

Beverley Square West Historic District



ESSAY RESEARCHED AND WRITTEN BY

Marianne Hurley

ADDITIONAL RESEARCH

Michael Caratzas

BUILDING PROFILES

Lisa Buckley, Sarah Eccles, Marianne Hurley, Bilge Kose

ARCHITECTS' APPENDIX COMPILED BY

Theresa Noonan

EDITED BY

Margaret Herman

PHOTOGRAPHS BY

LPC Staff

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DESIGNATION REPORT

Beverley Square West Historic District

LOCATION

Borough of Brooklyn

LANDMARK TYPE

Historic District

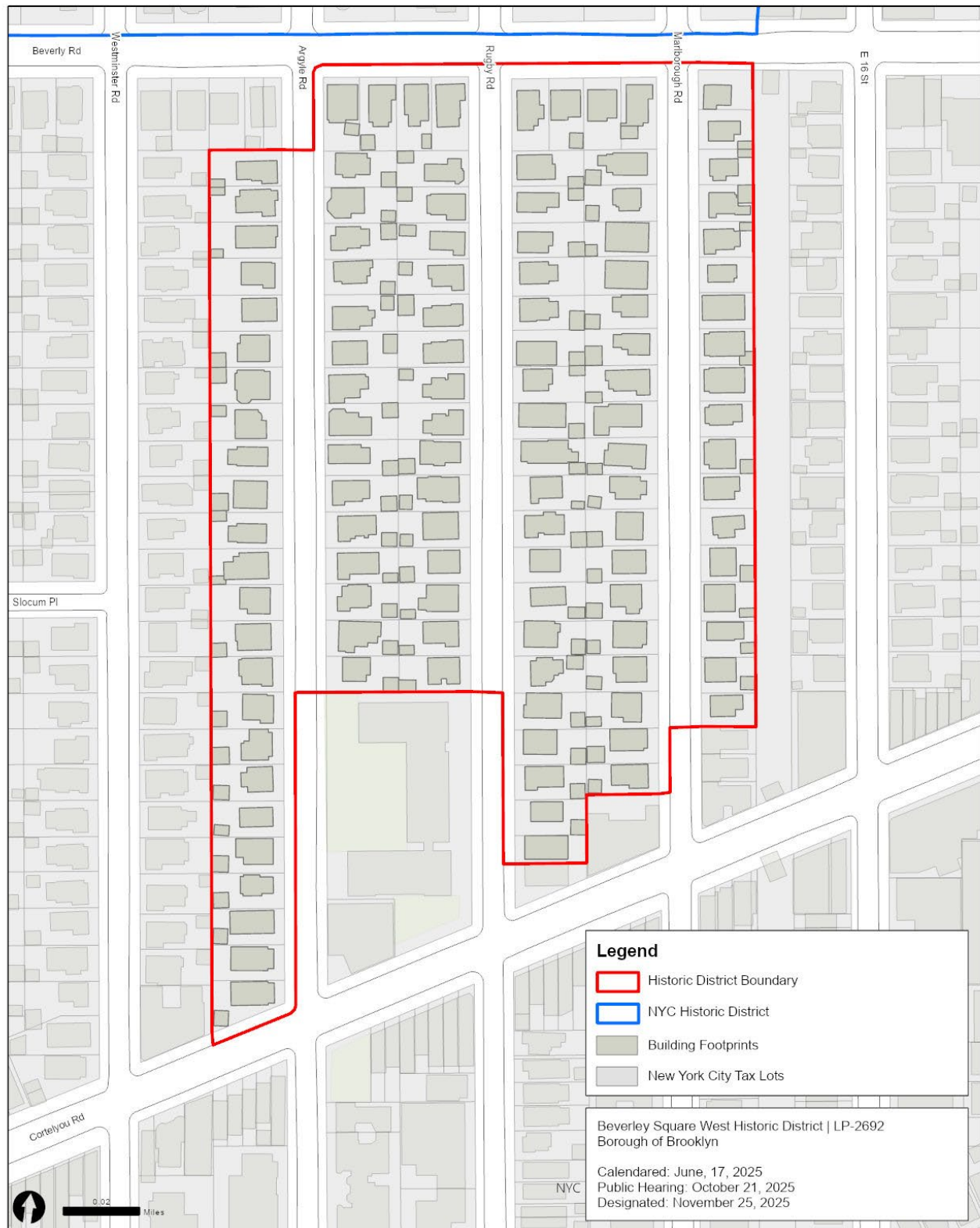
SIGNIFICANCE

With distinctive free-standing houses set along tree-lined streets, the Beverley Square 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.

Table of Contents

Beverley Square West Historic District

5	Beverley Square West Historic District Map
6	Testimony at the Public Hearing
7	Boundary Description
8	Summary
9	The Historical and Architectural Development of Beverley Square West
20	Findings and Designation
21	Illustrations
27	Building Descriptions
	Building Profiles
	Argyle Road
28	West Side (even numbers)
57	East Side (odd numbers)
	Rugby Road
76	West Side (even numbers)
96	East Side (odd numbers)
	Marlborough Road
121	West Side (even numbers)
146	East Side (odd numbers)
	Beverley Road
170	South Side Between Argyle Road and Rugby Road
176	South Side Between Rugby Road and Marlborough Road
182	Architects Appendix



Beverley Square West Historic District

Designation List 547 LP-2692

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 Beverley Square West as a New York City Historic District (Item No.1). The hearing was duly advertised in accordance with the provisions of the law. At the public hearing, 33 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, Beverley Square West Neighborhood Association, the New York Landmarks Conservancy, the Victorian Society of New York; and property owners, residents, and neighbors of the proposed district. Many who testified in support of designation also wanted the boundaries expanded. No speakers opposed the designation. In addition, the Commission received 42 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

Beverley Square West Historic District

northern property line of 226 Argyle Road and a line extending across Argyle Road to the eastern curbline of Argyle Road; and northerly along the eastern curbline of Argyle Road to the point of beginning.

The Beverley Square West Historic District consists of the properties bounded by a line beginning at the southeastern corner of Beverley Road and Argyle Road, continuing easterly along the southern curbline of Beverley Road, across Rugby Road and Marlborough Road, to a point on a line extending northerly from the eastern property line of 237 Marlborough Road; southerly along said line and the eastern property lines of 237 through 339 Marlborough Road; westerly along the southern property line of 339 Marlborough Road and a line extending to the western curbline of Marlborough Road; southerly along the western curbline of Marlborough Road to a point on a line extending easterly from the southern property line of 352 Marlborough Road; westerly along said line and the southern property line of 352 Marlborough Road; southerly along the eastern property lines of 341 through 353 Rugby Road; westerly along the southern property line of 353 Rugby Road and a line extending to the eastern curbline of Rugby Road; northerly along the eastern curbline of Rugby Road to a point on a line extending easterly from the southern property line of 324 Rugby Road; westerly along said line, the southern property lines of 324 Rugby Road and 309 Argyle Road, and a line extending to the western curbline of Argyle Road; southerly along the western curbline of Argyle Road to the northern curbline of Cortelyou Road; westerly along the northern curbline of Cortelyou Road to a point on a line extending southerly from the western property line of 364 Argyle Road; northerly along said line and the western property lines of 364 through 226 Argyle Road; easterly along the

Summary

Beverley Square West Historic District

The Beverley Square West Historic District contains 118 free-standing houses with most of them built between 1894 and 1906. Located between Beverley and Cortelyou roads, this residential development 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 the Beverley Square West Historic District.

Beverley Square West Historic District was part of two large farms that had been owned by descendants of the Dutch American Lott family. In 1894 construction began by various builders within the northern section, an area known then as Matthews Park. By 1902 the Thomas B. Ackerson Company began developing the southern section, marketing parcels of custom single-family houses. Eventually both north and south sections became known as Beverley Square West.

Many of the houses were designed by well-known established Brooklyn architects including John J. Petit, John B. Slee, and Benjamin Driesler. In 1902, Ackerson requested changing the names of East 13th, East 14th, and East 15th streets to Argyle, Rugby, and Marlborough roads to match their names within the prestigious Prospect Park South development to the north. By 1906, 114 of the 118

houses within the district were completed, with the few remaining houses built several years later.

This rapid development gives the Beverley Square West Historic District remarkable architectural cohesiveness. Nearly all the houses sit on lots 50 feet wide, set back from a tree-lined ribbon sidewalk. Most are two and a half stories tall, and have complex rooflines, full-width 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. There are also a few examples of other styles in the district. 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, Beverley Square 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 Beverley Square 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 a renewed interest in the district's rich architectural heritage.

Today, the Beverley Square 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 Beverley Square West Historic District

Introduction

The Beverley Square West Historic District consists of 118 free-standing houses, most of them built between 1894 and 1906, along three tree-lined streets between Beverley and Cortelyou roads in the Flatbush neighborhood of Brooklyn.¹ 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.²

Early History of Flatbush³

Before the arrival of Dutch colonists, the Flatbush area was home to the Canarsee band of the Lenape people.⁴ 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 led 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 in the mid-1630s when land was "purchased" from the Canarsee and farms were established.⁵ In 1652, the Director General of New Netherland, Peter Stuyvesant, established this area as Midwout, one of Brooklyn's original six towns.⁶

In 1664, the British took over New Netherland and renamed it New York. They also changed the town's name to Flatbush.⁷ 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.⁸

By 1685 Flatbush was a well-established and bustling town. 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.⁹ Although the area was under English rule, much of the dominant Dutch culture, including the language, remained. 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.¹⁰ 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.¹¹

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.¹²

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 on 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.¹³ 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, minimized disputes over lot boundaries, and maximized the number of houses that fronted onto a street.¹⁴

The developers routinely marketed the park-like setting of an entire neighborhood highlighting its generously sized 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.¹⁵

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.¹⁶ 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."¹⁷

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 Beverley Square West, of free-standing houses.¹⁸

Farm to Suburb

The Beverley Square West Historic District was part of two large farms that had been owned by different members of the Dutch-American Lott family, descendants of Peter Lott who had settled in Flatbush in 1652.

In the late 19th century, the northern farm was developed first and became known as Matthews Park. Not long afterwards, the southern farm was developed as Beverley Square West, an area west of Beverley Square East on the other side of the railroad line, today's B and Q subway line.

Development of Beverley Square West's Northern Section

The Lott family sold the northern farm in the mid-19th century to William Matthews.¹⁹ He never developed the property but sold it to Henry Robinson in 1892.²⁰ It was Robinson who installed the infrastructure and formulated deed restrictions that provided a framework for future construction. By March and April of 1894 Robinson began to sell parcels to builders.²¹ Advertisements in Brooklyn newspapers emphasized graded streets, sidewalks, utilities, nearby transportation, lot restrictions, and its location as "a pretty place for a home."²²

Most of the development in what became known as "Matthews Park" was completed by July of 1901, when *The Brooklyn Citizen* observed:

... the individual owners vie with their neighbors in beautifying the surroundings of their homes, as is the practice all over Matthews Park.... The

streets are lined on either side with young shade trees, and there is not a fence in the neighborhood. As a result, each block is one immense lawn, handsomely decorated with shrubs and flowers.²³

Soon afterward, the former Lott/Voorhees farm to the south also began improvements and constructed houses there.

Development of Beverley Square West's Southern Section

The farm to the south, the former Lott/Voorhees farmstead developed slightly later than Matthews Park. Catharine Lott's heirs sold the property in 1889, and after a succession of owners, it was bought by Thomas B. Ackerson in 1901.²⁴

Ackerson began his real estate career buying, remodeling, and reselling old buildings. In 1898 he was one of the founders of the T. B. Ackerson Construction Company that bought land east of the Brighton railroad that year for the suburban development of Beverley Square. He completed that section in 1901 and then began Beverley Square West.²⁵

The neighborhood was actively promoted with glowing advertisements:

Beverley Square...is the most attractive restrictive residential district in New York. Here you have a country home with all its virtues—its clear invigorating air, its abundance of cool, pure water, its beautiful shade trees, flower beds, lawns, its detached houses with plenty of space between...and with all the advantages and conveniences of the great Metropolis—only 21 minutes from the crowded city to this light and airy suburb.²⁶

Eventually, both former farm sections, north and south, became known as Beverley Square West.

Architects and Builders

In the northern section of Beverley Square West, Matthews Park, Henry Robinson, the developer, bought the farm, readied the streets, subdivided the blocks, and then sold the individual lots (typically with deed restrictions) to builders who in turn worked with an individual architects. The developer's company then marketed the subdivision to prospective buyers as residences or investments.

In the southern section, Thomas B. Ackerson acted as both developer and builder most of the time. His company also worked with individual architects and marketed the properties with similar deed restrictions as Robinson's. As a result, the restrictions ensured a harmonious streetscape, despite the different architects and builders who worked on the development in Beverley Square West.

The architect A. White Pierce was the most prolific designer with at least 19 houses in the neighborhood. Another well-known Brooklyn architect was John J. Petit who worked on at least nine houses. Others included Benjamin Driesler who designed at least 11 houses and John A. Davidson who was responsible for about 16 houses. Many other architects are represented with only one house. See the Architects' Appendix for information on each architect with a list of projects in the district.

Many different builders are represented in Beverley Square West Historic District. The father-son team of William and Harry B. Hawkins built at least eight houses in the historic district. Trained as carpenters, they drew their own plans and served as their own architects before there was professional licensing or certification.²⁷ Another builder/architect was English immigrant Walter R. Lusher, who built

many houses in the historic district, and would become one of the major developers in Flatbush.²⁸ Other builders included John W. Parkin and his son Albert; Staten Island native George W. Egbert; and Harry and Amy Grattan, a husband-and-wife team.²⁹

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 Beverley Square West house was fitted with gas for ornamental lighting fixtures; hot and cold running water in the kitchen and bathrooms; a tub, sink, 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.³⁰

Fueled by the demand for suburban houses as the population of New York City dramatically increased at the turn of the 20th century, Beverley Square 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 Beverley Square West

Most of the houses in Beverley Square 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 styles used any of the three types. In general, the Colonial Revival was applied to the four-square model, but not exclusively. Deviating from these tall two-and-a-half story shapes were the smaller and shorter Craftsman houses and a lone Prairie style house.

Deed restrictions in the district created a continuity of appearance with basic requirements, typical for suburban developments before zoning

laws existed. The requirements were intended to promote 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.³¹ The lots were limited to one detached single-family “dwelling house” of at least two stories with a cellar. The minimum cost was at least \$3,000 in the northern section and \$4,000 in the southern area. Owners could add a personal stable set back at least 60 feet, but only in the Matthews Park development in the north. Both sections prohibited factories and commercial structures, noting specifically the manufacturing or selling of “intoxicating spirits.”

These deed requirements expired in 1916 in the northern section and expired in 1925 in the southern section.³²

Landscape of Beverley Square 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 the early typical deed restrictions. The houses needed to sit at least 15 to 25 feet from the curb, depending on lot depth. Fences between the houses and the street were prohibited, thus ensuring the neighborhood had clear unencumbered front yards.³³

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.³⁴

Architectural Styles

The streetscapes of Beverley Square 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 continues to do so today.

As discussed above, the major architectural styles in Beverley Square West are the Queen Anne, the Colonial Revival, and the Shingle. Although these are three distinct styles, Beverley Square 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.³⁵

Queen Anne Style

The style that occurs most often in the Beverley Square West Historic District is the “Late” or “Free Classic” Queen Anne, differentiating it from the earlier more decorated examples from the 1880s.³⁶

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 this should be based on free development rather than imitation...”³⁷

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.³⁸

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 often 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 Beverley Square 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.³⁹

Colonial Revival Style

The second most popular style in the Beverley Square 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 use Colonial-inspired door surrounds with pilasters, sidelights, and entablature. Palladian windows provide accents, particularly in an upper story and dentil molding is found on many examples. Many of these Colonial Revival examples are 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 use angled and squared bay windows. A full-width or wraparound front porch, common in the Queen Anne, also occurs 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 the Beverley Square 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 styles in the Building Descriptions.

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 the Beverley Square 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.⁴⁰

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 contrasts 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 wraparound front porch, most often supported on Tuscan columns, rather than wooden posts or turned balusters.

Additional Styles

Several additional styles are represented in the historic district such as Tudor Revival, Craftsman Bungalow, Arts and Crafts, and Prairie style. Although these differ from the rest of the district stylistically, their period of construction, relationship to the lot, overall size, and landscaping are consistent with the historic streetscape.

Recurring House Features in Beverley Square West

Although the houses are identified as a particular style, there are many recurring house features that were used when designing and constructing the

three major house designs in the Beverley Square 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.⁴¹

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

With all three of the most represented styles in the district, there is a full-width or wraparound porch (identified as a piazza on the original drawings) with Tuscan columns and simple porch railings with closely spaced squared balusters.⁴² 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 were built during the 1920s, and many of them are still present in the historic district.

When the Beverley Square West neighborhood was built, there were only a few outbuildings in the district, but one of these early examples remains standing. It is an 1898 “Buggy Shed” at 261 Rugby Road noted on the fire insurance map.⁴³ Most deeds in Flatbush restricted what could be built on the lot to a “detached dwelling-house” for “one family only.” Nevertheless, Matthews Park allowed stables, while the Ackerson development did not.

When the deed restrictions expired, many residents constructed detached garages when automobiles became more common.⁴⁴ 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.⁴⁵ Most garages in the historic district are modest, utilitarian structures, and several properties share driveways and garages themselves.

Demographics of Beverley Square West

Most of the early home-owning residents of the Beverley Square West Historic District were middle-class families, primarily from Anglo-European backgrounds. One notable resident in 1910 was the developer Thomas Ackerson, who lived at 304 Marlborough 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.⁴⁶

After World War II and through the 1950s, Flatbush's neighborhoods continued to be a thriving community where most of the residents were of European descent. Flatbush's churches at the time consisted of 30 mainline Protestant churches, 24 Jewish synagogues, and seven Roman Catholic parishes.⁴⁷

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 Beverley Square West and elsewhere. As a result, many newcomers with diverse backgrounds (many from the Caribbean) moved into these large and-reasonably priced homes.⁴⁸

As the neighborhood became increasingly diverse, remaining residents joined with newcomers to form neighborhood organizations that countered any disinvestment and promoted inter-cultural cooperation. 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.⁴⁹

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, have been instrumental in maintaining its historic character and enriching the district with a wide range of traditions and backgrounds.⁵⁰

Conclusion

The Beverley Square West Historic District's tree-lined streets, lawns, and planting strips create a parklike 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

¹ 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.

² 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 Ditmas Park West Historic District, designated 2025.

³ 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.

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

⁵ “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.

⁶ 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.

⁷ This is a variation of the Dutch “vlackebos” that translates to wooded plain.

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

⁹ 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.

¹⁰ This early cluster of houses, known as “English Neighborhood,” was at Erasmus and Johnson Streets, east of Flatbush Avenue.

¹¹ LPC, *Fiske Terrace-Midwood Park Designation*

Report (LP-2208) (New York: City of New York, 2008), prepared by Michael D. Caratzas, 13.

¹² “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.

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

¹⁴ Kenneth T. Jackson, 74.

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

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

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

¹⁸ 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.

¹⁹ Gertrude Lefferts Vanderbilt, *The Social History of Flatbush and Manners and Customs of the Dutch Settlers in Kings County* (Brooklyn: Frederick Loeser, 1909), 192. William Matthews (1822-1896) was a wealthy Brooklyn bookbinder and founder of both the Flatbush Telegraph Company, and local waterworks. Office of the Register, Kings County, Deeds and Conveyances, Liber 767, p. 417 (May 1, 1867), Lott to Matthews.

²⁰ “Directors Elected,” *The Brooklyn Citizen*, January 12, 1901, 1. Henry Robinson was secretary of the Kings County Elevated Railway and a land speculator. Office of the Register, Kings County, Deeds and Conveyances, Liber 2139, p. 425 (September 30, 1892), Matthews to Robinson.

²¹ “Matthews Park,” *The Brooklyn Citizen*, July 28, 1901, 8.

²² “For Sale—Suburban Property,” *Brooklyn Citizen*, April 23, 1894, 5.

²³ “Matthews Park Celebration,” *Brooklyn Citizen*, July 5, 1901, 10.

²⁴ Office of the Register, Kings County, Deeds and Conveyances, Liber 1900, p. 20 (January 24, 1889), Bergen to Voorhees; and Section 16 Liber 23, p. 96 (July 31, 1901), Ambler to T. B. Ackerson Construction Company.

²⁵ William S. Pelletreau, *A History of Long Island, Vol. III* (New York: Lewis Publishing Company, 1905), 398-405; Herbert F. Gunnison, ed., *Flatbush of To-Day* (Brooklyn, 1908), 100-01.

²⁶ “Flatbush: Architecture and Urban Development from Dutch Settlement to Commercial Strip,” (New York: Columbia University Graduate School of Architecture, Planning and Preservation, 1990), 406.

²⁷ Gunnison, ed., 109.

²⁸ Pelletreau, 410-13.

²⁹ Gunnison, ed., 105; Pelletreau, 396-97; Pelletreau, 364-66.

³⁰ “Designs for Suburban Homes,” *Brooklyn Eagle*, February 10, 1901, 41.

