roof materials replaced

#### **Site**

Front yard; concrete driveway; secondary brick and clapboard garage with hipped roof and replacement door

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

#### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* Brooklyn-Long Island Edition (May 5, 1906), 525; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

### **1217 DITMAS AVENUE**

Borough of Brooklyn Tax Map Block 5176, Lot 45  
BIN: 3119305

**Date(s):** c. 1906  
**Architect(s) / Builder(s):** Arlington D. Isham  
**Owner(s) / Developer(s):** William H. Sawkins  
**Type:** Free-standing House  
**Style(s):** Queen Anne  
**Stories:** 2½ and basement  
**Material(s):** Wood; artificial siding

**Status:** Contributing

#### **History, Significance and Notable Characteristics**

No.1217 Ditmas Avenue is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1906. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad

line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of 1217 Ditmas Avenue include its asymmetric form; angled first- and second-story bays; porch with Tuscan columns and picket railing; steep intersecting-gable roof; eave brackets; and large attic-story gable with tripartite window below a bracketed pent roof. Other historic features include its stone porch base with wood lattice within its openings.

**Secondary (East) Facade:** This facade is similar to the main facade in its decoration and material. It has a large attic-story gable with boxed eaves and bracketed pent roof above a small wood casement window. Returns of the boxed eaves from the front and rear facades extend across part of the facade; an angled bay with hipped roof is located near the front facade. The rear of the facade overhangs the first story, partially supported by brackets. A stained-glass window is located between the first and second stories, and the rough-faced stone foundation is visible.

**Secondary (West) Facade:** This facade is similar to the main facade in its decoration and material. It has a large attic-story gable with boxed eaves and a bracketed pent roof. The boxed roof eave continues from the main facade, with decorative trim under the eave. This facade also has a first-story angled bay with historic decorative window and simple brackets supporting a second-story square projection. The rough-faced stone foundation is visible.

#### **Alterations**

**Primary (South) Facade:** Wood shingle siding replaced with artificial siding; metal stoop railings added; one-over-one, double-hung wood windows, and attic-story windows with diamond-pane upper sashes, replaced; some window enframements replaced or removed; roof materials replaced; brackets covered or replaced; loss of trim detail at all stories; solar panels on porch roof; grilles on first-story windows; main-entrance door replaced and outer door installed.

**Primary (East) Facade:** Wood shingle siding replaced; one-over-one, double-hung wood windows replaced; some window enframements replaced or removed; roof materials replaced; loss of trim detail at all stories; grilles on first-story windows; door security gate; solar panels on roof; utility boxes

**Primary (West) Facade:** Wood shingle siding replaced; one-over-one, double-hung wood windows replaced; some window enframements replaced or removed; roof materials replaced; grilles on first-story windows; solar panels on roof; utility boxes; conduit

#### **Site**

Front yard; concrete walkway and driveway; wood fence; secondary concrete-block rear garage with hipped roof and replacement door

#### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

## References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* Brooklyn-Long Island Edition (May 5, 1906), 525; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

## 1211 DITMAS AVENUE

Borough of Brooklyn Tax Map Block 5176, Lot 47

BIN: 3119306

**Date(s):** c. 1906

**Architect(s) / Builder(s):** Arlington D. Isham

**Owner(s) / Developer(s):** William H. Sawkins

**Type:** Free-standing House

**Style(s):** Queen Anne

**Stories:** 2½ and basement

**Material(s):** Wood

**Status:** Contributing

### History, Significance and Notable Characteristics

No.1211 Ditmas Avenue is a free-standing Queen Anne-style house designed by Arlington D. Isham and constructed by William H. Sawkins c. 1906. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Queen Anne-style features of 1211 Ditmas Avenue include its wood siding, including attic-story shingles; main-entrance surround with fluted pilasters; simple door and window enframements; Tuscan porch columns on shingle-clad plinths and picket railing; second-story tripartite window with decorative sunburst ornament below the two smaller openings, and diamond-pane upper sashes; large pent-roof gable containing three round-arched windows with decorative muntins in the upper sashes and decorative shingle and wood framing; and denticulated cornice under the gable eave. Other historic features include the house’s wood-and-glass main-entrance door, and stone porch base with wood lattice.

**Secondary (East) Facade:** This facade is similar to the main facade in its decoration and material. It is crowned by a large gable with round-arched windows with decorative muntins and a small square window; returns of the boxed roof eaves from the front and rear facades extend across part of the facade. This facade also features flatboard trim between the first and second stories and framing the boxed roof eave; and a rough-faced stone basement with historic window framing. A one-story rear extension with a flat roof is partially visible.

**Secondary (West) Facade:** This facade is similar to the main facade in its decoration and material. It features a steep gable with two round-arched windows with decorative muntins; returns of the boxed roof eaves from the front and rear facades extend across part of the facade. The front portion of this facade overhangs the first story, with its stained-glass window and brackets. Other features include an angled bay with a hipped roof and decorative window; stained-glass window between the first and second stories; and rough-faced stone basement



and stone porch base with wood lattice.

### **Alterations**

Primary (South) Facade: Double-hung wood windows replaced (except as noted); roof materials replaced; porch roof flattened, and railing added; one window in second-story angled bay replaced with door; stoop railing added; historic main-entrance door replaced

Secondary (East) Facade Double-hung wood windows replaced (except as noted); roof materials replaced; utility box; light and security camera

Secondary (West) Facade: Double-hung wood windows replaced (except as noted); roof materials replaced; light; HVAC unit

### **Site**

Front yard; concrete walkway and brick and concrete driveway; wood fence; secondary concrete-block rear garage with hipped roof and replacement door

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

“Projected Buildings,” *Real Estate Record and Builders’ Guide* Brooklyn-Long Island Edition (April 28, 1906), 484; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

## **1207 DITMAS AVENUE (aka 517-529 WESTMINSTER ROAD)**

Borough of Brooklyn Tax Map Block 5176, Lot 49

BIN: 3119307

**Date(s):** c. 1904

**Architect(s) / Builder(s):** A. White Pierce

**Owner(s) / Developer(s):** George F. Kerr

**Type:** Free-standing House

**Style(s):** Colonial Revival

**Stories:** 2½ and basement

**Material(s):** Wood; stucco; stone veneer

**Status:** Contributing

### **History, Significance and Notable Characteristics**

No. 1207 Ditmas Avenue is a free-standing Colonial Revival-style house designed by A. White Pierce and constructed by George F. Kerr c. 1904. It was built during Ditmas Park West’s core period of development, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of former Ditmas family property by Lewis H. Pounds in 1902 and its subsequent improvement for the construction of free-standing suburban houses.

Historic Colonial Revival-style features of the house include its symmetrical second-story angled bays; porch with Tuscan columns and denticulated cornice; simple window enframements; and gambrel roof with two gable dormers. Other historic features include the decorative leaded-glass transom above the window beside the main entrance, and concrete

stoop with curved cheek walls. The house's stucco coating, though likely not original, dates from before c. 1940.

**Primary (West) Facade:** This facade is similar to the main facade in its decoration and material. At the south end, a gambrel gable tops the second story, which projects over the first story. This part of the facade features angled bays at both the first and second stories and a Palladian window opening in the gable; the eave above the second story follows the angle of the bay. Toward the rear, the facade is recessed and features a gable dormer similar to those of the north facade, containing a historic double-hung window, and brick chimney on the roof.

**Secondary (East) Facade:** This facade is similar to the main facade in its decoration and material. It has a gambrel gable with round-arched window opening and pre-1940 window opening piercing the gable's pent roof; there is a square projection off the gambrel with one window opening and simple modillions under a boxed eave. The first and second stories project from midway below the eave to the rear facade.

**Secondary (North) Facade:** This facade is similar to the main facade in its decoration and material. There is a steep gambrel gable, with boxed returns. It has one historic window opening.