³¹ The lots were usually 50-feet wide by 100 feet deep but varied along the east-west Beverley Road.

³² Typical deed for the Robinson development: Office of the Register, Kings County, Deeds and Conveyances, Liber 3, p. 249 (November 11, 1895); Henry J. Robinson to Fannie M. Underwood. Typical deed for the Ackerson section: T. B. Ackerson Construction Company to Eva Lillian Edduy (January 28, 1904).

³³ Fences were allowed beyond the front of the house, but typically they could not be higher than four feet.

³⁴ 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.

³⁵ 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).

³⁶ Stylistic terms are sometimes regional, and in some

places the late Queen Anne and the early Colonial Revival are identified as “Edwardian.”

³⁷ Mark Girouard, 209.

³⁸ The Queen Anne in the United States coincided with the widespread availability of factory-produced wood trim.

³⁹ 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.

⁴⁰ Richard Guy Wilson, 41.

⁴¹ 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).

⁴² 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.

⁴³ *Maps of the Brooklyn City of New York, Vol. 10* (New York: Sanborn Map Co., 1905). There was also a barn at 264 Rugby Road and a one-and-a-half-story stable at 255 Argyle Road.

⁴⁴ 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.

⁴⁵ In a few instances some property owners built two-car garages during that time.

⁴⁶ Thomas J. Campanella, *Brooklyn: The Once and Future City* (Princeton, New Jersey: Princeton University Press, 2019), 433. 436.

⁴⁷ John Mollenkopf, “The Long View, The Evolution of Flatbush.” <https://www.vitalcitynyc.org/articles/the-evolution-of-flatbush>

⁴⁸ Laurie Johnston, “In Flatbush, Ambiance of Small Towns in a Big City,” *New York Times*, March 28, 1980, B1.

⁴⁹ The Flatbush Development Corporation and the Beverley Square West Neighborhood Association remain active today with many programs and initiatives.

⁵⁰ *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

Beverley Square 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 Beverley Square 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 Beverley Square West Historic District containing the properties bounded by a line beginning at the southeastern corner of Beverley Road and Argyle Road, continuing easterly along the southern curblane of Beverley Road, across Rugby Road and Marlborough Road, to a point on a line extending northerly from the eastern property line of 237 Marlborough Road; southerly along said line and the eastern property lines of 237 through 339 Marlborough Road; westerly along the southern property line of 339 Marlborough Road and a line extending to the western curblane of Marlborough Road; southerly along the western curblane of Marlborough Road to a point on a line extending easterly from the southern property line of 352

Marlborough Road; westerly along said line and the southern property line of 352 Marlborough Road; southerly along the eastern property lines of 341 through 353 Rugby Road; westerly along the southern property line of 353 Rugby Road and a line extending to the eastern curblane of Rugby Road; northerly along the eastern curblane of Rugby Road to a point on a line extending easterly from the southern property line of 324 Rugby Road; westerly along said line, the southern property lines of 324 Rugby Road and 309 Argyle Road, and a line extending to the western curblane of Argyle Road; southerly along the western curblane of Argyle Road to the northern curblane of Cortelyou Road; westerly along the northern curblane of Cortelyou Road to a point on a line extending southerly from the western property line of 364 Argyle Road; northerly along said line and the western property lines of 364 through 226 Argyle Road; easterly along the northern property line of 226 Argyle Road and a line extending across Argyle Road to the eastern curblane of Argyle Road; and northerly along the eastern curblane of Argyle Road to the point of beginning, as shown in the attached map.

Beverley Square West Historic District: Illustrations





243 and 247 Marlborough Road
LPC Staff, November 2025



304 Marlborough Road
LPC Staff, November 2024



323 Rugby Road

LPC Staff, November 2025



305 Rugby Road
LPC Staff, November 2025



225 Argyle Road
LPC Staff, November 2025



303 Argyle Road
LPC Staff, November 2025

288 Rugby Road
LPC Staff, November 2025



352 Marlborough Road, 268 Argyle Road, and 335 Rugby Road
LPC Staff, November 2025

Beverly Square West Historic District: Building Descriptions



Argyle Road

Beverley Square West Historic District

West Side of Argyle Road

226 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 10
BIN: 3118284

Date(s): c. 1899 (NB 1813-1899)
Architect(s) / Builder(s): W. A. Goetz
Owner(s) / Developer(s): Charles L. Lang
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 226 Argyle Road is a free-standing Queen Anne-style house designed by W. A. Goetz and built by Charles L. Lang c. 1899, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Queen Anne-style features of 226 Argyle Road include its asymmetrical composition; wraparound porch with simple wood railing with closely spaced square balusters and Tuscan columns; shingle and clapboard cladding; three-story angled bay topped by an octagonal roof supported on decorative brackets and topped by a finial; wood double-hung one-over-one windows; flatboard trim including a frieze band above the second story; and intersecting roof forms. Other notable features include sawtooth treatment of the lower course of shingles; gable-end dormer with a historic wood return; double-leaf wood-and-glass main-entrance door; and stone porch base with wood lattice.

Secondary (North) Facade: This facade, while similar in its decorative treatment and materials to the main facade, rises three full stories, and features a two-story angled bay terminating at a pent roof above the second story. The deep eave of the hipped roof is partially supported by brackets.

Secondary (South) Facade: This facade is similar in its decorative treatment and materials to the main facade. The south facade features a two-story square bay, clad in shingles, that is supported by brackets and rises through the hipped roof to a gable with wood gable returns. Beneath the bay is a side entrance. Mid-story fenestration of the bay includes a triple window with a decorative enframing and square-headed window with simple surround and molding. Toward the rear is a tripartite stained-glass window with flatboard trim. The porch projects past the southern facade with a stair to the porch on the porch's rear.

Alterations

Primary (East) Facade: Storm sashes; stoop and stoop railing replaced; number plate at door; number plate on porch column; light on porch ceiling

Secondary (North) Facade: Storm sashes

Secondary (South) Facade: Storm sashes; vent

Site

Front and side yards; stone walkway to front porch; double concrete driveway strips; secondary double concrete-block rear garage with hipped roof and replacement door, shared with 232 Argyle Road (James W. Magrath, 1922)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1813-1899 and 4719-1922; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

232 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 12
BIN: 3118285

Date(s): c. 1902 (NB 1761-1902)
Architect(s) / Builder(s): Benjamin Driesler
Owner(s) / Developer(s): John W. Parkin
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. 232 Argyle Road is a free-standing Queen Anne-style house designed by Benjamin Driesler and built by John W. Parkin c. 1902, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Queen Anne-style features of 232 Argyle Road include its asymmetrical composition;

wraparound porch with simple wood railing, square columns on brick bases, and projecting section with pediment over the stoop; angled bay at the first story and two symmetrical angular bays at the second story; triple window in gable set between a projecting sill and pent roof supported by brackets, all double-hung sash with diamond-patterned upper sashes; flatboard trim; steep, intersecting roof forms and pent roof above the second story; and stone porch base with wood lattice. The southern portion of the porch was enclosed by c. 1940 but was reopened after c. 1985.

Secondary (North) Facade: This facade is similar in its decorative treatment and materials to the main facade. A two-story angled bay terminates at the eave of the roof, and two round-arched window openings are set within the large gable dormer.

Secondary (South) Facade: This facade is similar in its decorative treatment and materials to the main facade. It has a projecting angled bay at the first story with a pent roof and a single round-arched window in the gable dormer. The porch projects past the southern facade.

Alterations

Primary (East) Facade: Facade painted; period-appropriate double-leaf wood-and-glass door; light on porch; mailbox; number plate on porch post; roof materials replaced; stoop replaced

Secondary (North) Facade: Historic wood windows replaced

Secondary (South) Facade: Historic wood windows replaced

Site

Front and side yards; concrete walkway to front porch; metal address sign in front yard; wood fence on side; stone and gravel walkway; double concrete driveway; secondary concrete-block rear double garage with hipped roof and replacement door, shared with 226 Argyle Road (James W. Magrath, 1922)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1761-1902 and 4719-1922; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

238 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 14
BIN: 3118286

Date(s): c. 1895 (NB 459-1895)
Architect(s) / Builder(s): John A. Davidson
Owner(s) / Developer(s): McElvery & Getty
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. 238 Argyle Road is a free-standing Queen Anne-style house designed by John A. Davidson and built by McElvery & Getty c. 1895, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic late Queen Anne-style features of 238 Argyle Road include its asymmetrical composition; projecting porch; first-story angled bay with roof; wood main-entrance enframing; some decorative, wood double-hung one-over-one windows; flat board trim; steep, intersecting roof forms; spare classical ornament including decorative brackets; second-story window with decorative transom, oeil-de-boeuf bull's-eye window, and recessed balcony at the corner with wood-and-glass door and a Tuscan column; prominent hipped-roofed dormer with three one-over-one windows with decorative muntins; and a small shed dormer.

Secondary (North) Facade: This facade is similar in its decorative treatment and materials to the main facade, terminating in a steep gable roof. The gable features a Palladian window with smaller square-headed window below the peak of the roof; and a central arched window between the first and second stories. From the north facade, a first-story pent roof on the rear facade is partially visible.

Secondary (South) Facade: This facade is similar in its decorative treatment and materials to the main facade, terminating in a steep gable roof. It has a projecting 2½ story bay with gable roof offset from the center of the main facade which features a one-story projecting bay, side entrance, and decorative stained-glass windows; possibly historic one-over-one windows with decorative muntins in the top sash; Palladian window flanked by two oculi; and a brick chimney. The main facade also includes a decorative semi-circular window near the peak of the roof.

Alterations

Primary (East) Facade: Facade reclad; some historic wood windows replaced; paneled wood-and-glass main-entrance door replaced; porch posts and railings replaced with brick; stoop replaced, and railings added; roof materials replaced

Secondary (North) Facade: Facade reclad; some historic wood windows replaced; light fixture

Secondary (South) Facade: Facade reclad; historic wood windows replaced; first-story windows reconfigured; through-wall air conditioning unit on second story

Site

Front and side yards; concrete walkway to front porch; paved driveway; wood gate at north and south sides of house; secondary rear garage with gable roof

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, City of Brooklyn, New Building Permit 459-1895; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

244 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 16
BIN: 3118287

Date(s): c. 1902 (NB 1762-1902)
Architect(s) / Builder(s): Benjamin Driesler
Owner(s) / Developer(s): John W. Parkin
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 244 Argyle Road is a free-standing Queen Anne-style house designed by Benjamin Driesler and built by John W. Parkin c. 1902, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Queen Anne-style features of 244 Argyle Road include its asymmetrical composition; wraparound porch with square columns and Tudor arched infill; shingle and clapboard cladding; angled bay at first story and two angular bay windows at the second story; triple window in gable set between a projecting sill and pent roof supported by brackets, all double-hung sash with diamond-patterned upper sashes; flat board trim; intersecting roof forms and pent roof above the second story; double-leaf wood-and-glass main-entrance door; decorative stained-glass square double-hung window on first story; and porch base with wood lattice.

Secondary (North) Facade: This facade is similar in its decorative treatment and materials to the main facade. A two-story angled bay terminates at the eave of the roofline; and there are two round-arched window openings in the dormer.

Secondary (South) Facade: This facade is similar in its decorative treatment and materials to the main facade. The porch projects past the south facade terminating with a pedimented roof; there is a projecting angled bay on the first story; a single round-arched window opening in the dormer; two historic nine-by-nine casement windows; and a one-story rear extension with a hipped roof and window.

Alterations

Primary (East) Facade: Some windows replaced; stoop painted, and railing added; porch railing replaced; mailbox; number plate above entrance door; gable reclad

Secondary (North) Facade: Some historic wood windows replaced

Secondary (South) Facade: Some historic wood windows replaced; utility exhaust on south facade

Site

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

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1762-1902 and 13743-1924; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

250 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 18

BIN: 3118288

Date(s): c. 1895 (NB 459-1895)

Architect(s) / Builder(s): John A. Davidson

Owner(s) / Developer(s): McElvery & Getty

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. 250 Argyle Road is a free-standing Shingle-style house designed by John A. Davidson and built by McElvery & Getty c. 1895, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Shingle-style features of 250 Argyle Road include its asymmetry; complex rooflines including its side facing gambrel roof with angular tower; shed dormer; large porch; and wood-and-glass main-entrance door.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and features a projecting oriel with triple windows supported by decorative corbels on the second story.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade and has a two-story angled bay terminating below the projecting attic-story gambrel.

Alterations

Primary (East) Facade: Historic shingles replaced by artificial siding; historic wraparound porch partially enclosed with brick, truncated on the south to the line of the south facade, and columns and railings replaced; stoop replaced; historic nine-over-one double-hung windows replaced; glass on main-entrance door replaced

Secondary (North) Facade: Facade reclad; historic wood windows replaced; dentils removed; utility box

Secondary (South) Facade: Facade reclad; historic wood windows replaced; fire escape added; chimney relocated

Site

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

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, City of Brooklyn, New Building Permit NB 459-1895; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

258 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 20
BIN: 3118289

Date(s): c. 1906 (NB 845-1906)

Architect(s) / Builder(s): Hobart A. Walker

Owner(s) / Developer(s): Randall O. Walker

Type: Free-standing House

Style(s): Colonial Revival

Stories: 2½ and basement

Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 258 Argyle Road is a free-standing Colonial Revival-style house designed by Hobart A. Walker and built by Randall O. Walker c. 1906, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Colonial Revival-style features of 258 Argyle Road include its porch with pedimented entrance and Tuscan columns; symmetrical second-story bay windows; modillioned cornice; three dormers with round-arched decorative windows projecting from the side gambrel roof; and brick chimney. Other historic features include the historic wood-and-glass main-entrance door; punch and gouge trim beneath the roofline cornice, porch cornice, and framing the porch pediment; bay window on the porch; historic shingle siding; and stone porch base with wood lattice.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and has symmetrical double-hung windows with a decorative semi-circular window below the gable; square-headed window openings on the lower floors; and a one-story extension visible at rear.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main and north facades.

Alterations

Primary (East) Facade: Entrance vestibule added after c. 1940; storm sashes; historic balustrade on top of porch removed; light on porch roof; stoop railings

Secondary (North) Facade: Storm sashes; through-wall air conditioner; air conditioner condenser unit; cornice on rear extension replaced or covered

Secondary (South) Facade: Storm sashes

Site

Front and side yards with planting beds; concrete walkways to front porch and rear yard; concrete driveway shared with 262 Argyle Road; secondary concrete-block rear garage with hipped roof and replacement door

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 845-1906 and 2411-1919; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

262 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 22
BIN: 3118290

Date(s): c. 1895 (NB 515-1895)

Architect(s) / Builder(s): John A. Davidson

Owner(s) / Developer(s): John A. Davidson

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. 262 Argyle Road is a free-standing Colonial Revival-style house designed and built by John A. Davidson c. 1895, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Colonial Revival-style features of 262 Argyle Road include its Tuscan porch columns; main-entrance surround with engaged columns; symmetrical bay windows on the second story; three gable dormers with arched openings in the pediments; and stoop with cheek walls.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and has an angled first-story projecting bay with hipped roof.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade and has a two-story angled projecting bay with a hipped roof and paired window in the gable.

Alterations

Primary (East) Facade: Historic shingle siding replaced; historic main-entrance door replaced; historic wood windows replaced and window enframements encased; porch railing replaced; stoop railing replaced; roof materials replaced; eave siding; mailbox, light and doorbell near entrance

Secondary (North) Facade: Historic wood windows replaced; historic shingles replaced; dentils removed; utility lines; through-wall air conditioners

Secondary (South) Facade: Through-wall air conditioners below first and second story windows; utility reader; utility boxes at first story

Site

Front and side yards; brick-paved walkway to front porch; concrete driveway shared with No. 258; secondary concrete-block rear garage with hipped roof and replacement door (1936)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, City of Brooklyn, New Building Permit 515-1895, and Borough of Brooklyn New Building Permit 10235-1936; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

268 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 24
BIN: 3118291

Date(s): c. 1895 (NB 829-1895)
Architect(s) / Builder(s): John A. Davidson
Owner(s) / Developer(s): John A. Davidson
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 268 Argyle Road is a free-standing Queen Anne-style house designed and built by John A. Davidson c. 1895, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Queen Anne-style features of 268 Argyle Road include its asymmetrical composition; porch with wood railing with turned balusters and side-facing stoop; first-story angled bay;

three-story engaged round tower topped by a conical roof with finial and featuring square-headed window openings at the first and third stories; second-story angled bay with hipped roof and square-headed window openings; paneled wood-and-glass main-entrance door; flat board trim; steep, intersecting roof forms; spare classical ornament, including coupled porch posts and oeil-de-boeuf (bull's-eye) window; eyebrow dormer on the roof; and stone porch base with wood lattice. The second-story oriel with stained-glass transoms on the tower was designed by Davidson and added in 1900.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade, and has a two-story projecting bay, angled at the first story with decorative stained glass, and square-sided above; and a brick chimney.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade and has a dormer with hipped roof and squared-headed window openings; and a small decorative window.

Alterations

Primary (East) Facade: Shingle facade resided; finial removed from end-post of stoop railing; windows replaced; utility box; light on porch; porch light; roof materials replaced

Secondary (North) Facade: Window grilles at first story and basement; windows replaced except as noted; security light and camera; utility pipe

Secondary (South) Facade: Leader near stoop; window grilles at first story and basement security lights

Site

Front and side yards; concrete walkway to front porch; concrete driveway; security gate added across driveway and south side yard; secondary frame rear garage with hipped shingle-roof and replacement door

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, City of Brooklyn, New Building Permit 829-1895, and Borough of Brooklyn Alteration Permit 1619-1900 and New Building Permit 2215-1914; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

274 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 26
BIN: 3118292

Date(s): c. 1897 (NB 1029-1897)
Architect(s) / Builder(s): Charles Doherty/Builder James McCray
Owner(s) / Developer(s): George W. Egbert
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 274 Argyle Road is a free-standing Queen Anne-style house designed by Charles Doherty and built by George W. Egbert c. 1897, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Queen Anne-style features of 274 Argyle Road include its asymmetrical composition; clapboard and shingle siding; porch with simple wood railing; first- and second-story angled bays; two-story turret with conical roof with finial; paneled wood-and-glass main-entrance door; flatboard trim; steep, intersecting roof forms; spare classical ornament, including porch columns; stained-glass oeil-de-boeuf (bull's-eye) window; gable dormer; and stone porch base with wood lattice.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and has a projecting square bay on the first story with a hipped roof and square-headed window openings; and a large gable.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade and has a two-story square bay with a hipped roof above the continuation of the cornice from the front facade; and large gable with small, paired windows.

Alterations

Primary (East) Facade: Historic one-over-one wood windows replaced; light on porch ceiling

Secondary (North) Facade: Historic one-over-one wood windows replaced

Secondary (South) Facade: Historic one-over-one wood windows replaced; windows of gable reconfigured as smaller windows; security camera at first story

Site

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

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, City of Brooklyn, New Building Permit 1029-1897; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

280 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 28
BIN: 3118293

Date(s): c. 1898 (NB 262-1898)

Architect(s) / Builder(s): John A. Davidson

Owner(s) / Developer(s): George W. Egbert

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. 280 Argyle Road is a free-standing Colonial Revival-style house designed by John A. Davidson and built by George W. Egbert c. 1898, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Colonial Revival-style features of 280 Argyle Road include its symmetrical facade; full-width porch; projecting square bays at the first story; hipped roof; and large hipped-roof dormer with double window opening.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade, with hipped-roof dormer with double window opening and square-headed window openings throughout.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade, with hipped-roof dormer with double window; one-story angled bay with hipped roof; and square-headed window openings.

Alterations

Primary (East) Facade: Facade resided; historic wood windows replaced; stoop replaced; porch columns replaced with brick square piers; heavy stone porch balustrade and stoop railings; main-entrance reconfigured and infilled with glass block, and door replaced; first-story window openings reconfigured as picture windows; porch roof reconfigured as a balcony and metal railing added; second-story openings reconfigured as door openings; historic round-arched triple window on second story altered to square-headed opening; one-over-one windows in dormer with decorative muntins in top sash replaced with non-historic one-over-one window; roof shingles replaced; stoop and stoop railing; lights at door; lights on eave; stone porch base with wood lattice replaced/covered

Secondary (North) Facade: Facade resided; historic wood windows replaced; utility pipe; utility box

Secondary (South) Facade: Facade resided; historic wood windows replaced; security camera

Site

Front and side yards; concrete walkway to front porch; concrete driveway; metal gate on south of house; secondary concrete-block rear garage with flat roof and replacement door (Slee and Bryson, 1918)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 262-1898 and 2291-1918; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

286 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 30
BIN: 3118294

Date(s): c. 1897 (NB 1029-1897)
Architect(s) / Builder(s): Charles Doherty/Builder James McCray
Owner(s) / Developer(s): George W. Egbert
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 286 Argyle Road is a free-standing Queen Anne-style house designed by Charles Doherty and built by George W. Egbert c. 1897, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Queen Anne-style features of 286 Argyle Road include its asymmetrical composition; shingle and clapboard siding; full-width porch with square columns; first- and second-story angled bays; two-story turret with conical roof and finial; wood-and-glass main-entrance door; flatboard trim; steep, intersecting roof forms; spare classical ornament; stained-glass oeil-de-boeuf (bull's-eye) window; and gable dormer.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and has a square first-story bay with a hipped roof and square-headed window openings.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade and has a two-story square bay with a hipped roof above a continuation of the cornice from the front facade; the large gable has paired windows.