### **Alterations**

**Primary (South) Facade:** First story clad in stoneface; main-entrance door replaced; one-over-one, double-hung wood first- and second-story windows replaced; double-hung dormer windows with multilight upper sashes replaced; roof materials replaced; central second-story window opening reduced and narrow door and light fixture installed; porch roof flattened, and railing added; porch base clad in stoneface

**Primary (West) Facade:** First story clads in stoneface; windows replaced; some window enframements replaced or removed; roof materials replaced; through-wall air conditioners; large concrete ramp with railings at recessed portion

**Secondary (East) Facade:** Wood windows replaced; some window enframements replaced or removed; roof materials replaced; through-wall air conditioners

**Secondary (North) Facade:** Windows replaced; roof materials replaced; doors at second and third stories; through wall air conditioner; fire escape

### **Site**

Front yard; concrete and slate walkway and driveway; wood fence; garage with hipped roof and replacement door connected to house

### **Sidewalk / Curb Materials**

Concrete sidewalk with planting strip between sidewalk and concrete curb

### **References**

"Projected Buildings," *Real Estate Record and Builders' Guide* (November 19, 1904), 1143; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

# Ditmas Park West Historic District: Appendix



## Architects' Appendix

### Ditmas Park West Historic District

#### Frederick Buchar (1850-1911)

472 Argyle Road (c. 1902)

Frederick Buchar was born in England in 1850 and immigrated to the United States in 1868. He is listed as a builder in the 1900 census. He later became an architect practicing in Brooklyn in the 1900s. Buchar designed ten building on Rogers Avenue, in the Prospect Lefferts Gardens Historic District in addition to the residence at 472 Argyle Road in the Ditmas Park West Historic District.

References: Landmarks Preservation Commission (LPC), *Prospect Lefferts Gardens Historic District Report (LP-1024)* (New York: City of New York 1979); U.S. Census records, 1900; Ancestry.com, *New York, U.S., Death Index, 1852-1956* [database on-line] Lehi, UT: Ancestry.com Operations, Inc., 2017.

#### Benjamin Driesler (1869-1949)

462 Westminster Road (c. 1904)  
470 Westminster Road (c. 1904)  
476 Westminster Road (c. 1904)  
480 Westminster Road (c. 1904)  
455 Westminster Road (c. 1904)  
471 Westminster Road (c. 1904)  
473 Westminster Road (c. 1905)  
501 Westminster Road (c. 1905)  
515 Westminster Road (c. 1905)

Benjamin Driesler was born in Bavaria, arrived in the United States in 1881, and became a naturalized citizen in 1892. By 1895, directories listed him as a builder with an office at the corner of Avenue C and Flatbush Avenue. By 1899, listed as an architect, and with his office moved to Flatbush Avenue near Avenue F, Driesler was marketing his designs for “modest, modern, model homes” to individuals and professional builders; in an advertisement of that year, Driesler claimed that 400 houses had been constructed from his designs in the New York region over the previous fifteen months. In the same year, Driesler designed a group of ten “model suburban homes” constructed for clerks and other “skilled workmen” in Brooklyn’s Kensington section. In addition to being the architect of record for many residences in both the Ditmas Park West and Beverley Square West Historic Districts, Driesler is credited with several houses in the Ditmas Park Historic District and the Fiske Terrace-Midwood Park Historic District where he worked closely with the John R. Corbin Company. Driesler wrote a series of articles in the *Brooklyn Eagle* on “the architect and his client” as well as an article for the *Real Estate Record and Builders Guide* (Brooklyn and Long Island Edition) on two-family houses and tenement buildings.

References: “A Home for You Costing \$1,600” (Advertisement), *Brooklyn Eagle*, April 16, 1899;; “Benjamin Driesler, Noted Architect,” *Brooklyn Eagle*, November 13, 1949; Brooklyn city directories; LPC, *Ditmas Park Historic District Designation Report (LP-1236)* (New York: City of New York, 1981); Benjamin Driesler, “The Architect and His Client,” *Brooklyn Eagle*, January 4, 1913; Benjamin Driesler, “Tenements and Two-Family Dwellings,” *Real Estate Record and Builders Guide* (Brooklyn and Long Island Edition) (December 19, 1908), 599; “Model Suburban Homes,” *New York Times (NYT)*, September 18, 1899, 15; LPC, “Architects Appendix,” *Fiske Terrace – Midwood Park Historic District Designation Report (LP-2208)* (New York: City of New York, 2008); Dennis Stedman Francis, *Architects in Practice New York City, 1840-1900* (New York: Committee for the Preservation of Architectural Records, 1979), 88.

### **Alfred Gould (1860-not determined)**

490 Argyle Road (c. 1910)

Little is known about Alfred Gould the architect of 490 Argyle Road. He was born in Massachusetts in 1860 and was listed as an architect in Manhattan in 1903.

References: New York State Census, 1905; U.S. Census records, 1910; James Ward, *Architects in Practice, New York City, 1900-1940* (New York: Committee for the Preservation of Architectural Records, 1989), 30.

### **William F. Hemstreet (1871-1958)**

484 Argyle Road (c. 1905)

William F. Hemstreet was established as an architect in New York City by 1902 and continued to practice through 1935. In the Tribeca West Historic District, he designed a small factory building, built in 1925 for the paper manufacturing company of John F. Sarle. Hemstreet designed the house at 484 Argyle Road in the Ditmas Park West Historic District.

References: Ancestry.com, *U.S. Find a Grave® Index, 1600s-Current* [database on-line]. Lehi, UT: Ancestry.com Operations, Inc., 2012; *Trow's New York City Directory* (New York, 1899-1923); Ward, 34; LPC, “Architects’ Appendix,” *Tribeca West Historic District Designation Report (LP- 1713)* (New York: City of New York, 1991).

### **Arlington D. Isham (1868-1946)**

445 Argyle Road (c. 1905)  
449 Argyle Road (c. 1905)  
450 Argyle Road (c. 1904)  
455 Argyle Road (c. 1903)  
456 Argyle Road (c. 1903)  
459 Argyle Road (c. 1905)  
460 Argyle Road (c. 1903)  
465 Argyle Road (c. 1903)  
466 Argyle Road (c. 1903)



469 Argyle Road (c. 1906)  
475 Argyle Road (c. 1905)  
481 Argyle Road (c. 1904)  
485 Argyle Road (c. 1903)  
491 Argyle Road (c. 1904)  
495 Argyle Road (c. 1903)  
501 Argyle Road (c. 1905)  
505 Argyle Road (c. 1905)  
511 Argyle Road (c. 1905)  
515 Argyle Road (c. 1905)  
521 Argyle Road (c. 1905)  
1211 Ditmas Avenue (c. 1906)  
1217 Ditmas Avenue (c. 1906)  
1225 Ditmas Avenue (c. 1906)  
1303 Ditmas Avenue (c. 1905)  
1323 Ditmas Avenue (c. 1904)  
446 Rugby Road (c. 1905)  
447 Rugby Road (c. 1902)  
449 Rugby Road (c. 1904)  
454 Rugby Road (c. 1902)  
457 Rugby Road (c. 1904)  
458 Rugby Road (attributed to) (c. 1906)  
459 Rugby Road (c. 1904)  
462 Rugby Road (c. 1903)  
467 Rugby Road (c. 1904)  
469 Rugby Road (c. 1905)  
470 Rugby Road (c. 1905)  
474 Rugby Road (c. 1903)  
477 Rugby Road (c. 1903)  
479 Rugby Road (c. 1904)  
480 Rugby Road (attributed to) (c. 1904)  
484 Rugby Road (c. 1903)  
485 Rugby Road (c. 1904)  
489 Rugby Road (attributed to) (c. 1905)  
494 Rugby Road (c. 1905)  
495 Rugby Road (c. 1903)  
498 Rugby Road (c. 1903)  
499 Rugby Road (c. 1905)  
502 Rugby Road (c. 1904)  
503 Rugby Road (c. 1904)  
506 Rugby Road (c. 1903)  
509 Rugby Road (attributed to) (c. 1908)  
512 Rugby Road (c. 1904)  
513 Rugby Road (attributed to) (c. 1905)  
516 Rugby Road (c. 1904)  
517 Rugby Road (c. 1905)  
522 Rugby Road (c. 1904)