Alterations

Primary (East) Facade: Historic wood windows replaced; porch posts resurfaced with brick and railings replaced; stoop replaced, iron railing; wood trellis on side of porch; number plate by door; light on porch; roof materials replaced

Secondary (North) Facade: Historic wood windows replaced; second story and gable resided; light; roof materials replaced

Secondary (South) Facade: Historic wood windows replaced; second story and gable resided; roof materials replaced

Site

Front and side yards; brick walkway to front porch; concrete driveway; wood fence and gate across driveway; secondary concrete-block rear garage with flat roof and replacement door

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, City of Brooklyn, New Building Permit 1029-1897; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

294 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 32
BIN: 3118295

Date(s): c. 1896
Architect(s) / Builder(s): John A. Davidson
Owner(s) / Developer(s): Elwood H. Moore
Type: Free-standing House
Style(s): Shingle
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 294 Argyle Road is a free-standing Shingle-style house designed by John A. Davidson and built by Elwood H. Moore c. 1896, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Shingle-style features of 294 Argyle Road include its expansive shingled surfaces; asymmetry and complex rooflines, including its side-facing gambrel roof; angular tower and shed dormer; wood-and-glass main-entrance door set in a simple wood enframing and flanked by paired diamond-patterned leaded-glass windows; and wood windows with diamond-patterned leaded glass in the tower.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and retains its historic wood windows.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade.

Alterations

Primary (East) Facade: Porch added between 2013 and 2017; stoop replaced; central window on first-story bay reconfigured as door; windows replaced except as noted; through-wall air conditioner; roof materials replaced

Secondary (North) Facade: Facade painted; light; utility pipe

Secondary (South) Facade: Facade painted; first story extended beyond the plane of the wall

Site

Front and side yards; stone walkway to front porch; concrete driveway; fence and gate across driveway; secondary concrete-block rear garage with hipped shingle-roof and replacement door (Arthur M. Cowen, 1930)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (June 6, 1896), 1007;
Department of Buildings, Borough of Brooklyn, New Building Permit 8977-1930; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

298 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 58
BIN: 3118308

Date(s): c. 1901

Architect(s) / Builder(s): John A. Davidson

Owner(s) / Developer(s): T. B. Ackerson Construction Company

Type: Free-standing House

Style(s): Colonial Revival

Stories: 2½ and basement

Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 298 Argyle Road is a free-standing Colonial Revival-style house designed by John A. Davidson and built by the T. B. Ackerson Construction Company c. 1901, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Colonial Revival-style features of 298 Argyle Road include its symmetrical composition; Tuscan porch columns; and three symmetrical dormers with pediments at the second story. Other historic features include a historic wood-and-glass main-entrance door set in a wood surround with sidelights and molded lintel; wood window surrounds with molded lintels at the first story and flatboard trim at the second story; and stone porch base with wood lattice.

Secondary (North) Facade: This facade is similar in decorative treatment to the main facade and has decorative stained- and leaded-glass windows at the first and second story, respectively; and square-headed window openings. A flat-roofed rear extension beyond the gable and one-story porch are visible at the rear (c. 1953).

Secondary (South) Facade: This facade is similar in decorative treatment to the main facade, and has an angled oriel with a hipped roof and small projection on its south side with a small, possibly historic decorative window

Alterations

Primary (East) Facade: Historic wood windows replaced; shingles on dormers replaced with artificial siding; porch posts replaced with half-columns on plinths; storm door; stoop replaced, and cheek walls replaced with railing; storm door; roof materials replaced

Secondary (North) Facade: Wood shingles replaced with artificial siding; historic wood windows replaced except as noted; arched gable window opening enlarged to install paired windows; utility pipes; lights; vent

Secondary (South) Facade: Wood shingles replaced with artificial siding; historic wood windows replaced; arched gable window removed, and opening enlarged to install paired windows

Site

Front and side yards; brick-paved walkway to front porch; double concrete driveway strips, with brick-paved center strip; and wood fence across driveway

Sidewalk / Curb

Concrete sidewalk: historic planting strip between sidewalk and concrete curb partially paved

References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 9, 1901), 644; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; Department of Buildings, Borough of Brooklyn, Alteration Permit 3296-1953

304 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 60
BIN: 3118309

Date(s): c. 1906 (NB 1415-1906)
Architect(s) / Builder(s): Alexander R. Robb
Owner(s) / Developer(s): William H. Hatch
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. 304 Argyle Road is a free-standing Colonial Revival-style house designed by Alexander R. Robb and built by William H. Hatch c. 1906, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the 1901 purchase of the former Catherine Lott farm within the southern portion of the historic district by the T. B. Ackerson Construction Company, which acted as the primary developer of this

section between 1901 and 1905. This house was one of the relatively few houses in this section built by an owner or developer other than the Ackerson Company.

Historic Colonial Revival-style features of 304 Argyle Road include its full-width porch with Ionic columns and two-story portico, and decorative wood railings; and hipped roof with gable dormer with Palladian window. Other historic features include the wood door enframements at the first and second stories; historic double-leaf wood-and-glass main-entrance door; historic wood window enframements; and stone porch base with wood lattice.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade, with a gable dormer and historic wood window enframements.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade, with a gable dormer. This facade retains historic wood window enframements, and a projecting first-story angled bay with hipped roof.

Alterations

Primary (East) Facade: Facade, gable, and frieze and soffit of second-story portico reclad; historic wood windows replaced; stoop railing replaced; roof materials replaced

Secondary (North) Facades: Facade reclad; historic wood windows replaced; roof materials replaced

Secondary (South) Facades: Facade reclad; historic wood windows replaced; roof materials replaced

Site

Front and side yards; concrete walkway to front porch; concrete driveway strips; secondary concrete-block rear garage with hipped shingle roof with gable dormer and replacement door (William H. Hatch, 1921)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1415-1906 and 10486-1921; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

310 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 62
BIN: 3118310

Date(s): c. 1902 (NB 1457-1902)

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

Owner(s) / Developer(s): T. B. Ackerson Construction Company

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. 310 Argyle Road is a free-standing Colonial Revival-style house designed by A. White Pierce and built by the T. B. Ackerson Construction Company c. 1902, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Colonial Revival-style features of 310 Argyle Road include its overall symmetrical composition; porch with Tuscan columns and decorative wood railing; first-story angled bay window; decorative eave brackets; hipped roof; and Palladian dormer with decorative muntins in its sidelights. Other historic features include its stained-glass oeil-de-boeuf (bull's-eye) window; square bay; recessed entry with wood-and-glass door; and stone porch base with wood lattice.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade, with a Palladian dormer. Historic wood window enframements and a decorative eave bracket remain.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade, with a Palladian dormer. The porch projects past the south facade, and there is a one-story angled bay on the first story, as well as a decorative eave bracket.

Alterations

Primary (East) Facade: Historic shingle siding replaced; historic wood twelve-over-one windows replaced; stoop cheek walls covered, and railing added

Secondary (North) Facade: Facade reclad; historic wood windows replaced

Secondary (South) Facade: Facade reclad; historic wood windows replaced; light fixture

Site

Front and side yards; concrete walkway to front porch; pebble-dash concrete driveway; picket fence across driveway

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1457-1902; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

316 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 64
BIN: 3118311

Date(s): c. 1902 (NB 1436-1902)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): T. B. Ackerson Construction Company
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. 316 Argyle Road is a free-standing Colonial Revival-style house designed by Benjamin Driesler and built by the T. B. Ackerson Construction Company c. 1902, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Colonial Revival-style features of 316 Argyle Road include its symmetrical composition; porch with simple railing and square piers on plinths; projecting entrance bay with wood enframing; symmetrical angular second-story bay windows; and three symmetrical gable dormers featuring gable returns and round-arched window enframements. Other historic features include its wood-and-glass main-entrance door with leaded-glass sidelights; decorative wood window enframements; decorative leaded-glass transom windows at first story; and stone porch base with wood lattice.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade, terminating in a gable with a gable return and decorative brackets. It has an angled bay with crenelated parapet; the historic wood window enframements remain.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade, terminating in gable with a gable return and decorative brackets. The porch projects past the south facade; it has an angled first-story bay with a crenelated parapet, similar to that of the north facade, and a shallow angled bay rising through the return on the second story; the historic window enframements also remain.

Alterations

Primary (East) Facade: Historic shingles replaced with artificial siding; windows replaced; stoop walls altered; stoop railing added; lights; utility box; roof materials replaced

Secondary (North) Facade: Historic shingles replaced with artificial siding; historic wood windows replaced, utility lines

Secondary (South) Facade: Historic shingles replaced with artificial siding; historic wood windows replaced, utility lines

Site

Front and side yards; brick walkway to front porch; concrete driveway; secondary concrete-block rear garage with hipped shingle-roof and replacement door; wood gate across driveway

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1436-1902; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

322 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 66

BIN: 3118312

Date(s): c. 1902 (NB 1453-1902)

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

Owner(s) / Developer(s): T. B. Ackerson Construction Company

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. 322 Argyle Road is a free-standing Colonial Revival-style house designed by A. White Pierce and built by the T. B. Ackerson Construction Company c. 1902, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Colonial Revival-style features of 322 Argyle Road include the square columns supporting its porch roof with symmetrical gabled pediments; wood porch railing with turned balusters; wood main-entrance surround with sidelights; symmetrical first-story Palladian windows; and hipped roof. Other historic features include a second-story decorative window with a broken pediment and keystone; large central dormer and two smaller, flanking dormers with hipped roofs and deep eaves; and stone porch base with wood lattice.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade, with a hipped dormer and rough-faced stone foundation.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade, with a hipped dormer. It also has a first-story angled bay with hipped roof.

Alterations

Primary (East) Facade: Wood clapboard siding replaced with artificial siding; windows replaced; central dormer triple-arched windows replaced, and their openings combined; stoop replaced, and stoop railing added; lights on porch; storm sashes; roof materials replaced

Secondary (North) Facade: Historic siding replaced; windows replaced; security camera; utility pipe; roof materials replaced

Secondary (South) Facade: Historic siding replaced; windows replaced; security camera; roof materials replaced; vents

Site

Front and side yards; concrete walkway to front porch; concrete driveway, secondary concrete-block rear garage with hipped shingle-roof and replacement door (William A. Parfitt, 1922)

Sidewalk / Curb

Concrete sidewalk and curb; planting strip between sidewalk and curb paved before c. 1940

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1453-1902 and 2009-1922; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

328 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 68
BIN: 3118313

Date(s): c. 1902 (NB 1452-1902)
Architect(s) / Builder(s): A. White Pierce
Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing House
Style(s): Colonial Revival
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 328 Argyle Road is a free-standing Colonial Revival-style house designed by A. White Pierce and built by the T. B. Ackerson Construction Company c. 1902, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles. The house underwent restoration c. 2018-2020.

Historic Colonial Revival features of 328 Argyle Road include its symmetrical composition; main-entrance surround with Corinthian columns supporting an arched tympanum with fanlight; historic wood-and-glass door; and three symmetrical angled oriels at the second story. Other historic features include its historic wood window enframements with keystones at the first story, and stone porch base with wood lattice.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade, terminating in gable roof with a projecting gable return. It has a square oriel on the first story with a hipped roof and decorative stained-glass window towards the rear of the facade.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade, terminating in gable roof with a projecting gable return.

Alterations

Primary (East) Facade: Original two-story porch with Corinthian columns, denticulated cornice, and rooftop railing replaced with present porch, and two gable dormers joined into single dormer with shed roof, prior to c. 1940; facade reclad; historic wood windows replaced; stoop replaced, and railing added; porch railing replaced; lights on porch; skylight

Secondary (North): Facade reclad; historic wood windows replaced

Secondary (South): Facade reclad; historic wood windows replaced; window openings reconfigured, first-story window openings (one with pedimented window surround) removed, and first-story angled bay installed after house's completion

Site

Front and side yards; concrete walkway to front porch; concrete driveway, secondary concrete-block rear garage with pitched shingle roof and replacement door; wood fence across driveway

Sidewalk / Curb

Concrete sidewalk and curb; historic planting strip between sidewalk and curb paved

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1452-1902; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

334 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 70
BIN: 3118314

Date(s): c. 1902 (NB 1458-1902)
Architect(s) / Builder(s): A. White Pierce
Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing House
Style(s): Shingle
Stories: 2½ and basement
Material(s): Wood; artificial siding

Status: Contributing

History, Significance and Notable Characteristics

No. 334 Argyle Road is a free-standing Shingle-style house designed by A. White Pierce and built by the T. B. Ackerson Construction Company c. 1902, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Shingle-style features of 334 Argyle Road include its asymmetry; large front-facing gambrel gable supported by brackets with an arched opening which frames a pair of round-arched window openings; complex roof features, including a tower with crenelated top, and a hipped dormer; and angled first-story bay.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade. It has an oriel with hipped roof; arched stained-glass window on the tower in a rectangular frame; and paired arched windows within the gable.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade. It has an angled first-story bay with hipped roof; a projecting gable; and a hipped dormer on the side of the front facade's gambrel roof; decorative corbels; and two round-arched windows. A first-story pent roof on the rear facade is partially visible.

Alterations

Primary (East) Facade: Historic shingle siding replaced with artificial siding; porch narrowed and refaced, and columns and railings replaced with metal; window enframements covered/removed; windows replaced; stoop and railing replaced; light beside door; door replaced

Secondary (North): Facade and roof material replaced; windows replaced; security camera

Secondary (South): Facade and roof material replaced; windows replaced; window surrounds removed; security camera

Site

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

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit NB 1458-1902; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

340 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 72

BIN: 3118315

Date(s): c. 1902

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): T. B. Ackerson Construction Company

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. 340 Argyle Road is a free-standing Colonial Revival-style house designed by Benjamin Driesler and built by the T. B. Ackerson Construction Company c. 1902, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Colonial Revival-style features of 340 Argyle Road include its symmetrical composition; Tuscan porch columns; symmetrical second-story bay windows; hipped roof; and projecting main entrance with historic wood-and-glass door and decorative engaged columns. Other historic features include its first-story wood window surrounds; central dormer with gable return; and stone porch base with wood lattice.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade, with a dormer with gable return. It also has an angled bay with a flat roof and cornice. A one-story extension is visible at the rear.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade, with a dormer with gable return. The porch projects past the south facade and terminates with a pediment; there is a two-story angled oriel terminating at the eave of the roof.

Alterations

Primary (East) Facade: Historic wood clapboard siding replaced; historic wood windows replaced; window enframements replaced at upper stories; main-entrance sidelights infilled; screen door; light fixture; widow's walk removed after c. 1905.

Secondary (North): Historic wood windows replaced; window enframements replaced; utility boxes; conduit

Secondary (South): Historic wood windows replaced; window enframements covered/removed; wood ramp to porch

Site

Front and side yards; concrete walkway to front porch; concrete driveway strips; secondary concrete-block and brick rear garage with hipped shingle-roof and wood door (Joseph J. Simpson, 1928)

Sidewalk / Curb

Concrete sidewalk and curb; historic planting strip between sidewalk and curb paved

Sidewalk / Curb

"Projected Buildings," *Real Estate Record and Builders' Guide* (September 20, 1902), 430; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; Department of Buildings, Borough of Brooklyn, New Building Permit 8228-1928; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

346 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 74
BIN: 3118316

Date(s): c. 1901 (NB 1141-1901)
Architect(s) / Builder(s): A. White Pierce
Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing House
Style(s): Shingle
Stories: 2½ and basement
Material(s): Wood; artificial siding

Status: Contributing

History, Significance and Notable Characteristics

No. 346 Argyle Road is a free-standing Shingle-style house designed by A. White Pierce and built by the T. B. Ackerson Construction Company c. 1901, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Shingle-style features of 346 Argyle Road include its complex intersecting gambrel roof; Tuscan columns; and entrance surround with pilasters.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade. The overhanging gable is supported by an angled bay.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade. The overhanging gable is supported by an angled bay.

Alterations

Primary (East) Facade: Historic shingle siding replaced; historic wood windows replaced; south side of porch removed; railing removed from porch roof and roof sloped; second-story Palladian window openings altered, and surround removed, prior to c. 1940; stone porch base with wood lattice replaced with brick; denticulated cornice added to porch roof; first-story bull's-eye window removed; window enframements replaced; historic main-entrance door replaced; stoop and railings replaced; light fixture; security camera; solar panel installation approved at time of designation

Secondary (North): Historic shingle siding replaced; historic wood windows replaced; first-story round-arched window removed; second-story easternmost window infilled; attic-story bull's-eye window removed; second-story balconet railing removed; window enframements replaced; security camera; security door at side entrance

Secondary (South): Historic shingle siding replaced; historic wood windows replaced; window enframements replaced; security camera; two-story wood deck and outdoor staircase

Site

Front and side yards; concrete walkway to front porch; concrete driveway strips; wood gates at both sides; secondary concrete-block rear garage with hipped shingle-roof and replacement door (John Heaslip, Jr., 1920)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1141-1901 and 9258-1920; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

352 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 76
BIN: 3118317

Date(s): c. 1903 (NB 1745-1903)
Architect(s) / Builder(s): A. White Pierce
Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing Two-family House
Style(s): Colonial Revival
Stories: 2½ and basement
Material(s): Wood; artificial siding

Status: Contributing

History, Significance and Notable Characteristics

No. 352 Argyle Road is a Colonial Revival-style free-standing two-family house designed by A. White Pierce and built by the T. B. Ackerson Construction Company c. 1903, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Colonial Revival-style features of 352 Argyle Road include its two-story porch with square piers; historic shingle siding; angled first- and second-story bays; and spare classical ornament including denticulation on the cornice, decorative brackets, and wood surrounds at the main-entrance and second-story doors.

Secondary (North) Facade: This facade terminates at a steep gable end with a projecting gable return and square-headed window openings.

Secondary (South) Facade: This facade terminates at a steep gable end with a projecting gable return and has a two-story angled bay.

Alterations

Primary (East) Facade: Historic shingle siding replaced on facades only; porch railing added; windows replaced; window opening at first story removed; window enframements replaced;

stone porch base with wood lattice covered with brick; historic main-entrance door replaced; stoop replaced and railings added

Secondary (North) Facade: Historic shingle siding replaced; windows replaced; window enframements replaced; security camera; vent

Secondary (South) Facade: Historic shingle siding replaced; windows replaced; window enframements replaced

Site

Front and side yards; concrete walkway to front porch; concrete driveway strips; secondary concrete-block rear garage with hipped shingle-roof and replacement door; picket fence and gate across driveway

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1745-1903; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

358 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 78
BIN: 3118318

Date(s): c. 1903 (NB 1743-1903)
Architect(s) / Builder(s): A. White Pierce
Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing Two-family House
Style(s): Colonial Revival
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 358 Argyle Road is a Colonial Revival-style free-standing two-family house designed by A. White Pierce and built by the T. B. Ackerson Construction Company c. 1903, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Colonial Revival-style features of 358 Argyle Road include the Tuscan columns supporting its two-story porch; angled first- and second-story bays; and classical wood main-entrance and window surrounds. Other historic features include its stone porch base with wood lattice.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade. It has three gable dormers with gable returns; a decorative stained-glass window near the front facade; and a deep eave.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade. It has two gable dormers and an angled two-story bay terminating at the roofline.

Alterations

Primary (East) Facade: Historic siding replaced; historic wood windows replaced; window opening on first story reconfigured into door opening; porch railings replaced; second-story door replaced with double door; rooftop porch railing removed; gable dormer added prior to c. 1940; stoop replaced; stoop railing added; mailbox; security camera

Secondary (North) Facade: Historic siding replaced; historic wood windows replaced; light; security camera

Secondary (South) Facade: Historic siding replaced; historic wood windows replaced; security camera

Site

Front and side yards; metal fence and gate around garden; paved walkway to front porch; paved driveway; wood fence and gate across driveway.

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1743-1903; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

364 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5143, Lot 80
BIN: 3118319

Date(s): c. 1903 (NB 1741-1903)

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

Owner(s) / Developer(s): T. B. Ackerson Construction Company

Type: Free-standing Two-family House

Style(s): Colonial Revival

Stories: 2½ and basement

Material(s): Wood; artificial siding

Status: Contributing

History, Significance and Notable Characteristics

No. 364 Argyle Road is a Colonial Revival-style free-standing two-family house designed by A. White Pierce and built by the T. B. Ackerson Construction Company c. 1903, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the

period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Colonial Revival-style features of 364 Argyle Road include its two-story porch with fluted Corinthian columns; angled first- and second-story bays; and spare classical ornament, including the denticulation on its porch cornices.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade. It has two gable dormers with gable returns; and square headed window openings.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade. It has two gable dormers; square-headed window openings; and an angled two-story bay terminating at the roofline.

Secondary (West) Facade: This partially visible facade is similar in its decorative treatment to the main facade. It has a pitched roof with a deep boxed roof eave.

Alterations

Primary (East) Facade: Historic siding replaced with artificial siding; historic wood windows replaced; historic Palladian window in gable replaced with square-headed window; historic main-entrance door replaced; porch railings replaced; engaged corner pilasters removed; stone porch base with wood lattice removed/covered; security gate and window grilles added at second story; window enframements replaced; stained-glass transom added above main entrance; stoop replaced and railing added; mailbox

Secondary (North): Historic siding replaced with artificial siding; historic wood windows replaced; window enframements replaced

Secondary (South): Historic siding replaced with artificial siding; historic wood windows replaced; window enframements replaced

Secondary (West) Facade: Historic siding replaced; historic wood windows replaced; fire escape added to all levels

Site

Front and side yards; fence and gate around garden, stone walkway to front porch; stone driveway; secondary concrete-block rear garage with hipped shingle-roof and replacement door (1919)

Sidewalk / Curb

Concrete sidewalk and curb; historic planting strips between sidewalks and curbs paved

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1741-1903 and 9297-1919; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

East Side of Argyle Road

309 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 98
BIN: 3118363

Date(s): c. 1901 (NB 1834-1901)
Architect(s) / Builder(s): John A. Davidson
Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 309 Argyle Road is a free-standing Queen Anne-style house designed by John A. Davidson and built by the T. B. Ackerson Construction Company c. 1901, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Queen Anne-style features of 309 Argyle Road include its three-story angled bay terminating in a polygonal dormer clad with shingles; steep, complex roof with flared and bracketed eaves; porch; second-story balcony; and hipped-roof dormers on the north and south facades. Other historic features include its molded window enframements, and stone porch base with wood latticework. Its brick-and-rubble south wall with open and blind arches, supporting a tall brick chimney, exhibits Arts-and-Crafts-style influences and is highly unusual for the historic district.

Secondary (North) Facade: This facade is similar in its decorative treatment and materials to the main facade. The south facade features a hipped-roof dormer.

Secondary (South) Facade: This facade is similar in its decorative treatment and materials to the main facade. In addition to the brick-and-rubble wall, it features a two-story angled bay terminating at the roof line, and a hipped roof dormer similar to that of the north facade.

Alterations

Primary (West) Facade: Second-story shingle siding replaced; historic wood windows, including dormer windows with diamond-pane upper sashes, replaced; wood-and-glass double-leaf main-entrance door replaced; molded door surround replaced; second-story balcony door opening shortened into window opening; window opening on angled bay lengthened into door opening; wood balcony railing replaced; stoop replaced; paneled porch piers and picket railings replaced

Secondary (North) Facade: Historic wood windows replaced; exhaust pipe on roof

Secondary (South) Facade: Historic wood windows replaced; two air conditioning condenser units on facade; security camera on angled bay

Site

Front and side yards; brick walkway to front porch; concrete driveway; secondary hipped-roof garage; wood fence and gate across driveway

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1834-1901; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

303 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 100
BIN: 3118364

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. 303 Argyle Road is a free-standing Queen Anne-style house constructed by William H. Sawkins c. 1905, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the 1901 purchase of the former Catherine Lott farm within the southern portion of the historic district by the T. B. Ackerson Construction Company, which acted as the primary developer of this section between 1901 and 1905. This house was one of the relatively few houses in this section built by an owner or developer other than the Ackerson Company.

Historic Queen Anne-style features of 303 Argyle Road include its porch with Tuscan columns; second-story angled bay; steep, complex roof with flared eaves and gable dormers; and diamond-pane upper sashes in its gable windows. Other historic features include its historic wood-and-glass double-leaf door; and stained-glass windows flanking the door. The porte-cochère incorporated into the wraparound porch appears in the c. 1940 tax photograph.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade, with a hipped roof with flared eaves, and gable and hipped-roof dormers; a second-story angled oriel with hipped roof and lancet window openings; and a secondary entrance beneath the oriel.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade, with a hipped roof with flared eaves and gable dormer, as well as a one-story angled bay.

Alterations

Primary (West) Facade: Historic porch wall and facade shingles replaced with artificial siding; historic wood windows replaced (except as noted); wood molded window enframements likely replaced; decorative wood arched gable truss removed; stoop with shingled cheek walls replaced; roof materials replaced

Secondary (North) Facade: Facade reclad with artificial siding; historic wood windows replaced; wood molded window enframements likely replaced; conduit; roof materials replaced

Secondary (South) Facade: Facade reclad with artificial siding; historic wood windows replaced; wood molded window enframements likely replaced; utility boxes; conduit; vent

Site

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

Sidewalk / Curb

Concrete sidewalk; historic planting strip between sidewalk and concrete curb partially paved

References

"Transfers of Real Estate," *Brooklyn Times Union*, June 28, 1905, 9; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

297 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 102
BIN: 3118365

Date(s): c. 1901 (NB 1817-1901)
Architect(s) / Builder(s): A. White Pierce
Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 297 Argyle Road is a free-standing Queen Anne-style house designed by A. White Pierce and built by the T. B. Ackerson Construction Company c. 1901, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic late Queen Anne-style features of 297 Argyle Road include its clapboard and shingle siding; wraparound porch with Tuscan columns and simple picket railings; first-story angled bay; cross-gable roof; and Palladian window with projecting wood enframement decorated with classical columns, brackets and curved balconet set within the attic-story gable. Other historic features include the historic wood-and-glass double-leaf door with classical wood surround; a bull's-eye stained-glass window; and eave modillions.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade. A first-story angled bay supports a large second-story square bay and attic-story gable; there are two square leaded-glass windows.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade. An angular first-story bay supports a large second-story square bay and attic-story gable. This facade also has decorative stained-glass windows.

Alterations

Primary (West) Facade: Historic one-over-one wood windows replaced; roof materials replaced; second-story balconet with picket railing removed; original shingled eave brackets replaced with scrolled brackets; stoop railings added; light on porch ceiling

Secondary (North) Facade: Historic wood windows replaced (except as noted); roof replaced; wood window enframements replaced/covered; utility boxes

Secondary (South) Facade: Historic one-over-one wood windows replaced; second-story westernmost window opening infilled; gable window opening enlarged and windows with diamond-pane upper sashes replaced; roof materials replaced; wood window enframements replaced/covered

Site

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

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1817-1901; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

291 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 34
BIN: 3118347

Date(s): c. 1901 (NB 1159-1901)

Architect(s) / Builder(s): Harry B. Hawkins

Owner(s) / Developer(s): William Hawkins

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. 291 Argyle Road is a free-standing Queen Anne/Colonial Revival-style house designed by Harry B. Hawkins and constructed by William Hawkins c. 1901, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

This Queen Anne/Colonial Revival-style house exhibits a mixture of the two styles. Colonial Revival-style features include its overall symmetry, with second-story angled bays and a hipped roof with hipped-roof dormer containing three window openings. More typical of the Queen Anne style are its wraparound porch and the diamond-pane upper sashes within two of its three dormer windows. Other historic features include the house's wood clapboard and shingle siding; the porch's classical columns and turned balusters; the likely historic wood-and-glass double-leaf main-entrance door; flatboard trim; molded wood window enframements; and first-story stained-glass square window.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade; a first-story angled bay supports a second-story square bay, with a hipped-roof dormer containing two openings.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade, and has a two-story angled bay topped with a pent roof, and a hipped-roof dormer with two openings. The porch projects past the south facade with a pedimented end; and a pent roof at the first story of the rear facade is partially visible.

Alterations

Primary (West) Facade: Historic wood windows replaced (except as noted); some wood window enframements covered/replaced; historic roof materials replaced; stoop with shingled cheek walls replaced, and railings added; porch base openings infilled; porch security camera; light on porch ceiling; mailbox

Secondary (North) Facade: Historic wood windows replaced; some wood window enframements covered/replaced; square stained-glass windows replaced; two air conditioner condenser units on basement wall; security camera on first-story bay

Secondary (South) Facade: Historic wood windows replaced; some wood window enframements covered/replaced; vent; security camera; utility lines; solar panels on roof

Site

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

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1159-1901; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

285 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 36
BIN: 3118348

Date(s): c. 1902 (NB 1348-1902)
Architect(s) / Builder(s): Harry B. Hawkins
Owner(s) / Developer(s): Harry B. Hawkins
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood; brick veneer

Status: Contributing

History, Significance and Notable Characteristics

No. 285 Argyle Road is a free-standing Queen Anne-style house designed by Harry B. Hawkins and built by him c. 1902, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic late Queen Anne-style features of 285 Argyle Road include its wraparound porch with paired Tuscan columns and plinths; first- and second-story angled bays; and large attic-story gable with Palladian window opening and pointed-arch projection resting on brackets. Other historic features include its double-leaf wood-and-glass main-entrance door; and twin stained-glass first-story windows.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and features a first-story angled bay supporting a second-story square-sided bay that breaks through the eave, as well as an attic-story gable.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade, and features a two-story angled bay topped with a hipped roof, and the end pediment of the front porch.

Alterations

Primary (West) Facade: Historic clapboard first-story, and shingle upper-story siding replaced; shingled porch base refaced with brick; porch railings with turned balusters replaced; stoop with shingled cheek walls replaced; historic wood windows replaced; wood window enframements replaced; lights on porch ceiling; security camera

Secondary (North) Facade: Historic siding replaced; historic wood windows replaced; wood window enframements replaced/covered; basement opening infilled; skylights on roof

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

replaced; historic simple molded wood window and door enframements replaced; basement opening infilled; skylights on roof; utility boxes

Site

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

Sidewalk / Curb

Concrete sidewalk; historic planting strip between sidewalk and concrete curb mostly paved

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1348-1902; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

279 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 38
BIN: 3118349

Date(s): c. 1901 (NB 1159-1901)
Architect(s) / Builder(s): Harry B. Hawkins
Owner(s) / Developer(s): William Hawkins
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. 279 Argyle Road is a free-standing Queen Anne-style house designed by Harry B. Hawkins and built by William Hawkins c. 1901, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic late Queen Anne-style features of 279 Argyle Road include its asymmetrical composition featuring a wraparound porch with picket railings; cross-gable roof with boxed eaves; first- and second-story angled bays; and tripartite gable window. Other historic features include its square first-story stained-glass window; and historic double-leaf wood-and-glass main-entrance door.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and has a first-story angled bay with stained-glass window beneath a second-story square projection.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade and has a first-story angled bay with a flat projecting roof, and pent roof over a secondary entrance toward the rear. The front porch terminates with a pediment.

Alterations

Primary (West) Facade: First story refaced with stucco and second with artificial siding, replacing first-story wood clapboard and second-story shingles; historic wood windows, including attic-story flanking diamond-pane sashes, replaced; paired classical porch columns and plinths replaced with, or encased within, shingle-clad piers; stoop with shingled cheek walls replaced, and railings added; wood window enframements replaced/covered; mailbox adjacent to door.

Secondary (North) Facade: Historic first-story clapboard siding, and upper-story shingle siding, replaced with stucco and artificial siding; historic wood windows replaced; brackets under boxed eave removed; wood window enframements replaced/covered; air conditioner condenser unit; light fixture; conduit

Secondary (South) Facade: Facade reclad; historic wood windows replaced; brackets under boxed eave removed

Site

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

Sidewalk / Curb

Concrete sidewalk; historic planting strip between sidewalk and concrete curb mostly paved

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1159-1901; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

273 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 40
BIN: 3118350

Date(s): c. 1901
Architect(s) / Builder(s): Harry B. Hawkins
Owner(s) / Developer(s): Harry B. Hawkins
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. 273 Argyle Road is a free-standing Queen Anne-style house designed by Harry B. Hawkins and built by him c. 1901, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic late Queen Anne-style features of 273 Argyle Road include its asymmetrical composition; porch with Tuscan columns and picket railings with posts on both sides of the

stoop; first- and second-story angled bays; full-height round tower with conical roof; side-facing gable; and attic-story pedimented dormer.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade and has a first-story projection with hipped roof.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade and features a two-story curved projection and double-hung one-over-one windows.

Alterations

Primary (West) Facade: Historic wood clapboard first-story, and shingle upper-story siding replaced with artificial siding; historic wood windows replaced; converted from single-family house to two-family house c. 1948, replacing the northernmost window opening with a door opening; non-historic doors; stoop with shingled cheek walls replaced; porch base opening infilled and porch paraged; window enframements replaced

Secondary (North) Facade: Historic siding replaced; historic wood windows replaced; window enframements replaced

Secondary (North) Facade: Historic siding replaced; historic wood windows replaced; window enframements replaced; utility boxes

Site

Front yard; concrete walkways to front porch and rear yard; concrete driveway strips; gate at sides; secondary garage with hipped roof and replacement door

Sidewalk / Curb

Concrete sidewalk; historic planting strip between sidewalk and concrete curb mostly paved

References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (May 25, 1901), 968; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; Department of Buildings, Borough of Brooklyn, Alteration Permit 3608-1948

267 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 42
BIN: 3118351

Date(s): c. 1896

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

Owner(s) / Developer(s): Fannie M. Underwood

Type: Free-standing House

Style(s): Queen Anne

Stories: 2½ and basement

Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 267 Argyle Road is a free-standing Queen Anne-style house constructed by Fannie M. Underwood c. 1896, during the development of the northern section of the historic district as a

distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic late Queen Anne-style features of 267 Argyle Road include its asymmetrical composition; clapboard siding; wraparound porch; cross-gable roof with boxed eaves; and tripartite window in the dormer.

Secondary (North) Facade: This facade is similar in its decorative treatment and materials to the main facade. This facade features clapboard siding and a first-story angled bay below a second-story square projection and gable.

Secondary (South) Facade: This facade is similar in its decorative treatment and materials to the main facade, with clapboard siding and a gable.

Alterations

Primary (East) Facade: First and second stories extended forward, angled bays removed, larger window opening installed at first story, new second-story window openings installed, and roofline altered; porch rebuilt or altered, with shingles removed from base, shingled column plinths removed, and taller columns installed; stoop with shingled cheek walls replaced; enlarged main-entrance door opening with non-historic door; shutters on gable window removed.

Secondary (North) Facade: Historic windows replaced; westernmost second-story window opening removed; gable vent; shed dormer added

Secondary (South) Facade: Historic windows replaced; gable vent; angled bay with small second-story porch removed; two-story extension visible toward rear of house

Site

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

Sidewalk / Curb

Concrete sidewalk; historic planting strip between sidewalk and concrete curb paved

References

City of Brooklyn, Tax Assessments, 29th Ward, Block 236, 1894-97; *Lain & Healy's Brooklyn Directory for the Year Ending May 1st, 1897* (Brooklyn: Lain & Healy, 1896), 1497; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

261 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 44
BIN: 3118352

Date(s): c. 1900 (NB 1070-1900)

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. 261 Argyle Road is a free-standing Queen Anne-style house designed by Walter R. Lusher and constructed by him c. 1900, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic late Queen Anne-style features of 261 Argyle Road include its asymmetrical composition featuring first- and second-story angled bays; wraparound porch with Ionic columns and shingled plinths; shingle-clad stoop cheek walls; second-story terrace; and large attic-story gable roof with flared boxed eaves featuring a tripartite window with diamond-pane upper sashes. Other historic features of the house include its clapboard siding on the first story and gable, and shingle-clad second story; historic wood-and-glass main-entrance door; historic wood window and door enframements; and stone porch base with wood lattice.

Secondary (North) Facade: Similar in materials and decorative treatment to the main facade, this facade features a two-story angled bay; one-and-a-half story square-sided oriel; gable dormer with flared boxed eaves; and decorative stained-glass window.

Secondary (South) Facade: Similar in materials and decorative treatment to the main facade, this facade features a two-story angled bay; gable dormer with flared boxed eaves; and decorative stained-glass window.

Alterations

Primary (West) Facade: Historic wood windows replaced (except as noted); stoop replaced (except cheek walls) and railing added; finials on second-story porch parapet likely installed after c. 1985; door replaced; utility box

Secondary (North) Facade: Historic wood windows replaced; historic window opening enlarged for side entrance

Secondary (South) Facade: Historic wood windows replaced; light fixtures

Site

Front and side yards; brick driveway, brick walkway to front porch; wood fence and gate

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1070-1900; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

255 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 46
BIN: 3118353

Date(s): c. 1900 (NB 1116-1900)
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. 255 Argyle Road is a free-standing Queen Anne-style house designed by Walter R. Lusher and constructed by him c. 1900, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic late Queen Anne-style features of 255 Argyle Road include its asymmetrical composition featuring first- and second-story angled bays; a steep, complex roof with flared eaves and flared hipped dormer on the main facade; and its shingle cladding.

Secondary (North) Facade: This facade is clad with shingles and features a two-story square projection; a flared hipped-roof dormer; and a side entrance.

Secondary (South) Facade: This facade is clad with shingles and features a two-story angled bay; and a flared hipped-roof dormer and shed dormer. A rear extension is partially visible.

Alterations

Primary (West) Facade: Historic porch featuring classical columns, picket railing, and rooftop terrace replaced with narrower porch; historic main-entrance door replaced; historic wood one-over-one, double-hung windows replaced; middle first- and second-story window openings on the bay enlarged; dormer window reconfigured as triple window; wood window and door enframements replaced; stoop replaced; lights; security cameras

Secondary (North) Facade: Likely non-historic entrance door with a peaked door hood; likely non-historic windows; window opening likely enlarged; non-historic wood framing on side entrance and windows

Secondary (South) Facade: Non-historic westernmost horizontal window; dormer window opening enlarged; one-over-one double-hung windows replaced; first-story window on angled bay removed; light fixture; vent

Site

Front and side yards; concrete walkway to front porch; concrete driveway strips; secondary shingle-clad garage

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1116-1900; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

249 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 48
BIN: 3118354

Date(s): c. 1900 (NB 1070-1900)
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. 249 Argyle Road is a free-standing Queen Anne-style house designed by Walter R. Lusher and constructed by him c. 1900, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic late Queen Anne-style features of 249 Argyle Road include its asymmetrical composition featuring a steep intersecting-gable roof; two-story angled bay; terrace atop the remaining portion of the original porch; and large gable with flared boxed eaves featuring a recessed pointed arch and tripartite window.

Secondary (North) Facade

This facade features a two-story angled bay, one-and-a-half-story-high square-sided oriel terminating at the roofline, and gable dormer.

Secondary (South) Facade

This facade features two story angled bay and a gable dormer.

Alterations

Primary (West) Facade: Historic wood shingle siding replaced; porch partially removed; historic main entrance door replaced; historic wood windows replaced; second-story paired window replaced with door; simple molded wood window and door enframements replaced; stoop and stoop railing replaced; picket porch railings replaced; through-wall air conditioner on the gable; windows; mailbox; security cameras above door and on facade

Secondary (North) Facade: Historic siding replaced; historic window opening enlarged for side entrance; historic windows replaced; through-wall air conditioners under first- and second-story windows; security cameras

Secondary (South) Facade: Historic siding replaced; historic wood windows replaced; security cameras

Site

Front and side yards; concrete walkway to front porch; concrete driveway strips; gate; secondary pitched-roof garage

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1070-1900; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

243 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 50
BIN: 3118355

Date(s): c. 1895

Architect(s) / Builder(s): John A. Davidson (attributed)

Owner(s) / Developer(s): McElvery & Getty

Type: Free-standing House

Style(s): Queen Anne

Stories: 2½ and basement

Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 243 Argyle Road is a free-standing Queen Anne-style house constructed by McElvery & Getty c. 1895, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. Although the architect of the house has not been documented, it has been attributed to John A. Davidson, who designed McElvery & Getty's other houses in the district. At the time of designation, the facade was in the processes of being re-sided, apparently with wood shingles.

Historic late Queen Anne-style features of 243 Argyle Road include its asymmetrical composition with first-story square projection and its porch with Tuscan columns and picket railings; second-story windows within pedimented surround; paneled and fluted second-story wood window enframing; bracketed shallow eave; and hipped-roof dormer. Other historic features of the house include first-story clapboard siding and shingle-clad second story and dormer; one-over-one double-hung windows; simple molded window surrounds; main-entrance door with sidelight; and square window next to the main entrance with decorative muntins.

Secondary (North) Facade

This facade is similar in the decorative treatment and materials to the main facade, with a second-story window with pedimented and fluted wood enframing; two square-headed windows; a small arched window with decorative transom; and a Palladian window within the gable.

Secondary (South) Facade

This facade is similar in the decorative treatment and materials to the main facade, with a two-and-a-half-story square-sided projection crowned with a bracketed gable; a Palladian window; a square bay on the first story with a tripartite window and hipped roof; one-over-one windows; and a brick chimney emerging from the gable roof.

Alterations

Primary (West) Facade: Shutters on gable windows removed; stoop railings replaced; light fixtures

Secondary (North) Facade: Gable vent

Secondary (South) Facade: Westernmost first-story window removed; gable vent; through-wall air conditioner on the gable of the projection

Site

Front and side yards; concrete walkway to front porch; concrete driveway strips, secondary concrete-block rear garage with flat roof and replacement door

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

City of Brooklyn, Tax Assessments, 29th Ward, Block 236, 1894-97; "Mortgages," *Real Estate Record and Builders' Guide* (August 10, 1895), 207; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

237 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 52
BIN: 3118356

Date(s): c. 1897 (NB 1418-1897)
Architect(s) / Builder(s): Thomas Bennett
Owner(s) / Developer(s): Joseph S. Halstead
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. 237 Argyle Road is a free-standing Queen Anne-style house designed by Thomas Bennett and constructed by Joseph S. Halstead c. 1897, during the development of the northern section

of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic late Queen Anne-style features of 237 Argyle Road include its asymmetrical composition with a wraparound porch; first-story angled bay; second-story square projection crowned with a pediment; and intersecting hipped and gable roofs.