523 Rugby Road (c. 1904)  
485 Westminster Road (c. 1905)  
486 Westminster Road (c. 1904)  
492 Westminster Road (c. 1904)  
497 Westminster Road (c. 1904)  
498 Westminster Road (c. 1904)  
502 Westminster Road (c. 1904)  
512 Westminster Road (c. 1905)  
518 Westminster Road (c. 1905)

Little is known about Arlington D. Isham the most prolific architect in the Beverley Square West Historic District. In 1900 he had an office in Flatbush but soon moved to Manhattan where he practiced until 1925. He continued to focus on designing buildings in Brooklyn where he played an active role in Flatbush's suburban development working with developer Harry Grattan and others. Isham's work is also found in the Fiske Terrace-Midwood Park, Ditmas Park, and Ditmas Park West Historic Districts.

References: Brooklyn city directories; LPC, *Ditmas Park Historic District Designation Report*, 9; New York City Department of Buildings, Borough of Brooklyn, new buildings files; Norval White and Elliot Willensky, *AIA Guide to New York City*, 4th ed. (New York: Three Rivers Press, 2000), 769; LPC, "Architects' Appendix," *Fiske Terrace – Midwood Park Historic District Designation Report*; New York State Census, 1905; U.S. Census records, 1910; Ancestry.com. *New York, U.S., Death Index, 1852-1956* [database on-line]. Lehi, UT: Ancestry.com Operations, Inc., 2017; Francis, 43, 90; Ward, 39.

### **James Sarsfield Kennedy (1876-1946)**

447 Westminster Road (c. 1903)  
451 Westminster Road (c. 1903)  
461 Westminster Road (c. 1903)  
456 Westminster Road (c. 1903)  
466 Westminster Road (c. 1903)

James S. Kennedy, son and grandson of architects, was born in Barrie, Ontario, Canada and moved to Brooklyn in 1898 where he became known as a designer primarily of free-standing houses. At the turn of the century Flatbush was undergoing rapid development as a suburban area. Kennedy received his first commission for a house at 169 Westminister Road in 1900 in the planned community of Prospect Park South and subsequently designed two more houses in the area (all three now within the Prospect Park South Historic District) including the Francis G. Delborn house at 109 Rugby Road (1919), an unusual and sophisticated combination of the Prairie School and the neo-Georgian styles. Other examples of his work can be found in the Clinton Hill, Ditmas Park, Douglaston, and Prospect Lefferts Gardens Historic Districts. His most famous building is his eclectic Arts and Crafts style cottage designed in 1916 for Howard E. and Jessie Jones, at 8200 Narrows Avenue in Bay Ridge (a designated New York City Individual Landmark). Kennedy's work also included the Crescent Athletic Club Boathouse (demolished) and a Beaux-Arts townhouse at 631 2nd Street (1909) for Charles Meads now included in the Park Slope Historic District. In the Ditmas Park West Historic District, Kennedy is responsible for the design of six residences on Westminister Road.

References: LPC, *8200 Narrows Avenue House Designation Report (LP-1623)* (New York: City of New York, 1988), 2; Ancestry.com, *Ontario, Canada, Roman Catholic Baptisms, Marriages, and Burials, 1760-1923* [database on-line]. Lehi, UT: Ancestry.com Operations, Inc., 2017 (accessed November 18, 2025).

### **Walter R. Lusher (1860-1943)**

1421 Ditmas Avenue (c. 1905)  
443 Marlborough Road (c. 1905)  
447 Marlborough Road (c. 1903)  
448 Marlborough Road (c. 1904)  
451 Marlborough Road (c. 1904)  
452 Marlborough Road (c. 1903)  
455 Marlborough Road (c. 1903)  
456 Marlborough Road (c. 1904)  
458 Marlborough Road (c. 1903)  
459 Marlborough Road (c. 1904)  
461 Marlborough Road (c. 1903)  
462 Marlborough Road (c. 1904)  
465 Marlborough Road (c. 1904)  
466 Marlborough Road (c. 1903)  
469 Marlborough Road (c. 1903)  
470 Marlborough Road (c. 1904)  
473 Marlborough Road (c. 1904)  
474 Marlborough Road (c. 1903)  
476 Marlborough Road (c. 1904)  
477 Marlborough Road (c. 1904)  
480 Marlborough Road (c. 1905)  
481 Marlborough Road (attributed to) (c. 1905)  
484 Marlborough Road (c. 1905)  
485 Marlborough Road (c. 1904)  
488 Marlborough Road (c. 1905)  
489 Marlborough Road (c. 1904)  
492 Marlborough Road (c. 1905)  
493 Marlborough Road (attributed to) (c. 1905)  
496 Marlborough Road (c. 1905)  
497 Marlborough Road (c. 1904)  
500 Marlborough Road (c. 1905)  
501 Marlborough Road (attributed to) (c. 1905)  
504 Marlborough Road (c. 1905)