Secondary (North) Facade: Similar to the main facade, this facade features a second story with a slightly flared base; attic-story gable; and simple first-story molded window surrounds.

Secondary (South) Facade: This facade features a two-story angled bay crowned with a gable; and simple first-story window surrounds.

Alterations

Primary (West) Facade: Brick porch parapet likely built, porch columns shortened, and first story stuccoed before c. 1940; historic wood shingles replaced with artificial siding; historic one-over-one double-hung windows replaced; wood molded window surrounds replaced; southernmost window reconfigured as a door opening when house was converted to two-family house c. 1938; second-story through-wall air conditioner; satellite dishes on porch roof

Secondary (North) Facade: First story stuccoed; historic upper-story shingles replaced; one-over-one double-hung windows likely replaced; second-story molded window surrounds likely replaced; security cameras; utility boxes

Secondary (South) Facade: First story stuccoed; historic upper-story shingles replaced; one-over-one double-hung windows likely replaced; diamond-shaped first-story window and vestibule with hipped roof added c. 1938; second-story molded window surrounds likely replaced; satellite dish on roof; aluminum awning over side entrance

Site

Front yard; concrete walkway to front porch; concrete driveway

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, City of Brooklyn, New Building Permit 1418-1897 and Alteration Permit 3487-1938; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

231 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 54
BIN: 3118357

Date(s): c. 1895

Architect(s) / Builder(s): John A. Davidson (attributed)

Owner(s) / Developer(s): McElvery & Getty

Type: Free-standing House

Style(s): Shingle

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

Status: Contributing

History, Significance and Notable Characteristics

No. 231 Argyle Road is a free-standing Shingle-style house constructed by McElvery & Getty c. 1895, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. Although the architect of the house has not been documented, it has been attributed to John A. Davidson, who designed McElvery & Getty's other houses in the district.

Historic Shingle-style features of 231 Argyle Road include its asymmetric design featuring a two-and-a-half story angular tower with polygonal roof; polygonal wraparound porch; and side-facing gambrel roof with bracketed boxed eaves. Other historic features include a shed dormer and first and second-story nine-over-one double-hung windows; simple molded window enframements; and historic wood-and-glass main-entrance door.

Secondary (North) Facade This facade is similar in its decorative treatment and materials to the main facade and features an arched window in the gambrel and several square-headed window openings.

Secondary (South) Facade This facade is similar in its decorative treatment and materials to the main facade and features a second-story angled bay; a slightly projected gambrel atop a bracketed eave; and a Palladian window within the gambrel.

Alterations

Primary (West) Facade: Upper stories reclad; storm sashes; porch, stoop and stoop railings replaced; transom replaced; porch, which was fully enclosed by c. 1985, reopened since then and possibly reconstructed with some details differing from those in c. 1940 photograph

Secondary (North) Facade: Upper stories reclad; storm sashes; historic double-hung windows likely replaced; light fixture; screen door at entrance; through-wall air conditioner

Secondary (South) Facade: Upper stories reclad; storm sashes; through-wall air conditioner

Site

Front yard; concrete walkway; concrete driveway with grass strip; secondary rear concrete-block garage (Charles Flor, 1928)

Sidewalk / Curb

Concrete sidewalk; historic planting strip between sidewalk and concrete curb mostly paved

References

City of Brooklyn, Tax Assessments, 29th Ward, Block 236, 1894-97; "Mortgages," *Real Estate Record and Builders' Guide* (August 3, 1895), 174; Department of Buildings, Borough of Brooklyn, New Building Permit NB 10746-1928; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

225 ARGYLE ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 56
BIN: 3118358

Date(s): c. 1898
Architect(s) / Builder(s): John J. Petit
Owner(s) / Developer(s): Charles F. Ackerson
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. 225 Argyle Road is a free-standing Queen Anne/Colonial Revival-style house designed by John J. Petit and constructed by Charles F. Ackerson c. 1898, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

This house's design blends elements of the Queen Anne and Colonial Revival styles. While its asymmetric first story and diamond-pane attic sashes are more typical of the Queen Anne style, historic features common to both styles include the house's wood clapboard and shingle siding; porch with Tuscan columns and picket railings; paired second-story windows with pedimented and bracketed surrounds; gable featuring boxed eaves and a Palladian window with curved muntins; and classical main-entrance surround. Other historic features include its stone foundation with wood lattice within its porch openings; historic first-story one-over-one double-hung windows; double-leaf wood-and-glass main-entrance door; and simple molded door and window enframements.

Secondary (North) Facade: This shingled facade is similar in its decorative treatment and materials to the main facade. It features a two-story angled bay crowned with a gable dormer with paired one-over-one double-hung windows with diamond-pane upper sashes. It also features a square-sided bay topped with a hipped roof. The facade retains its simple molded door and window enframements and has possibly historic one-over-one double-hung windows.

Secondary (South) Facade: This facade is similar in its decorative treatment and materials to the main facade. It features a square-sided two-story bay crowned with a pedimented dormer with paired square casement windows. The second-story window features a pedimented and bracketed window surround; the facade retains its simple molded door and window enframements and possibly historic one-over-one double-hung windows. A pent-roof one-story rear extension is partially visible.

Alterations

Primary (West) Facade: Stoop replaced; second-story twelve-over-one double-hung windows replaced; through-wall air conditioner at gable

Secondary (North) Facade: Dormer balcony and picket railing removed

Secondary (South) Facade: Utility boxes

Site

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

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Borough of Brooklyn New Building Docket Indexes, "E" Streets, 1894-98; "New Buildings," Real Estate Record and Builders' Guide (June 18, 1898), 1101; New York City Department of Taxes Photograph (c. 1938-43), Municipal Archives

Rugby Road

Beverley Square West Historic District

West Side of Rugby Road

242 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 10
BIN: 3118335

Date(s): c. 1899 (NB 282-1899)
Architect(s) / Builder(s): George F. Morse
Owner(s) / Developer(s): Basile V. Guelpa
Type: Free-standing House
Style(s): Shingle
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 242 Rugby Road is a free-standing Shingle-style house designed by George F. Morse and constructed by Basile V. Guelpa c. 1899, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Shingle-style features of 242 Rugby Road include its design making extensive use of shingles; asymmetric form, including its two-story tower topped with a polygonal roof and finial, and a flared gable dormer; arched and columned wraparound porch with a pediment; and side-facing gable roof with a shed dormer. The house appears to retain its historic wood-and-glass double-leaf main entrance door and stained-glass sash on its gable dormer.

Secondary (North) Facade: Similar to the main facade, this facade is sided with wood shingles. It features a two-story square-sided bay with second-story flared base; and an oriel with leaded- and stained-glass windows. The gable peak is ornamented with patterned shingles.

Secondary (South) Facade: Similar to the main facade, this facade is sided with wood shingles. It features a two-story square bay.

Alterations

Primary (East) Facade: Shingle-clad porch parapet replaced with wood railing; one-over-one double-hung windows replaced; corbeled sill, window, and arched molding of flared dormer window replaced; ten-over-one double-hung window on shed dormer replaced; ten-pane window under shed dormer replaced; classical window and door enframements replaced; boxed eave under shed dormer removed; stoop with shingled cheek walls replaced; brick porch base and wood lattice within its openings removed

Secondary (North) Facade: Gable window opening enlarged and historic paired windows on the gable replaced; first-story tripartite window on the bay replaced; classical window and door enframements replaced; brick porch base and wood lattice within its openings removed; ventilation grille at second story

Secondary (South) Facade: One-over-one double-hung windows likely replaced; classical window and door enframements replaced; ventilation outlet on the gable; security camera on the square-sided bay

Site

Front and side yard; brick walkway to front porch; concrete driveway with grass strips built after c. 1940; non-historic driveway gate; secondary rear garage

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 282-1899; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

246 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 12
BIN: 3118336

Date(s): c. 1897
Architect(s) / Builder(s): Ernest Dennis
Owner(s) / Developer(s): Daniel H. Quaid
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. 246 Rugby Road is a free-standing Queen Anne/Colonial Revival-style house designed by Ernest Dennis and built by Daniel H. Quaid c. 1897, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

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 wraparound porch. Its side-facing gambrel roof with flared eaves and wood brackets; symmetrical shed dormers with paired window openings; classical porch columns; and first- and second-story one-over-one, double-hung windows with fluted classical wood enframements are more typical of the Colonial Revival style. Other historic features include its main entrance with stained-glass sidelights and classical wood surround; wood panels below the first-story bay windows; stained-glass first-story northernmost window; brick porch base with wood lattice within its openings; and curved stoop cheek walls.

Secondary (North) Facade: Similar to the primary facade, this facade features a gambrel; two-story angled bay; first- and second-story one-over-one, double-hung windows; simple molded wood enframements; a corbeled oriel featuring leaded- and stained-glass windows flanked by fluted classical moldings; and a shed dormer partially visible from Rugby Road. The facade retains its second-story leaded- and stained-glass square window.

Secondary (South) Facade: Similar to the primary facade, this facade features a gambrel; first and second-story one-over-one, double-hung windows; simple molded wood enframements; and a shed dormer. A rear extension with a rooftop balcony is partially visible. This facade retains its wood lattice within the porch base openings.

Alterations

Primary (East) Facade: Original wood siding likely replaced before c. 1940; roof material replaced; historic one-over-one, double-hung wood windows on the gambrel and dormers likely replaced; storm sashes at first and second stories; stoop painted, and railing replaced; alarm box at second story

Secondary (North) Facade: Original wood siding likely replaced; historic one-over-one, double-hung wood windows on the gambrel and dormer likely replaced; storm sashes at first and second stories; ventilation grille on the gambrel

Secondary (South) Facade: Original wood siding likely replaced; historic one-over-one, double-hung wood windows on the gambrel and dormer likely replaced; storm sashes at first and second stories; ventilation grille on the gambrel; ventilation outlet at first story

Site

Front yard; concrete walkway to front porch and rear entrance; concrete driveway; non-historic driveway gate; secondary concrete-block rear garage with hipped roof (John J. Carroll, 1925)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

"New Buildings," *Real Estate Record and Builders' Guide* (February 27, 1897), 361; Lain & Healy's Brooklyn Directory for the Year Ending May 1st, 1899 (Brooklyn: Lain & Healy, 1898), 1313; Department of Buildings, Borough of Brooklyn, New Building Permit 7997-1925; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

252 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 14
BIN: 3118337

Date(s): c. 1894 (NB 1243-1894)
Architect(s) / Builder(s): William H. Wirth; Builder John C. Sawkins
Owner(s) / Developer(s): William Leissler
Type: Free-standing House
Style(s): Altered Queen Anne/Colonial Revival
Stories: 2½ and basement
Material(s): Wood

Status: Non-Contributing

History, Significance and Notable Characteristics

No. 252 Rugby Road is an Altered Queen Anne/Colonial Revival-style free-standing house designed by William H. Wirth and built by John C. Sawkins for William Leissler, c. 1894, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. The house was heavily altered c. 2024.

The house's design blended elements of the Queen Anne and Colonial Revival styles. Historic Queen Anne-style features include its asymmetric form, including its first-story angled bay; wraparound porch; and second-story asymmetric window openings. Its side-facing gable roof, featuring boxed eaves and dormer, is more typical of the Colonial Revival style.

Secondary (North) Facade: Similar to the primary facade, this facade features square-headed window openings.

Secondary (South) Facade: Similar to the primary facade, this facade features a first-story oriel and square-headed window openings

Alterations

Primary (East) Facade: Wood clapboard siding replaced; porch and classical columns replaced; historic one-over-one, double-hung windows and enframements replaced; historic main-entrance door replaced; two southernmost window openings on the second-story merged; historic cornice with Renaissance-Revival style festoons removed; three window openings on dormer merged into Palladian window; gambrel dormer roof removed; latticework within porch base openings likely replaced; stoop replaced

Secondary (North) Facade: Wood clapboard siding replaced; first-story westernmost windows likely infilled; historic windows and enframements replaced; window openings added/altered at second story and gable; latticework within porch base openings likely replaced

Secondary (South) Facade: Wood clapboard siding replaced; easternmost first-story window removed and opening infilled; second-story window opening placement altered and new opening installed; window opening on gable enlarged into Palladian opening; historic windows and enframements replaced; latticework within the porch base openings likely replaced

Site

Front and side yards; concrete walkways to front porch and rear yard; concrete driveway, non-historic driveway gate and fence at rear yard; non-historic pergola in rear yard; secondary rear garage

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, City of Brooklyn, New Building Permit 1243-1901; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

258 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 16
BIN: 3118338

Date(s): c. 1896 (NB 1161-1896)
Architect(s) / Builder(s): Harry B. Hawkins
Owner(s) / Developer(s): William Hawkins
Type: Free-standing House
Style(s): Queen Anne/Colonial Revival
Stories: 2½ and basement
Material(s): Wood; brick; artificial siding

Status: Contributing

History, Significance and Notable Characteristics

No. 258 Rugby Road is a free-standing Queen Anne/Colonial Revival-style house designed by Harry B. Hawkins and built by William Hawkins c. 1896, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

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 second-story angled bay, and wraparound porch. Its hipped roof with hipped dormer featuring paired windows is more typical of the Colonial Revival style. The house retains its one-over-one, double-hung dormer windows with diamond-pane upper sashes.

Secondary (North) Facade: Similar to the primary facade, this facade has a hipped dormer featuring paired windows, and square-headed windows throughout. It retains its paired second-story leaded-glass casement windows.

Secondary (South) Facade: Similar to the primary facade, this facade features square-headed windows throughout, and a possibly historic first-story oriel.

Alterations

Primary (East) Facade: Wood clapboard siding replaced; roof material replaced; porch and picket railings removed; wood porch columns replaced with brick columns; porch partially

enclosed; one-over-one, double-hung wood windows and simple molded wood enframements replaced; storm sashes; historic main-entrance door and its simple molded wood enframement replaced; stoop replaced; porch base openings infilled

Secondary (North) Facade: Wood clapboard siding replaced; two westernmost first- and second-story window openings reconfigured; easternmost first-story window opening sill raised; one-over-one, double-hung wood windows and simple molded wood enframements replaced; security lights and camera; through-wall air conditioner; vent below eave; metal roof exhaust; rear one-story covered porch partially visible

Secondary (South) Facade: Wood clapboard siding replaced; historic one-over-one, double-hung wood windows and simple molded wood enframements replaced; likely non-historic shed roof dormer featuring a non-historic tripartite window; non-historic oriel sashes and brackets; through-wall air conditioner

Site

Front and side yards; concrete walkway to front porch; concrete driveway; secondary concrete-block garage (1909) with replacement door and non-historic siding

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, City of Brooklyn, New Building Permit 1161-1896, and Borough of Brooklyn New Building Permit 5067-1909; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

264 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 18
BIN: 3118339

Date(s): c. 1898 (NB 1176-1898)
Architect(s) / Builder(s): Thomas Bennett
Owner(s) / Developer(s): Stephen C. and Joseph S. Halstead
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. 264 Rugby Road is a free-standing Queen Anne-style house designed by Thomas Bennett and built by Stephen C. and Joseph S. Halstead c. 1898, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Queen Anne-style features of 264 Rugby Road include its asymmetrical design with first-story angled bay; wraparound porch with classical columns; second-story porch and

paired windows topped with a pedimented gable featuring an arched window flanked by two quarter-round windows; complex roof form composed of intersecting gable and hipped roofs; and an eyebrow dormer. The house retains its historic main-entrance enframing with fluted classical wood molding. It was converted from a single-family house to a two-family house c. 1938, adding the rear porch and terrace that are partially visible from the south facade.

Secondary (North) Facade: Similar to the main facade, this facade features a steep pedimented gable; a first- and second-story square-sided projecting bay with a flared second-story base; a hipped dormer; and square-headed window openings. The facade retains its multipane oculus.

Secondary (South) Facade: This facade features a first-story angled bay supporting a second-story square-sided bay with a flared base, crowned by a gable featuring an arched window; and square-headed window openings. The stoop for the rear porch, as well as a portion of the porch, are partially visible.

Alterations

Primary (East) Facade: First-story wood clapboard siding replaced with brick veneer; shingles replaced; roof material replaced; wood porch balusters removed; one-over-one, double-hung wood windows and simple molded wood enframements likely replaced; terrace enclosed with windows; stoop walls removed; stoop railings; stone porch base openings infilled with brick.

Secondary (North) Facade: First-story wood clapboard siding replaced with brick veneer; shingles replaced; easternmost arched and paneled window opening altered and new sashes installed; one-over-one, double-hung wood windows and simple molded wood enframements likely replaced

Secondary (South) Facade: First-story wood clapboard siding replaced with brick veneer; shingles replaced; one-over-one, double-hung wood windows and simple molded wood enframements likely replaced; arched window replaced

Site

Front yard; concrete walkway to front porch and rear porch; concrete driveway; non-historic rear garage

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1176-1898 and Alteration Permit 5141-1938; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

270 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 20
BIN: 3118340

Date(s): c. 1899 (NB 1176-1899)
Architect(s) / Builder(s): Thomas Bennett
Owner(s) / Developer(s): Stephen C. and Joseph S. Halstead
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. 270 Rugby Road is a free-standing Queen Anne-style house designed by Thomas Bennett and built by Stephen C. and Joseph S. Halstead c. 1898, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Queen Anne style features of 270 Rugby Road include its asymmetrical design with second-story enclosed porch, and paired windows topped with a pedimented gable featuring an arched window flanked by two quarter-round windows; complex roof form composed of intersecting gable and hipped roofs; and an eyebrow dormer. The porch was removed, and the first-story brick front extension added c. 1924, which remains today. The second-story porch was likely enclosed prior to c. 1940.

Secondary (North) Facade: Similar to the main facade, this facade features a steep pedimented gable; two-story angled bay with flared second story base; a flared hipped dormer; and square-headed window openings. The angled bay retains its stained-glass horizontal square-headed window.

Secondary (South) Facade: Similar to the main facade, this facade features a first-story angled bay supporting a second-story square-sided bay flared at the base and crowned with a gable featuring an arched window.

Alterations

Primary (East) Facade: Second-story and gable shingle siding replaced; roof material replaced; one-over-one double-hung windows replaced; six-over-six paired windows on first-story extension replaced; south facing casement window on the enclosed second-story porch infilled; stoop replaced; main-entrance door replaced; simple molded window and door enframements replaced; security camera on first-story extension

Secondary (North) Facade: Shingles replaced; double-hung windows replaced; likely non-historic brick rear extension partially visible; light fixture on first-story extension; security camera on rear extension

Secondary (South) Facade: Shingles replaced; double-hung wood windows and simple molded wood enframements replaced; arched window replaced; basement openings infilled; basement utility box; first-story light fixture and satellite dish

Site

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

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit NB 1176-1899; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

276 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 22
BIN: 3118341

Date(s): c. 1899
Architect(s) / Builder(s): Thomas Bennett
Owner(s) / Developer(s): Stephen C. Halstead
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 276 Rugby Road is a free-standing Queen Anne-style house designed by Thomas Bennett and built by Stephen C. Halstead c. 1899, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Queen Anne-style features of 276 Rugby Road include its asymmetrical design with two-story angled bay topped with a pediment; wraparound porch with pediment; complex roof form composed of intersecting gable and hipped roofs and an eyebrow dormer; and wood clapboard and shingle siding. The house appears to retain its historic one-over-one, double-hung wood windows with simple molded wood enframements, and its stained-glass first-story window.

Secondary (North) Facade: Similar to the primary facade, this clapboard and shingle facade features a two-story angled bay with flared second-story bay base topped with a pedimented gable; and one-over-one, double-hung windows with simple molded wood enframements. This facade retains stained-glass windows in its easternmost first-story opening and on the angled bay.

Secondary (South Facade): Similar to the primary facade, this facade features a pedimented gable and one-over-one, double-hung windows with simple molded wood enframements.

Alterations

Primary (East) Facade: Roof material replaced; porch columns and picket railings replaced; stoop railings; historic wood-and-glass double-leaf main entrance door replaced; festoons on porch pediment removed; storm sashes; foliated brackets below attic-story pediment removed; wood lattice within porch base openings replaced; mailbox by door

Secondary (North) Facade: Wood lattice within porch base openings replaced; non-historic patio with railing partially visible at rear

Secondary (South) Facade: Wood lattice within porch base openings replaced; first-story through-wall air conditioner; fire escape

Site

Front yard; concrete walkway to front porch; concrete driveway with grass strips; secondary wood garage with wood clapboard siding and historic doors

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

“Brooklyn,” *Real Estate Record and Builders’ Guide* (April 15, 1899), 676; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

282 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 24
BIN: 3118342

Date(s): c. 1899

Architect(s) / Builder(s): Thomas Bennett

Owner(s) / Developer(s): Stephen C. Halstead

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. 282 Rugby Road is a free-standing Queen Anne-style house designed by Thomas Bennett and built by Stephen C. Halstead c. 1899, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush’s early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Queen Anne-style features of 282 Rugby Road include its asymmetrical design with a two-story angled bay topped with a pedimented gable; wraparound porch with classical columns and picket railings; complex roof form composed of intersecting gable and hipped roofs; and eyebrow dormer. The house retains its possibly historic one-over-one, double-hung windows with simple molded wood enframements, possibly historic wood-and-glass door with classical fluted surround, and stained-glass first-story window.