Little is known about Walter Robert Lusher. He was born in 1860 in London and immigrated to the United States in 1882. Lusher is listed as a house builder in the 1900 and 1910 censuses and later became a real estate investor. He is associated with the design of residences in both the Ditmas Park West and Beverley Square West Historic Districts.

References: "Walter R. Lusher Obituary," *Brooklyn Daily Eagle*, October 25, 1943, 9; "Real Estate," *Brooklyn Life*, February 1, 1902, 32; <https://www.findagrave.com/memorial/184914670/walter-r.-lusher>; Ancestry.com, U.S., *Find a Grave® Index, 1600s-Current* [database on-line]. Lehi, UT: Ancestry.com Operations, Inc., 2012; U.S. Census records, 1900-1910.

## **William T. McCarthy and Frank E. Kelly Associates**

William T. McCarthy (1877-1952)

Frank E. Kelly (1893-1926)

500 Argyle Road (c.1920)

Architect William Thomas McCarthy graduated from Lehigh University in Pennsylvania in 1900 with a B.S. in Architecture from the Department of Civil Engineering. He moved to New York and worked as a draftsman and engineer in the offices of Ernest Flagg (1900-02) and Clinton & Russell (1902-04). He opened his first office in Brooklyn around 1907 and became known for his residential designs several of which he designed in association with Frank E. Kelly between 1919 and 1923 including the residence at 500 Argyle Road in the Ditmas Park West Historic District. Although little is known about Kelly, McCarthy was a prominent architect in Brooklyn whose work is represented in the Stuyvesant Heights, Crown Heights III, Bedford Stuyvesant/Expanded Stuyvesant Heights, Brooklyn Academy of Music, and Park Slope Historic Districts. Interested in housing issues, McCarthy designed large scale housing projects such as Concord Village in association with Rosario Candela, Gowanus Houses in association with Candela and Ely Jacques Kahn, and Red Hook Houses in association with Alfred Easton Poor.

McCarthy was a member of the Architects Club of Brooklyn, serving as treasurer and president, the Brooklyn Real Estate Board, Brooklyn Society of Architects, American Institute of Architects, and was appointed by Mayor James Walker to the committee on amendments to the Multiple Dwellings Law. In addition to his architectural practice, McCarthy was interested in planning issues and proposed an elevated sidewalk system to alleviate traffic congestion in downtown Brooklyn.

References: "Apartment Planned for Ocean Ave. to Cost \$1,125,000," *Brooklyn Daily Eagle*, February 11, 1923, 18D; Brooklyn Historical Society, "Guide to the William T. McCarthy Papers and Photographs ARC.059" (Internet, December 31, 2012); "Dwellings Regulation and Building Code Face Attack," *Brooklyn Daily Eagle*, January 17, 1932, D1; "Flanagan Boomed for Kleinert Post," *Brooklyn Daily Eagle*, January 18, 1929, 15; LPC, "Architects' Appendix," *Crown Heights North III Historic District Designation Report (LP-2489)* (New York: City of New York, 2015); "Plan to Halt Apartment Construction Spiked by Architect: McCarthy Hits Owner Plan to Halt Building," *Brooklyn Daily Eagle*, October 4, 1931, D1; "2 Six-Story Apartments," *Brooklyn Daily Eagle*, July 30, 1919, 4; "Urge Elevated Sidewalk for Fulton Street," *Standard Union*, August 28, 1929, 4; U.S. Census records, 1930-1940; William T. McCarthy, "Applications for Membership" in the American Institute of Architects (1927 and 1944); "Would Extend Building Time," *New York Sun*, January 22, 1930, 11; "Obituary Notes Frank E. Kelly," *NYT*, May 7, 1926, 19; Ancestry.com. *New York, New York, U.S., Index to Death Certificates, 1862-1948* [database on-line]. Lehi, UT.: 2020.