Secondary (North Facade): Similar to the primary facade, this facade features a two-story angled bay topped with a pedimented gable; and possibly historic one-over-one, double-hung windows within simple molded wood enframements. It retains two stained-glass first-story windows.

Secondary (South Facade): Similar to the primary facade, this facade features a pedimented gable; and has possibly historic one-over-one, double-hung windows with simple molded wood enframements.

Alterations

Primary (East) Facade: First-story wood clapboard siding replaced; second- and attic-story shingles replaced with artificial siding; roof material replaced; foliated brackets below pediment removed; storm sashes; stoop railing; security camera on first-story window

Secondary (North) Facade: Wood clapboard siding and shingles replaced; storm sashes; spiral metal staircase visible at rear

Secondary (South) Facade: Wood clapboard siding and shingles replaced; rooftop solar panels; storm sashes; easternmost second-story window opening infilled; first-story through-wall air conditioner

Site

Front yard; concrete walkway to front porch; concrete driveway with grass strips; non-historic fence and gate across driveway

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

“Brooklyn,” *Real Estate Record and Builders’ Guide* (April 15, 1899), 676; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

288 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 26

BIN: 3118343

Date(s): c. 1904
Architect(s) / Builder(s): Ernest Greene
Owner(s) / Developer(s): C. F. Bond
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. 288 Rugby Road is a free-standing Colonial Revival-style house designed by Ernest Greene and built by C. F. Bond c. 1904, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush’s early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Colonial Revival-style features of 288 Rugby Road include its porch with paired classical columns; and side-facing gable roof featuring paired gable dormers with boxed eaves

and arched windows. The house retains a likely historic first-story one-over-one, double-hung window and its simple molded wood enframingent.

Secondary (North) Facade: This facade features a gable with boxed eaves and slightly flared second-story base. It retains its first-story easternmost stained-glass window.

Secondary (South) Facade: Similar to north facade, this facade features a two-story angled bay and superimposed gables with boxed eaves; and a slightly flared second-story base. The angled bay retains its stained-glass window at the first story and leaded-glass multipane window at the second story.

Alterations

Primary (East) Facade: Historic shingles replaced; second-story angled bay and enclosed second story porch replaced by full-width extension with non-historic windows; front porch partially enclosed with non-historic windows and door; arched dormer windows with curved-muntin upper sashes and six-pane lower sashes replaced; simple molded wood window enframements removed (except as noted); historic main entrance door and surround replaced; stoop cheek walls replaced with railings; roof material replaced; rooftop solar panels

Secondary (North) Facade: Double-hung one-over-one windows and their simple molded wood enframements replaced; non-historic doors and awning; first-story security camera and light fixture; second-story vent and grille

Secondary (South) Facade: Double-hung one-over-one windows and their simple molded wood enframements likely replaced; non-historic windows on enclosed porch; rooftop solar panels; basement air-conditioning units; second-story light fixture; wood lattice within brick porch base openings likely replaced; grilles on basement openings

Site

Front yard; brick walkway to front porch; concrete driveway; secondary concrete-block garage with replacement doors (Abraham Beltzer, 1952)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (July 23, 1904), 231; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; Department of Buildings, Borough of Brooklyn, New Building Permit 460-1952

296 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 28
BIN: 3118344

Date(s): c. 1903 (NB 1316-1903)
Architect(s) / Builder(s): Pohlman & Patrick
Owner(s) / Developer(s): Joseph S. Halstead
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. 296 Rugby Road is a free-standing Queen Anne-style house designed by Pohlman & Patrick and built by Joseph S. Halsted c. 1903, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Queen Anne-style features of 296 Rugby Road include its asymmetrical design with first-story angled bay; wraparound porch with classical columns and balusters; second-story porch with classical columns; complex roof form composed of intersecting gable and hipped roofs; gable with boxed eaves and paired windows; and eyebrow dormer. The house retains its one-over-one, double-hung windows; wood-and-glass double-leaf main-entrance door; stained-glass first-story window; simple molded wood window and door enframements; and wood lattice within the porch base openings.

Secondary (North) Facade: Similar to the primary facade, this facade features a first-story angled bay supporting a second-story square-sided bay crowned with a gable with boxed eaves and an arched window; possibly historic one-over-one, double-hung windows and simple molded wood window enframements; and a slightly flared second-story base. The angled bay retains its stained-glass window.

Secondary (South) Facade: Similar to primary facade, this facade features a steep gable and a hipped dormer; possibly historic one-over-one, double-hung windows and simple molded wood window enframements; and a slightly flared second-story base. The facade retains its oval multipane window; and tall tripartite leaded- and stained-glass arched window with wooden middle spandrel panel.

Alterations

Primary (East) Facade: First-story wood clapboard siding, and second- and attic-story shingle siding, replaced; roof material replaced; partial porch enclosure with east facing door; storm sashes and storm door on the second-story porch; stoop and railings replaced; wood lattice within the porch base openings likely replaced; roof material replaced

Secondary (North) Facade: Historic wood siding replaced; through-wall first-story air conditioner; awning over first-story window; storm sashes; wood lattice within porch base opening likely replaced; roof material replaced

Secondary (South) Facade: Historic wood siding replaced; fire escape; through-wall first-story air conditioner; storm sashes; wood lattice within porch base opening likely replaced; roof material replaced

Site

Front-yard planting beds; concrete walkway to front porch; concrete driveway with non-historic gate

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Building, Borough of Brooklyn, New Building Permit 1316-1903; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

300 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 30
BIN: 3118345

Date(s): c. 1901 (NB 1869-1901)
Architect(s) / Builder(s): William A. Goericke
Owner(s) / Developer(s): Mary E. Bond
Type: Free-standing House
Style(s): Colonial Revival
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 300 Rugby Road is a free-standing Colonial Revival-style house designed by William A. Goericke and built by Mary E. Bond c. 1901, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the 1901 purchase of the former Catharine Lott farm within the southern portion of the historic district by the T. B. Ackerson Construction Company, which acted as the primary developer of this section between 1901 and 1905. This house was one of the relatively few houses in this section built by an owner or developer other than the Ackerson Company.

Historic Colonial Revival-style features of 300 Rugby Road include its shingled facades with symmetrical design, including a porch with classical columns and picket railings; symmetrical second-story angled bays; hipped roof with slightly flared eaves and a wood frieze below; and a hipped dormer with triple window. The house also retains its possibly historic wood-and-glass double-leaf main entrance door, and simple molded wood window and door enframements.

Secondary (North) Facade: Similar to the main facade, this shingled facade features a hipped dormer with triple windows. It retains its simple molded wood window enframements and prominent leaded-glass window with multi-colored panes, and brick chimney.

Secondary (South) Facade: Similar to the main facade, this shingled facade features a two-story angled bay; two hipped dormers with one-over-one, double-hung windows; and simple molded wood window enframements.

Alterations

Primary (East) Facade: One-over-one, double-hung wood windows likely replaced; stoop replaced; wood lattice within porch base openings replaced; storm sashes; roof material replaced

Secondary (North) Facade: One-over-one, double-hung wood windows likely replaced; second-story middle double-hung one-over-one window replaced; storm sashes; security grilles on basement openings; roof material replaced

Secondary (South) Facade: One-over-one, double-hung wood windows likely replaced; storm sashes; security grilles on basement openings; roof material replaced

Site

Front yard planting beds; concrete walkway to front porch; concrete driveway with grass strips; secondary concrete-block garage with hipped roof and replacement door

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1869-1901; “Conveyances,” *Real Estate Record and Builders’ Guide* (December 21, 1901), 898; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

306 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 32
BIN: 3118346

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): Stone; wood; stucco

Status: Contributing

History, Significance and Notable Characteristics

No. 306 Rugby Road is a free-standing Queen Anne-style house designed by Arlington D. Isham and built by William H. Sawkins c. 1904, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the 1901 purchase of the former Catharine Lott farm within the southern portion of the historic district by the T. B. Ackerson Construction Company, which acted as the primary developer of this section between 1901 and 1905. This house was one of the relatively few houses in this section built by an owner or developer other than the Ackerson Company.

Historic Queen Anne-style features of 306 Rugby Road include its asymmetrical design with first-story angled bay with leaded-glass side windows and wood panels; porch with paired classical columns, picket railings, and a pediment; second-story angled and square bays; and rough-faced stone first-story and shingle-clad second story. Tudor-style features, such as the house’s half-timbered gable with slightly flared boxed eaves, and paired window with diamond-pane upper sashes, were often incorporated into the Queen Anne style. The house retains its one-over-one, double-hung windows; simple molded wood window enframements; stained-glass first-story transom; and wood lattice within its stone porch base openings.

Secondary (North) Facade: Similar to the main facade, this facade is treated with rough-cut stone and shingles, featuring a second-story square oriel with a flared base and four-part window with a leaded-glass transom; and a half-timbered gable dormer with a window with diamond-pane upper sash. The facade retains its one-over-one, double-hung windows; simple molded wood window enframements; and brick chimney.

Secondary (South) Facade: Similar to the main facade, this facade is treated with rough-cut stone and shingle, featuring a first-story square bay with tripartite window and a half-timbered, gable dormer with a diamond-pane upper sash. The facade retains its one-over-one, double-hung windows; simple molded wood window enframements; stained-glass easternmost first-story window; and stained-glass one-over-one double hung second-story window. A one-story rear extension is partially visible.

Alterations

Primary (East) Facade: Roof material replaced; picket porch railing partially removed; historic main-entrance door replaced; stoop replaced

Secondary (North) Facade: First-story middle double-hung one-over-one window opening infilled; sill of westernmost window opening raised, and window replaced; security grilles on basement openings; roof material replaced

Secondary (South) Facade: Security grilles on basement openings; roof material replaced

Site

Front and side yards; concrete walkway to front porch and rear yard; concrete driveway with grass strips; secondary concrete-block garage with replacement door

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (July 23, 1904), 230; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

312 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 58
BIN: 3118359

Date(s): c. 1902 (NB 405-1902)
Architect(s) / Builder(s): Benjamin Driesler
Owner(s) / Developer(s): T. B. Ackerson Construction Company
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. 312 Rugby Road is a free-standing Colonial Revival-style house designed by Benjamin Driesler for the T. B. Ackerson Construction Company c. 1902, following the electrification of

the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Colonial Revival-style features of 312 Rugby Road include its symmetrical design with two-story porch, supported by square, classical columns with Corinthian capitals; turned wood balusters on upper and lower porches; three angled bays and one square bay; and attic-story gable with four-part window crowned by a swan's-neck pediment. The house has possibly historic one-over-one, double-hung first- and second-story wood windows and a classical main-entrance door surround; and wood lattice within its brick porch base openings. It was converted from a single-family house to a two-family house c. 1937.

Secondary (North) Facade: Similar to the main facade, this facade also features a first-story oriel, and a gable dormer with paired arched windows and boxed eaves. The facade has possibly historic one-over-one, double-hung wood windows and simple molded wood window enframements. Its brick chimney is visible.

Secondary (South) Facade: Similar to main facade, this facade also features a two-story angled bay, the upper one smaller than the lower one; and a gable dormer featuring paired arched windows and boxed eaves. The facade has possibly historic one-over-one, double-hung wood windows; simple molded wood window enframements; and wood lattice within its brick porch base openings. Its brick chimney is visible.

Alterations

Primary (East) Facade: First- and second-story wood clapboard, and attic-story shingle siding replaced; roof material replaced; storm sashes; historic door replaced; stoop replaced; gable windows with diamond-pane upper sashes replaced; rooftop railing with square paneled posts removed

Secondary (North) Facade: Wood clapboard and shingle siding replaced; second-story easternmost one-over-one double-hung window opening infilled; door likely replaced; arched windows on the gable dormer likely replaced; light fixtures above door; utility boxes; basement security grilles

Secondary (South) Facade: Wood clapboard and shingle siding replaced; basement security grilles; light fixture on the bay

Site

Front and side yards; concrete walkway to front porch; concrete driveway with grass strips and non-historic driveway gate; secondary concrete-block garage with replacement door

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 405-1902 and Alteration Permit 11783-1937; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

318 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 60
BIN: 3118360

Date(s): c. 1903 (NB 985-1903)
Architect(s) / Builder(s): Harry B. Hawkins
Owner(s) / Developer(s): William Hawkins
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 318 Rugby Road is a free-standing Queen Anne-style house designed by Harry B. Hawkins and built by William Hawkins c. 1903, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the 1901 purchase of the former Catharine Lott farm within the southern portion of the historic district by the T. B. Ackerson Construction Company, which acted as the primary developer of this section between 1901 and 1905. This house was one of the relatively few houses in this section built by an owner or developer other than the Ackerson Company.

Historic Queen Anne-style features of 318 Rugby Road include its asymmetrical first-story composition featuring a wraparound porch with classical columns, plinths and wood balusters; angled bay; off-center main entrance door and square window; and paired second-story angled bays crowned with a gabled roof featuring a tripartite window with denticulated and bracketed wood ornament above. Other historic features include its wood clapboard and shingle cladding; simple wood window and door enframements; first-story stained-glass window; historic wood-and-glass double-leaf main-entrance door; and wood lattice within the openings of its stone porch base.

Secondary (North) Facade: Similar to the primary facade, and clad with wood clapboards and shingles, this facade features a first-story angled bay supporting a second-story square-sided bay, and gable dormer with paired windows. The facade retains its simple molded wood window enframements; two stained-glass windows; dormer windows; and wood lattice within its porch base opening.

Secondary (South) Facade: Similar to the primary facade, and clad with wood clapboards and shingles, this facade features a first-story angled bay and gable dormer with paired windows. The facade retains its simple molded wood window enframements; dormer windows; and wood lattice within its porch base opening.

Alterations

Primary (East) Facade: Double-hung one-over-one windows replaced; storm sashes; roof material replaced; historic stoop with cheek walls replaced

Secondary (North) Facade: Double-hung one-over-one windows replaced; pole on the dormer

Secondary (South) Facade: Double-hung one-over-one windows replaced

Site

Front and side yards; concrete walkway to front porch; concrete driveway with grass strip; secondary concrete-block garage with hipped roof and replacement door (James W. Magrath, 1922).

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 985-1903 and 4659-1922; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

324 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 62
BIN: 3118361

Date(s): c. 1902 (NB 148-1902)

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

Owner(s) / Developer(s): T. B. Ackerson Construction Company

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. 324 Rugby Road is a free-standing Queen Anne-style house designed by A. White Pierce and built by the T. B. Ackerson Company c. 1902, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles. The house's design blends elements of the Queen Anne and Colonial Revival styles.

Historic Queen Anne-style features include its asymmetrical first story with wraparound porch, angled bay, and off-center main entrance door; and its complex roof form composed of intersecting hipped and gabled roofs. Its symmetrical second-story angled bays topped with a three-bay gable dormer with boxed eaves, and the classical columns of the porch, are more typical of the Colonial Revival style. Clad in wood clapboard and shingle siding, the house retains its likely historic molded wood window enframements, as well as its historic first-story tripartite leaded-glass windows; and historic wood-and-glass double-leaf door within a modified Gibbs surround.

Secondary (North) Facade: Similar to the primary facade, this facade features a slightly flared second story base and a gable dormer. The facade retains its simple molded wood window enframements, and its brick chimney.

Secondary (South) Facade: Similar to the primary facade, this facade features a two-story angled bay, slightly flared at the second story base; a smaller angled bay; and a gable roof and gable dormer. The facade retains its simple molded wood window enframements; first-story tripartite leaded-glass windows; and leaded-glass window on the smaller bay.

Alterations

Primary (East) Facade: Roof material replaced; one-over-one double-hung windows likely replaced; storm sashes; dormer windows with lozenge-shaped upper panes in central window, and diamond panes in flanking windows, replaced; swan's-neck pediment above dormer window removed; widow's-walk railing shown in original drawings and Ackerson Construction Company photograph likely removed before c. 1940 and re-installed later; wood lattice within porch base openings likely replaced; stoop railings; first-story utility box and security camera by tripartite window

Secondary (North) Facade: Double-hung one-over-one windows likely replaced; storm sashes; wood lattice within porch base openings likely replaced; vent and grille on the second story; vent on the roof.

Secondary (South) Facade: Second-story easternmost square-headed window opening added; double-hung one-over-one windows likely replaced; storm sashes; security camera on angled bay; wood lattice within porch base openings likely replaced

Site

Front and side yards; concrete walkway to front porch and rear yard; concrete driveway with grass strips and non-historic driveway gate; non historic rear garage

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit NB 148-1902; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

East Side of Rugby Road

353 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 78
BIN: 3118401

Date(s): c. 1903
Architect(s) / Builder(s): A. White Pierce
Owner(s) / Developer(s): T. B. Ackerson Construction Company
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. 353 Rugby Road is a free-standing Colonial Revival-style house designed by A. White Pierce and built by the T. B. Ackerson Construction Company c. 1903, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Colonial Revival-style features of 353 Rugby Road include its clapboard siding and shallow side-gabled roof. It also retains its historic double-height angled bay. The house originally featured a two-story full-width porch with fluted square columns, shingled porch walls, and a denticulated cornice with brackets; it was replaced with the current one-story porch in 2016.

Secondary (North) Facade: This facade retains its second-story cornice and has square headed window openings.

Secondary (South) Facade: This facade features a two-story angled bay.

Alterations

Primary (West) Facade: Two-story front porch, columns, balustrade, stairs and handrails demolished and replaced with a single-story porch with shed roof; window opening between main entrance and angled bay removed; first- and second-story one-over-one double-hung wood windows replaced; wood shingle siding replaced; single-leaf entrance door with oval window replaced

Secondary (North) Facade: Window configuration, with paired windows in center of facade, altered; west door opening removed, and east door replaced; wood shingle siding replaced; light fixtures and conduit

Secondary (South) Facade: Windows replaced; wood shingle siding replaced

Site

Front yard; concrete walkway; concrete front parking pad

Sidewalk / Curb

Concrete with planting strip between sidewalk and concrete curb

References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (September 26, 1903), 570; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

349 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 80

BIN: 3118402

Date(s): c. 1904 (NB 998-1904)

Architect(s) / Builder(s): John B. Slee

Owner(s) / Developer(s): T. B. Ackerson Construction Company

Type: Free-standing House

Style(s): Queen Anne

Stories: 2½ and basement

Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 349 Rugby Road is a free-standing Queen Anne-style house designed by John B. Slee and built by the T. B. Ackerson Construction Company c. 1904, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Queen Anne-style features of 349 Rugby Road include its porch with simple wood railing, and piers with ornate brackets; shingle cladding; wood-and-glass main-entrance door; wood, double-hung one-over-one windows and stained-glass window adjacent to the main entrance; flatboard trim; steep cross-gable roof; and tripartite window at the attic. The attic level overhangs a pair of second-story angled bays, supported by brackets.

Secondary (North) Facade: This facade features a one-story angled bay towards the rear as well as a stained-glass window.

Secondary (South) Facade: This facade features a one-story angled bay towards the rear.

Alterations

Primary (West) Facade: Storm sashes installed; porch stair railing added

Secondary (North) Facade: Storm sashes installed

Secondary (South) Facade: Storm sashes installed

Site

Front yard and side yards; concrete walkway to front porch; concrete driveway with grass center strip leading to a secondary concrete-block rear garage with hipped roof (Robert T. Schaefer, 1918)

Sidewalk / Curb

Concrete with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 998-1904 and 2470-1918; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

341 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 82
BIN: 3118403

Date(s): c. 1901 (NB 1140-1901)
Architect(s) / Builder(s): A. White Pierce
Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing House
Style(s): Shingle
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 341 Rugby Road is a free-standing Shingle-style house designed by A. White Pierce and built by the T. B. Ackerson Construction Company c. 1901, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Shingle-style features of 341 Rugby Road include its extensive use of wood shingles; its angled second-story bay set beneath a deep overhang; its varying window shapes and sizes; simple enframements; large gable with shingled brackets; and spare use of historic ornament, including its pilastered main-entrance surround, first-story oval window with stained-glass sash and keystone surround, and Tuscan grouped porch columns resting on shingled pillars. The second-story projection was originally an open balcony that was enclosed before c. 1940. The two-story gambrel-shaped gable on the north facade containing irregularly placed windows of varying sizes is also characteristic of the Shingle style. The stoop with shingled cheek walls is a restoration of the original, which was replaced with a brick stoop before c. 1940.

Secondary (North) Facade:

The north facade's prominent gambrel-shaped gable contains a tripartite window topped with a fan molding, overhanging an oriel window containing historic diamond-pane double-hung windows. A gable dormer sits towards the rear of this facade.

Secondary (South) Facade: The porch wraps the corner of this facade and features an angled bay towards the rear. The attic-story gable overhangs the lower levels and is supported by shingled brackets.

Alterations

Primary (West) Facade: Attic-story Palladian-form window and pointed arch enframing reconfigured to squared opening; narrow multipane casement windows on second-story projection replaced with single plate-glass window; central window on second-story angled bay with multipane upper sash replaced; entrance door replaced

Secondary (North) Facade: Second-story multipane casement windows on front projection replaced with three plate-glass windows

Secondary (South) Facade: Windows replaced; gable recess removed, and windows installed flush with wall

Site

Front yard; concrete walkway; brick walkway; concrete driveway with grass center strip; secondary concrete-block rear garage with hipped roof and replacement door (Charles Plunkett, 1922)

Sidewalk / Curb

Concrete with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1140-1901 and 7117-1922; T.B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

335 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 84
BIN: 3118404

Date(s): c. 1904 (NB 1020-1904)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): T. B. Ackerson Construction Company

Type: Free-standing House

Style(s): Shingle

Stories: 2½ and basement

Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 335 Rugby Road is a free-standing Shingle-style house designed by Benjamin Driesler and built by the T. B. Ackerson Construction Company c. 1904, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Shingle-style features of 335 Rugby Road include its extensive use of wood shingles; its angled second-story bays set beneath a deep attic-story overhang; and spare use of historic ornament, which includes its pilastered main-entrance surround with molded cornice, molded first-story window enframements, Tuscan porch columns, and Palladian attic-story window set within a surround with Ionic pilasters. The window retains its historic sashes, which include a central top sash with round-arched muntins flanked by four-over-four double-hung windows. The gable has a slight flare above the front eave. Before c. 1940, the porch was enclosed; this enclosure was removed after c. 1985.

Secondary (North) Facade: This facade features a one-story angled oriel containing a stained-glass window and square-headed windows scattered across the facade. It is crowned by a gable dormer.

Secondary (South) Facade: The south facade is similar to the north facade, containing a two-story angled bay. A stained-glass window is located on the first story toward the front facade.

Alterations

Primary (West) Facade: Storm sashes installed

Secondary (North) Facade: Most windows replaced

Secondary (South) Facade: Windows replaced; glass-block window added at second story

Site

Front yard; concrete walkway; secondary concrete-block rear garage with hipped roof and replacement door (William A. Lacrenza, 1925)

Sidewalk / Curb

Concrete with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1040-1904 and 16321-1925; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

329 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 86
BIN: 3118405

Date(s): c. 1902 (NB 257-1902)

Architect(s) / Builder(s): John A. Davidson

Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 329 Rugby Road is a free-standing Queen Anne-style house designed by John A. Davidson and built by the T. B. Ackerson Construction Company c. 1902, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Queen Anne-style features of 329 Rugby Road include its asymmetrical composition; first-story projecting bay; porch with simple wood railing; shingle cladding; paneled wood-and-glass main-entrance door; flatboard trim; steep intersecting roof forms; and prominent angled tower located at the corner. Other historic features include the first-story stained-glass window transoms.

Secondary (North) Facade: This facade has a square shallow full-height projection supported by brackets and containing a large pedimented multipane window beneath a Palladian window at the attic level, and a crowning gable. To the rear of that sits a side entrance.

Secondary (South) Facade: On this facade, a one-story square projection with shed roof sits near the front, and angled bay toward the rear of the house. Both contain windows with transoms. A hipped-roof dormer crowns the facade.

Alterations

Primary (West) Facade: Oval second-story window opening between tower and square-sided projecting bay converted to square-headed window opening prior to c. 1940; second- and attic-story windows with diamond-pane upper sashes replaced; porch stair railing added; porch columns replaced with similar, though less-detailed columns, and balustrade replaced

Secondary (North) Facade: None apparent

Secondary (South) Facade: Rooftop solar panels

Site

Front and side yards; concrete walkway; concrete driveway leading to a secondary concrete-block rear garage with hipped roof with a solar panel (John Joe Carroll, 1926); book box on post located near sidewalk

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 257-1902 and 13667-1926; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

323 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 88
BIN: 3118406

Date(s): c. 1909 (NB 3192-1909)
Architect(s) / Builder(s): Slee & Bryson
Owner(s) / Developer(s): Daniel O. Scofield
Type: Free-standing House
Style(s): Colonial Revival/Arts & Crafts
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 323 Rugby Road is a free-standing Colonial Revival/Arts and Crafts-style house designed by Slee & Bryson and built by Daniel O. Scofield c. 1909, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the 1901 purchase of the former Catharine Lott farm within the southern portion of the historic district by the T. B. Ackerson Construction Company, which acted as the primary developer of this section between 1901 and 1905. This house was one of the relatively few houses in this section built by an owner or developer other than the Ackerson Company.

The house's design blends elements of the Colonial Revival and Arts and Crafts styles. Historic Arts and Crafts-style features include its asymmetry, main-entrance door with diamond-pane window, diamond-pane casement window adjacent to the entrance, diamond ornament over entrance, grouping of casement windows on the first story, and shingle patterning, while its arched portico supported by Tuscan columns other classically inspired detail are more characteristic of the Colonial Revival style. Other historic features include the house's front terrace, nine-over-one second-story windows, brick chimney, and gable dormer.

Secondary (North) Facade: This facade features square-headed window openings spaced across the facade, including a tripartite window, and a centrally located entrance. A shed-roof dormer with paired six-over-one double-hung windows sits atop the north rooftop. The eaves have exposed rafter tails.

Secondary (South) Facade: This facade is dominated by the second story extension situated above the side porch, which features Tuscan columns and a wood picket railing. Beyond this feature, a brick chimney and gable dormer are visible, as is an angled bay that is mostly obscured.

Alterations

Primary (West) Facade: Fully enclosed second story addition above south porch (1920); first-story and attic-story multipane casement windows replaced; two through-wall air conditioning

units; storm door and light fixture at entrance; storm sashes at second story; handrail at stairway; storm sashes

Secondary (North) Facade: Windows replaced; storm sashes; light fixture and storm door at entrance; wood ramp along facade leading to rear porch

Secondary (South) Facade: Windows replaced; storm sashes

Site

Front yard; concrete walkway; concrete driveway; secondary concrete-block rear garage with hipped roof (Lawrence A. Brennan, 1920)

Sidewalk / Curb

Concrete with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 3192-1909 and 10284-1920, and Alteration Permit 8374-1920; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

317 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 90

BIN: 3118407

Date(s): c. 1901

Architect(s) / Builder(s): John A. Davidson

Owner(s) / Developer(s): T. B. Ackerson Construction Company

Type: Free-standing House

Style(s): Queen Anne

Stories: 2½ and basement

Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 317 Rugby Road is a free-standing Queen Anne-style house designed by John A. Davidson and built by the T. B. Ackerson Construction Company c. 1901, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Queen Anne-style features of 317 Rugby Road include its full-width porch with arched entrance, shingled piers, pediment, and wood railing with turned spindles; first-story wood clapboard and upper-story shingle cladding; paneled wood-and-glass main-entrance door; flatboard trim; pedimented second-story window surround; and steep cross-gable roof. Historic double-hung windows with geometric-patterned upper sash are found at the second story, and one containing stained glass is located at the entrance. The front-facing gable is adorned with a slightly projecting tripartite window with a bracketed sill and pent roof

supported by brackets.

Secondary (North) Facade: This facade features two historic round-headed windows with geometric-patterned upper sashes.

Secondary (South) Facade: This facade features a two-story bay, angled at the first story and square sided above, containing stained glass windows, and a one-story bay closer to the front.

Alterations

Primary (West) Facade: Diamond-pane attic story windows replaced; storm sashes

Secondary (North) Facade: Storm sashes

Secondary (South) Facade: Storm sashes

Site

Front and side yards; concrete walkway to front porch; concrete driveway leading to a secondary concrete-block rear garage with hipped roof and replacement door, clad in stucco

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (July 6, 1901), X; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

311 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 92

BIN: 3118408

Date(s): c. 1904 (NB 1413-1904)

Architect(s) / Builder(s): Slee & Lapointe

Owner(s) / Developer(s): T. B. Ackerson Construction Company

Type: Free-standing House

Style(s): Queen Anne/Craftsman

Stories: 2½ and basement

Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 311 Rugby Road is a free-standing Queen Anne/Craftsman-style house designed by Slee & Lapointe and built by the T. B. Ackerson Construction Company c. 1904, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Queen Anne-style features of 311 Rugby Road include its steeply pitched cross-gable roof, off-center entrance, first-story angled bay, and spindle-work porch railings. Craftsman-style elements include its large, unadorned columns, and exposed roof beams beneath the front-facing gable. This house retains its historic wood-and-glass entrance door.

Secondary (North) Facade: The north facade features irregularly arranged windows, including a stained-glass window, and a continuation of the pent roof that wraps from the front around both side facades. A one-story angled bay sits below the eave.

Secondary (South) Facade: Like the north facade, the south facade features irregularly arranged windows, and a continuation of the pent roof from the front facade. A one-story angled bay containing a stained-glass window sits below this roof.

Alterations

Primary (West) Facade: Original wood shingles replaced with wider shingles; front steps with shingled cheek walls replaced; second-story railings with shingled posts replaced; one-over-one double-hung wood windows replaced

Secondary (North) Facade: Shingle siding replaced; historic one-over-one double-hung wood windows replaced; attic story expanded at rear in 1907

Secondary (South) Facade: Shingle siding replaced; historic one-over-one double-hung wood windows replaced

Site

Front yard; brick walkway; concrete driveway with grass center strip; wood fence and driveway gate; secondary wood rear garage with gabled roof and replacement door

Sidewalk / Curb

Concrete with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1413-1904 and Alteration Permit 13-1907; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

305 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 34
BIN: 3118380

Date(s): c. 1901 (NB 1819-1901)

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

Owner(s) / Developer(s): T. B. Ackerson Construction Company

Type: Free-standing House

Style(s): Colonial Revival

Stories: 2½ and basement

Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 305 Rugby Road is a free-standing Colonial Revival-style house designed by A. White Pierce and built by the T. B. Ackerson Construction Company c. 1901, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Colonial Revival-style features of 305 Rugby Road include its symmetrical composition; full-width porch with thick paneled piers; molded main-entrance surround with keystone; wood-and-glass front door; wood shingle siding; dentils at the porch eaves and atop the angled bay windows; simple molded window enframements; side-gabled roof; and two shed-roof dormers. The second story features paired angled bays beneath a deep roof overhang. Many of the windows are historic, with eight- and 16-over-one double-hung wood sashes at the second story, and four-over-one sashes at the attic. The house's curving brick front steps date from before c. 1940 but are not original to the house.

Secondary (North) Facade: This facade features a second-story angled oriel near the front of the house which contains windows with multipane upper sash. In the center of the facade sits a two-story angled bay containing a stained-glass window.

Secondary (South) Facade: This facade is similar to the north facade and features a second-story angled oriel near the front of the house. Towards the rear of the house sits a single-story angled bay containing a stained-glass sash beneath a squared bay on the second story. Windows with multipane upper sashes are present at the second story.

Alterations

Primary (West) Facade: Original side-facing front stoop with shingled front wall replaced before c. 1940; stoop railings installed; storm sashes installed

Secondary (North) Facade: Storm sashes installed

Secondary (South) Facade: Storm sashes installed

Site

Front yard lined with Belgian block at the perimeter and a raised brick flowerbed adjacent to porch; concrete walkway; concrete and brick driveway; wood and metal driveway fence and gate

Sidewalk / Curb

Concrete with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1819-1901; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

301 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 36
BIN: 3118381

Date(s): c. 1903 (NB 1318-1903)
Architect(s) / Builder(s): Pohlman & Patrick
Owner(s) / Developer(s): Joseph S. Halstead
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. 301 Rugby Road is a free-standing Queen Anne-style house designed by Pohlman & Patrick and built by Joseph S. Halsted c. 1903, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the 1901 purchase of the former Catharine Lott farm within the southern portion of the historic district by the T. B. Ackerson Construction Company, which acted as the primary developer of this section between 1901 and 1905. This house was one of the relatively few houses in this section built by an owner or developer other than the Ackerson Company.

Historic Queen Anne-style features of 301 Rugby Road include its asymmetrical composition; first-story clapboard, and second-story shingle siding; first- and second-story angled projecting bays; wraparound porch; wood, double-hung one-over-one windows; oval first-story window; flatboard trim; steep, intersecting roof forms; spare classical ornament, including Ionic porch columns and fluted door surround; and a steep front-facing double-gable roof, each containing a small window opening and eave returns.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade, with a two-story angled bay toward the rear containing stained-glass windows at the first and second stories, terminating in a gable.

Secondary (South) Facade: This facade is similar in its decorative treatment to the main facade, with a shallow squared two-story projection toward the rear, terminating in a shingled gable, and a round-arched stained-glass window. A stairway leads from the porch to the side yard.

Alterations

Primary (West) Facade: Windows replaced; porch stair railing added; wood porch railing with curved wood balusters replaced; front door replaced; light fixture added at front entrance; shingle siding replaced at attic story

Secondary (North) Facade: Some windows replaced; shingle siding replaced at attic story

Secondary (South) Facade: Some windows replaced

Site

Front and side yards; concrete walkway to front porch; concrete driveway with grass center strip leading to a secondary concrete-block rear garage with hipped roof and replacement door; wood fence and gate

Sidewalk / Curb

Concrete with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1318-1903; New York City

293 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 38
BIN: 3118382

Date(s): c. 1901 (NB 1284-1901)

Architect(s) / Builder(s): John J. Petit

Owner(s) / Developer(s): T. B. Ackerson Construction Company

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. 293 Rugby Road is a free-standing Queen Anne/Colonial Revival-style house designed by John J. Petit and built by the T. B. Ackerson Construction Company c. 1901, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

The house's design blends elements of the Queen Anne and Colonial Revival styles. Historic Queen Anne-style features include its slight asymmetry including its first-story projecting bay and wraparound porch, while its symmetrical second story, corner pilasters, hipped roof, and hipped-roof side dormer are more characteristic of the Colonial Revival style. Its first- and second-story wood clapboard, and gable shingle siding, square porch piers with ornate brackets, picket porch railing, classical main-entrance surround, simple window enframements, eave brackets, and gable dormer with Palladian window are characteristic of either style. Other historic features include its possibly original double-leaf wood-and-glass main-entrance door and Palladian window sashes, which have curved muntins within the central upper sash and diamond-pane upper sashes in the flanking windows. The second-story south porch is an early feature of the house, added before c. 1940.

Secondary (North) Facade: This facade features a shallow full-height squared projection containing a tripartite window on the first story and a round-arched window with curved upper-sash muntins on the second story. Square-headed window openings of varying sizes are irregularly spaced across the rest of the facade. A small one-over-one double-hung stained-glass window is located on the first story near the front, and there is a side entrance with hood. A two-story corner pilaster, similar to those of the main facade, is located at the rear.

Secondary (South) Facade: This facade features square-headed window openings of varying sizes irregularly spaced across the facade and a hipped-roof dormer. A two-story corner pilaster is located at the rear.

Alterations

Primary (West) Facade: First- and second-story windows replaced; Ionic capitals replaced with moldings on corner pilasters; second-story porch enclosed between c. 1940 and c. 1985; porch stairs replaced

Secondary (North) Facade: Storm sashes at some openings

Secondary (South) Facade: Storm sashes at some openings

Site

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

Sidewalk / Curb

Concrete with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1284-1901; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

285 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 40
BIN: 3118383

Date(s): c. 1905-10
Architect(s) / Builder(s): Not determined
Owner(s) / Developer(s): Not determined
Type: Free-standing House
Style(s): Queen Anne/Colonial Revival
Stories: 2½ and basement
Material(s): Wood; brick veneer

Status: Contributing

History, Significance and Notable Characteristics

No. 285 Rugby Road is a free-standing Queen Anne/Colonial Revival-style house built during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad

line in the mid-1890s commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. Although the house's construction has not been documented, according to maps and census records it was completed between 1905 and 1910, when it was owned and occupied by clergyman Crandall J. North and his family.

The house's design blends elements of the Queen Anne and Colonial Revival styles. Historic Queen Anne-style features include its asymmetry and complex roof form, while its Tuscan porch columns, gable dormer, and pedimented full-width porch are characteristic of either the Queen Anne or Colonial Revival style. Other historic features include the house's second-story porch and brick front steps. The front porch was enclosed before c. 1940.

Secondary (North) Facade: This facade features a first-story square bay with an angled second-story bay, and square-headed windows of various sizes.

Secondary (South) Facade: This facade features a two-story angled bay beneath the side gable, containing three windows. Square-headed windows of various sizes are scattered across the facade.

Alterations

Primary (West) Facade: Wood shingle siding replaced with brick veneer; multipane porch windows and upper-story one-over-one double-hung wood windows replaced; non-historic porch entrance door; plumbing vent pipes on front roof

Secondary (North) Facade: Wood shingle siding replaced with brick veneer; windows replaced

Secondary (South) Facade: Wood shingle siding replaced with brick veneer; windows replaced; two-story iron fire escape

Site

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

Sidewalk / Curb

Concrete with planting strip between sidewalk and concrete curb

References

Sanborn Map Company, *Insurance Maps of the Borough of Brooklyn, New York* (New York: Sanborn Map Company, 1905), Plate 37; U.S. Census Records, 1910; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

281 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 42
BIN: 3118384

Date(s): c. 1908 (NB 1229-1908)

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

Owner(s) / Developer(s): Edwin Sherwood

Type: Free-standing Two-family House

Style(s): Colonial Revival

Stories: 2½ and basement
Material(s): Wood; stone veneer

Status: Contributing

History, Significance and Notable Characteristics

No. 281 Rugby Road is a free-standing Colonial Revival-style two-family house designed by Arlington D. Isham and built by Edwin Sherwood c. 1908 during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Colonial Revival-style features of 281 Rugby Road include its two-story porch with Ionic columns; shingle second-story siding; dentils at the eaves; simple molded window enframements; and hipped-roof dormer. The fluted pilasters flanking the entrance door may be historic. The second story features an angled bay.

Secondary (North) Facade: This facade has several scattered square-headed window openings of varying sizes, and a two-story angled bay with stained-glass windows. The gable contains a group of four windows topped with arched molding.

Secondary (South) Facade: This facade has several scattered square-headed window openings of varying sizes, a shallow two-story squared bay, and an entrance. Similar to the north facade, this facade's gable end contains a group of four windows topped with arched molding.

Alterations

Primary (West) Facade: Front steps replaced; clapboard porch walls replaced with railing; first-story clapboard siding replaced with simulated stone cladding; door replaced, and pediment installed; three window openings with one-over-one double-hung wood windows on first-story projecting bay combined into single opening, and first-story window opening with one-over-one double-hung wood window between entrance and bay removed; historic one-over-one double-hung second-story wood windows replaced; double-hung wood windows with geometric-patterned upper sashes within dormer opening replaced

Secondary (North) Facade: One-over-one double-hung second-story wood windows replaced; double-hung wood windows with geometric-patterned upper sashes in gable replaced

Secondary (South) Facade: One-over-one double-hung second-story wood windows replaced; double-hung wood windows with geometric-patterned upper sashes in gable replaced; door replaced

Site

Front yard; concrete walkway; concrete driveway; secondary concrete-block rear garage with hipped roof and replacement door (Irving Kirshenblit, 1929)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1229-1908 and 13195-1929; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

277 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 44
BIN: 3118385

Date(s): c. 1896 (NB 1257-1896)
Architect(s) / Builder(s): Edward Constantin
Owner(s) / Developer(s): James Cochran
Type: Free-standing House
Style(s): Queen Anne/Colonial Revival
Stories: 2½ and basement
Material(s): Wood; stucco

Status: Contributing

History, Significance and Notable Characteristics

No. 277 Rugby Road is a free-standing Queen Anne/Colonial Revival-style house designed by Edward Constantin and built by James Cochran c. 1896 during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

The house's design blends elements of the Queen Anne and Colonial Revival styles. Historic Queen Anne-style features include its asymmetrical second story, and complex roof incorporating side gables, while its main-entrance surround is more characteristic of the Colonial Revival style. Its simple window moldings and its porch, which has Tuscan columns and a spindle railing, are typical of either the Colonial Revival or the Queen Anne style. Although the original porch was replaced with a porch with stuccoed walls and piers before c. 1940, the present porch, installed since c. 1985, re-creates the features of the original porch, as shown in Constantin's drawings. The wood-and-glass main-entrance door appears to be historic. Although the exterior was stuccoed before c. 1940, the house likely originally had wood siding.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade. Square-headed window openings are irregularly spaced and there is a single round-arched window, and a gable dormer, which also contains square-headed window openings.

Secondary (South) Facade: This facade features an angled first-story bay. Square-headed window openings are located at the second story and within the gable dormer.