## **A. White Pierce (1865-1928)**

496 Argyle Road (c. 1903)

508 Argyle Road (c. 1903)

520 Argyle Road (c. 1903)  
1207 Ditmas Avenue (c. 1904)

A. White Pierce practiced architecture independently in Brooklyn from 1896 through 1929. By 1897, he was placing advertisements in the *Brooklyn Eagle* stating, “suburban cottages a specialty,” and in 1898, he prepared plans for a Queen Anne-style headquarters building in Brooklyn for the Germania Real Estate and Improvement Company. Pierce was known mainly as a designer of free-standing houses and was the architect of record for many residences in Beverley Square West, Ditmas Park West, and Ditmas Park Historic Districts, also in the Prospect Park South Historic District. He also designed a fine row of Arts and Crafts-style rowhouses constructed from 1920 to 1922 in the Crown Heights North Historic District and is known to have designed a few industrial and commercial buildings in Manhattan in the first decade of the 20th century. Pierce also designed Flatbush’s Convent of the Holy Cross (1900-01). He worked almost exclusively for the T. B. Ackerson Company in the Fiske Terrace-Midwood Park Historic District.

References: Ancestry.com, *U.S., Find a Grave® Index, 1600s-Current* [database on-line]. Lehi, UT: Ancestry.com Operations, Inc., 2012; “A. White Pierce, Architect” (Advertisement), *Brooklyn Eagle*, October 12, 1897, 25; “Flatbush Notes,” *Brooklyn Eagle* September 4, 1897, 2; “Flatbush Notes,” *Brooklyn Eagle* March 14, 1899, 7; LPC, *Crown Heights North Historic District Designation Report (LP-2204)* (New York: City of New York, 2007), 55; “New Germania Building,” *Brooklyn Eagle*, April 10, 1898, 34; Office for Metropolitan History, Manhattan New Building Database; LPC, “Architects’ Appendix,” *Fiske Terrace – Midwood Park Historic District Designation Report*.

## **Slee & Bryson**

John B. Slee (1875-1947)  
Robert H. Bryson (1875-1938)

478 Argyle Road (1927)

The firm of Slee & Bryson, founded around 1905 by John Slee (1875-1947) and Robert Bryson (1875-1938), designed buildings in Brooklyn for over a quarter of a century. Slee was born in Maryland and studied at the Maryland Institute before moving to New York and working in the office of Albert E. Parfitt. Bryson was born in Newark, N.J. and educated in Brooklyn. Early in their careers, both men worked for John J. Petit, the chief architect of Flatbush’s suburban Prospect South development. Slee & Bryson designed many buildings in Brooklyn, including Colonial Revival- and neo-Tudor-style houses found in the Prospect Park South, Ditmas Park, and Prospect Lefferts Gardens Historic Districts. The firm was especially proficient in the design of early-20th-century neo-Federal- and neo-Georgian-style rowhouses, including residences in the Albemarle-Kenmore Terraces Historic District, and on St. Mark’s Avenue in the Crown Heights North Historic District. In the Fiske Terrace-Midwood Historic District the partners designed 30 houses between 1905 and 1918. Their later work is represented by the Appellate Division Courthouse (1938) at Monroe Place and Pierrepont Street in the Brooklyn Heights Historic District. In the Ditmas Park West Historic District, the firm was responsible for the design of 478 Argyle Road.

References: LPC, *Upper East Side Historic District Designation Report (LP-1051)* (New York: City of New York, 1981); LPC, *Ditmas Park Historic District Designation Report*; LPC, “Architects’ Appendix,” *Fiske Terrace – Midwood Park Historic District Designation Report*.