Alterations

Primary (West) Facade: Porch stairs replaced, and railing added; sidelight glass at front door replaced; porch roof railing removed; northernmost second-story window opening shortened; second-story one-over-one double-hung wood windows replaced; replacement roof materials; decorative shutters installed; second-story through-wall air conditioner

Secondary (North) Facade: Windows replaced; replacement roof materials; through-wall air conditioner



Secondary (South) Facade: Windows replaced

Site

Front yard; concrete walkway; secondary, shared concrete-block rear garage with hipped roof and replacement door (NB 8394-1920)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, City of Brooklyn, New Building Permit 1257-1896; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

265 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 46
BIN: 3118386

Date(s): c. 1900

Architect(s) / Builder(s): Walter R. Lusher

Owner(s) / Developer(s): Walter R. Lusher

Type: Free-standing House

Style(s): Prairie

Stories: 2½ and basement

Material(s): Wood; stucco

Status: Contributing

History, Significance and Notable Characteristics

No. 265 Rugby Road was designed by Walter R. Lusher and built by him c. 1900, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

The house's present appearance is largely the result of alterations completed by the 1920s, which included the rebuilding of its porch, the coating of its facade with stucco, and the enclosure of the small second-story porch with windows (originally eight-pane casement sashes with three-pane transoms). The stylistic designation is based on its appearance following these changes. Historic Prairie-style features of 265 Rugby Road include its deep eaves, facade planes emphasizing horizontality, and broad square porch piers. It also features a hipped roof. Other historic features include the house's brick front steps with stuccoed cheek walls, diamond-pane first-story windows facing the porch, and hipped-roof dormer with tripartite window.

Secondary (North) Facade: This facade has square-headed window openings of varying sizes irregularly spaced across the facade, and large attic dormers with hipped roofs, each containing three windows.

Secondary (South) Facade: Similar to the north facade, this facade has square-headed window openings of varying sizes irregularly spaced across the facade, and a large attic dormer with hipped roof containing three windows. There is an entrance with wood door along the driveway.

Alterations

Primary (West) Facade: Multipane casement windows with transoms, and six-over-one double-hung windows replaced on first, second, and attic stories; brick porch piers painted or resurfaced in stucco; entrance door replaced

Secondary (North and South) Facades: Windows replaced

Site

Front yard; concrete walkway; secondary, shared concrete-block rear garage with hipped roof and replacement door (Robert Schaefer, 1920); wood fence

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 92-1900 and 8394-1920, and Alteration Permits 8409-1920 and 15443-1924; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

261 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 48
BIN: 3118387

Date(s): c. 1897 (NB 1215-1897)

Architect(s) / Builder(s): Thomas Bennett

Owner(s) / Developer(s): Joseph and Jessie T. Halstead

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. 261 Rugby Road is a free-standing Queen Anne-style house built by Joseph and Jessie T. Halstead c. 1897, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. The house has been extensively altered from its original appearance.

No. 261 Rugby Road was converted to a two-family dwelling in 1945, and following a subsequent conversion back to a single-family house around 2020, little historic fabric remains. Its original Queen Anne features included shingle siding; a porch with Tuscan columns standing on a shingled wall; first-story angled projecting bay; small second-story

porch with columns; pedimented second-story windows; jerkinhead roof; and tripartite attic windows. The house's historic "buggy shed," built in 1898 with room for both a carriage and horse stall, remains largely intact at the rear of the property.

Secondary (North) Facade: This facade is unadorned aside from several square-headed window openings. The facade plane steps back at the rear.

Secondary (South) Facade: This facade is similar to the north facade.

Alterations

Primary (West) Facade: Shingle siding replaced; porch base rebuilt in brick; porch columns and walls replaced with railings; first-story angled bay removed, and openings relocated; small second-story porch removed; jerkinhead roof removed; windows replaced

Secondary (North) Facade: Windows replaced

Secondary (South) Facade: Two-story angled bay altered to square-sided bay; windows replaced

Site

Front yard; concrete walkway; concrete driveway leading to a historic wood-frame carriage house (Walter R. Lusher, 1898) with replacement first-story doors, and clapboarded second story with paired ten-pane sashes within a gable

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, City of Brooklyn, New Building Permit 1215-1897, Borough of Brooklyn New Building Permit 763-1898, and Certificate of Occupancy 113180-1945; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

257 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 50
BIN: 3118388

Date(s): c. 1897

Architect(s) / Builder(s): Thomas Bennett

Owner(s) / Developer(s): Joseph S. Halstead

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. 257 Rugby Road is a free-standing Queen Anne-style house designed by Thomas Bennett and built by Joseph S. Halstead c. 1896, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early

suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Queen Anne-style features of 257 Rugby Road include its asymmetrical composition; wraparound porch; first-story angled projecting bay; paneled wood-and-glass main-entrance door; flatboard trim; steep, intersecting roof forms; spare classical ornament, including porch columns; and steep hipped roof with a gable-end dormer containing a Palladian window opening. A stained-glass window is adjacent to the front door; the brick front steps are also historic.

Secondary (North) Facade: This facade is similar in decorative treatment to the main facade, with square-headed window openings and a crowning gable.

Secondary (South) Facade: This facade is similar to the north facade but features a two-story angled bay terminating in a gable with window opening.

Alterations

Primary (West) Facade: Wood shingle siding replaced with artificial siding; south end of front porch enclosed between c. 1940 and c. 1985; front porch pediment removed; first- and second-story one-over-one double-hung wood windows, and round-arched gable window replaced; metal porch stair railing added; porch railing with turned balusters replaced

Secondary (North) Facade: Windows replaced

Secondary (South) Facade: Windows replaced; door hood toward rear

Site

Front and side yards; brick-paver walkway; concrete driveway

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

“New Buildings,” Real Estate Record and Builders’ Guide (November 6, 1897), 712; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; New York City Department of Finance Photograph (c. 1983-88), Municipal Archives

253 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 52

BIN: 3118389

Date(s): c. 1896 (NB 536-1896)

Architect(s) / Builder(s): Harry B. Hawkins

Owner(s) / Developer(s): William Hawkins

Type: Free-standing House

Style(s): Colonial Revival

Stories: 2½ and basement

Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 253 Rugby Road is a free-standing Colonial Revival-style house designed by Harry B. Hawkins and built by William Hawkins c. 1896, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Colonial Revival-style features of 253 Rugby Road include its full-width porch with Tuscan columns and simple wood railing; clapboard siding; simple door and window moldings; and hipped roof with hipped-roof dormer. The slight asymmetry of the front facade, which includes a first-story angled bay, reflects the waning influence of the Queen Anne style.

Secondary (North) Facade: This facade features a single-story square projecting bay with stained- or leaded-glass windows and square-headed window openings, and a hipped-roof dormer with window openings similar to that of the main facade. A window opening straddling the first and second stories contains paired stained- or leaded-glass sashes.

Secondary (South) Facade: This facade features square-headed window openings, and a hipped-roof dormer with window openings similar to that of the main facade.

Alterations

Primary (West) Facade: First- and second-story one-over-one double-hung wood windows replaced; stained-glass sash adjacent to main entrance replaced; satellite dish at second story; six-over-one double-hung wood dormer windows replaced; porch steps replaced with concrete steps and metal handrail added

Secondary (North) Facade: Windows, except for stained- or leaded-glass windows, replaced

Secondary (South) Facade: Windows replaced; first-story through-wall air conditioner

Site

Front yard; concrete walkway; concrete driveway; secondary rear garage with hipped roof and replacement door (Ernest Alicandri, 1933)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, City of Brooklyn, New Building Permit 536-1896 and Borough of Brooklyn New Building Permit 3752-1933; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

247 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 54
BIN: 3118390

Date(s): c. 1896

Architect(s) / Builder(s): Harry B. Hawkins

Owner(s) / Developer(s): William Hawkins

Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 247 Rugby Road is a free-standing Queen Anne-style house designed by Harry B. Hawkins and built by William Hawkins c. 1896, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Queen Anne-style features of 247 Rugby Road include its asymmetrical composition; porch with simple wood railing; shingle and clapboard cladding; first- and second-story angled projecting bays; flatboard trim; steep, intersecting roof forms; spare classical ornament, including porch columns; and prominent gambrel and hipped-roof dormers atop a steep side-facing gable roof with square-headed window openings. The brick front steps are also historic.

Secondary (North) Facade: The side facades are similar in their decorative treatment to the main facade, with first- and second-story frieze boards. On this facade, there is a squared shallow two-story projection with an angled base, crowned by a gable, toward the rear. Some openings appear to contain historic wood windows.

Secondary (South) Facade: The south facade features square-headed window openings

Alterations

Primary (West) Facade: Porch stair railing replaced; historic double-leaf wood-and-glass main-entrance door replaced with narrower door and sidelight; light fixture with conduit and date plaque flanking front entrance; historic first- and second-story one-over-one double-hung wood windows, and eight-over-one double-hung attic-story windows, replaced

Secondary (North) Facade: Storm sashes at some openings

Secondary (South) Facade: First- and second-story one-over-one double-hung wood windows, and attic-story 12-over-one double-hung wood windows, replaced

Site

Front and side yards; concrete walkway; shared concrete driveway with grass central strip leading to a shared, secondary concrete-block garage with a hipped roof (Chilton Dean, 1919); wood fence and gate at south facade

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

"New Buildings," *Real Estate Record and Builders' Guide* (May 23, 1896), 918; Department of Buildings, Borough of Brooklyn, New Building Permit 5324-1919; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

243 RUGBY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 56
BIN: 3118391

Date(s): c. 1899 (NB 1578-1899)
Architect(s) / Builder(s): John J. Petit
Owner(s) / Developer(s): John W. Parkin
Type: Free-standing House
Style(s): Colonial Revival
Stories: 2 ½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 243 Rugby Road is a free-standing Colonial Revival-style house designed by John J. Petit and built by John W. Parkin c. 1899, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Colonial Revival-style features of 243 Rugby Road include its symmetry; full-width porch with wood railing and turned spindles; first-story clapboard, and upper-story shingle siding; simple first-story door and window moldings; second-story fanlight transom; and shallow hipped roof with gable dormers. Other historic features include its original wood-and-glass paneled double-leaf entrance door. A rear extension was added in 1909.

Secondary (North) Facade: This facade is similar in its decorative treatment to the main facade. It features a one-story angled bay toward the rear and first- and second-story square-headed window openings, as well as a gable dormer with window openings similar to that of the main facade.

Secondary (South) Facade: This facade is similar to the north facade, but with the angled bay closer to the front.

Alterations

Primary (West) Facade: First- and second-story one-over-one double-hung wood windows except for fanlight transom replaced; porch stairs and stair railing replaced

Secondary (North) Facade: Most windows replaced; through-wall air conditioner at second story; security grilles at first- and second-story windows

Secondary (South) Facade: Most windows replaced; through-wall air conditioner at second story; security grilles at first- and second-story windows

Site

Front yard; concrete walkway; concrete driveway with grass central strip; secondary concrete-block rear garage with hipped roof and replacement door (Chilton Dean, 1919); wood fence

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1578-1899 and 5245-1919, and Alteration Permit 1831-1909; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

Marlborough Road

Beverley Square West Historic District

West Side of Marlborough Road

254 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 10
BIN: 3118369

Date(s): c. 1899
Architect(s) / Builder(s): Benjamin Driesler
Owner(s) / Developer(s): John W. Parkin
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. 254 Marlborough Road is a free-standing late Queen Anne-style house designed by Benjamin Driesler and built by John W. Parkin c. 1899 during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. 254 Marlborough was converted to a three-family house in 1962.

Historic late Queen Anne-style features of 254 Marlborough Road include its full-width front porch with columns below a flat frieze board; asymmetrical first-story door with a pair of double-hung windows at each side; and steeply pitched full-width front-facing gable with no side eave overhang and kicked-outboxed eave above the second story. Additional features include flatboard trim at the first story.

Secondary (North) Facade: This facade is similar to the front facade, with a smaller version of the attic front facade gable end, here as a dormer window sitting on a continuation of the boxed eave and on a shallow squared second-story bay that sits on the first-story angled bay.

Secondary (South) Facade: This facade is similar to the north facade, with a smaller version of the attic front facade gable end, here as a dormer window sitting on a continuation of the boxed eave and on a shallow squared second-story bay that sits on the first-story angled bay. Near the southeast corner is a shallow square bay.

Alterations

Primary (East) Facade: Wood shingles removed or covered with artificial siding at all stories; masonry entry steps and cheek walls removed and replaced with brick steps with new stone treads; bricks at porch base; smooth Tuscan columns replaced with fluted columns; wood railing with closely spaced squared balusters replaced with metal railing; front door and metal security gate; all windows replaced; two pairs of wood double-hung windows at second story replaced with bay windows; row of four small wood attic windows (two windows with diamond panes), topped with bracketed hood, removed and replaced with three windows, including a single-light at the center; flatboard trim removed, covered, or replaced with metal; soffits replaced with metal; storm sashes; window grilles at first story; sconce; roof materials replaced

Secondary (North) Facade: Similar to front facade; masonry foundation coated or parged; wood shingle siding replaced with artificial siding; windows replaced, and first-story grilles added; replacement roof materials

Secondary (South) Facade: Similar to front facade; masonry foundation coated or parged; wood shingle siding and windows replaced with artificial siding; window grilles added; replacement roof materials

Site

Front yard and side yards; front yard perimeter with low brick curb-like wall and metal fence between

Sidewalk / Curb

Concrete sidewalk with sections of concrete and planting strip between sidewalk and stone curb

References

“New Buildings,” *Real Estate Record and Builders’ Guide* (April 1, 1899), 607; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; Department of Buildings, Borough of Brooklyn, Alteration Permit 236-1962

260 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 12
BIN: 3118370

Date(s): c. 1897 (NB 937-1897)

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

Owner(s) / Developer(s): Robert H. Samscha

Type: Free-standing House

Style(s): Queen Anne

Stories: 2½ and basement

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

Status: Contributing

History, Significance and Notable Characteristics

No. 260 Marlborough Road is a free-standing late Queen Anne-style house designed by A. White Pierce and built by Robert H. Samscha c. 1897 during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during

Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic late Queen Anne features of 260 Marlborough Road include its complex roof forms, and front-facing gable atop a shallow squared second-story bay extension that in turn sits on the first-story angled bay. Other pre-c. 1940 features include the brick front steps, cheek walls, landing, wood plank door, and small single-light decorative window; flatboard trim; and wood double-hung one-over-one square-headed windows.

Secondary (North) Facade: This facade is similar to the main facade with shallow eaves and has a hipped-roof dormer; wood double-hung one-over-one square-headed windows; three small windows stepped between the first and second stories; and flatboard trim at the upper stories.

Secondary (South) Facade: This facade is similar to the main facade with shallow eaves and has a gable-end wall dormer that sits on a second-story shallow squared bay; and wood double-hung one-over-one square-headed windows as well as flatboard trim at the upper stories.

Alterations

Primary (East) Facade: Alterations in 1935 include removals of the full-width front porch and double-leaf glazed front entry door, and the additions of a brick landing with steps, stucco at the first story, asphalt shingle cladding at the upper stories, and plank door. More-recent alterations include replacing 1935 shingles with artificial siding at the second and attic stories; addition of a metal handrail and stone treads at the entry steps; replacement of four small wood diamond-pane windows at the attic gable with one double-hung window; replacement of some windows and soffits with metal; additions of a lighting sconce and storm sashes; and replacement of roof materials. Trim around the first-story windows was added in 2010.

Secondary (North) Facade: Earlier cladding replaced with artificial siding; some windows replaced; storm sashes; one-story deck visible at rear

Secondary (South) Facade: Earlier cladding replaced with artificial siding; some windows replaced; storm sashes; fire escape added

Site

Front and side yards; stamped concrete front walkway and driveway that is fenced at the rear and obscures most of secondary two-car hipped-roof garage with replacement doors (James W. Magrath, 1925)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, City of Brooklyn, New Building Permit 937-1897, and Borough of Brooklyn New Building Permit 15973-1925 and Alteration Permit 11088-1935; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; Email message from owner to LPC, November 20, 2025

262 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 14
BIN: 3118371

Date(s): c. 1902 (NB 194-1902)
Architect(s) / Builder(s): Walter R. Lusher
Owner(s) / Developer(s): Walter R. Lusher
Type: Free-standing Two-family House
Style(s): Queen Anne/Colonial Revival
Stories: 2½ and basement
Material(s): Wood; brick; artificial siding

Status: Contributing

History, Significance and Notable Characteristics

No. 262 Marlborough Road is a free-standing Queen Anne/Colonial Revival-style two-family house designed by Walter R. Lusher and built by him c. 1902, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. No. 262 Marlborough Road is similar to 268 Marlborough Road but turned 90 degrees. In 1924 it was converted into a single-family house, enclosing the porch at that time, but since then the enclosure has been removed.

Historic late Queen Anne features of 262 Marlborough Road include its angled window bays at the first and second stories, and deep closed eaves. Colonial Revival features include the front-facing full-width gambrel-roofed attic story; the symmetry of the front facade, including the arrangement of windows at all stories; and the central front entrance. Other historic features include the brick foundation, front steps, and cheek walls; flatboard trim with crown molding at the first story; roof eave sitting on shallow angled bay windows; kicked closed eaves at the gambrel sides; wood soffits and fascia at the gambrel; and double-hung one-over-one square-headed windows, including two sets of small, paired attic windows.

Secondary (North) Facade: This facade is similar to the main facade with its cladding and deep closed roof eave with wood soffits continuing from the front. In addition, there is a belt course between stories; a shed-roof attic dormer; double-hung one-over-one square-headed windows; small decorative single-light window at the first story; two sets of paired windows at the second story; and window boxes at the second-story windows.

Secondary (South) Facade: This facade is similar to the main facade with its cladding and deep closed roof eave with wood soffits continuing from the front. In addition, there is a first-story angled bay; a belt course between stories; a shed-roofed dormer at the attic; double-hung one-over-one square-headed windows; and a window box at the second story.

Alterations

Primary (East) Facade: Substitute shingle material on second and attic stories that was present by c. 1940; frieze detail at second story removed; double-leaf entry door; flatboard trim either removed or covered at second and attic stories; roof materials replaced; two sconces added; storm sashes; parged brick at cheek walls and porch foundation

Secondary (North) Facade: First-story replacement clapboard (possibly aluminum); substitute shingle material on second and attic stories that was present by c. 1940; flatboard trim either removed or covered at second and attic stories; storm sashes

Secondary (South) Facade: First-story replacement clapboard (possibly aluminum); substitute shingle material on second and attic stories that was present by c. 1940; flatboard trim either removed or covered at second and attic stories; storm sashes

Site

Front and side yards; concrete walkway and driveway; secondary one-car garage (1919)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 194-1902 and 7797-1919, and Alteration Permit 6574-1924; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

268 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 16
BIN: 3118372

Date(s): c. 1902 (NB 194-1902)

Architect(s) / Builder(s): Walter R. Lusher

Owner(s) / Developer(s): Walter R. Lusher

Type: Free-standing Two-family House

Style(s): Queen Anne/Colonial Revival

Stories: 2½ and basement

Material(s): Wood; artificial siding

Status: Contributing

History, Significance and Notable Characteristics

No. 268 Marlborough Road is a free-standing Queen Anne/Colonial Revival-style two-family house designed by Walter R. Lusher and built by him c. 1902, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. This house is similar to 262 Marlborough Road but turned 90 degrees.

Historic late Queen Anne features of 268 Marlborough Road include its wraparound porch; angled window bays at the first and second stories; and deep closed eave over the second-story bays. Colonial Revival features include the side-facing gambrel-roofed attic story and shed-roof attic dormer with small, paired double-hung windows. Additional features include its flatboard trim with crown molding at the first story; roof eave sitting on shallow angled bay windows; kicked closed eaves at the gambrel sides; wood soffits and fascia at the gambrel; double-hung one-over-one square-headed windows at the second and attic stories, including two sets of small, paired attic windows; and wood soffits. Its enclosed porch, featuring single-light casement and curved-corner transom windows, a closed railing with paneled square

posts, and side-by-side glazed paneled porch doors, gained its present appearance before c. 1940.

Secondary (North) Facade: This facade is similar to the main facade but terminating in the end of the gambrel roof with deep wood-boxed eaves, eave returns, wood soffit, and wide fascia boards. It has wood double-hung one-over-one square-headed windows, with staggered windows between stories.

Secondary (South) Facade: This facade is similar to the main and north facades but terminating in the end of the gambrel roof with deep wood-boxed eaves, eave returns, wood soffit, and wide fascia boards. The front porch continues around the southeast corner. There is a shed-roofed window bay towards the rear; windows are wood double-hung one-over-one square-headed.

Alterations

Primary (East) Facade: Wood shingle cladding on second and attic stories replaced with artificial siding; wood entrance steps and cheek walls replaced with brick steps and metal handrail; panels at closed porch railing replaced with artificial siding; frieze detail at second story removed; shutters added at paired dormer windows; flatboard trim with crown molding removed from second and attic stories; storm sashes added; roof materials replaced; alarm box added at second story

Secondary (North) Facade: Wood shingle cladding replaced with artificial siding; flatboard trim removed or covered; storm sashes added; through-wall air conditioner at attic story

Secondary (South) Facade: Wood shingle cladding replaced with artificial siding; flatboard trim removed or covered over; storm sashes added

Site

Front and side yards; concrete front walkway; no driveway

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 194-1902; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

272 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 18
BIN: 3118373

Date(s): c. 1899 (NB 130-1899)
Architect(s) / Builder(s): Joseph A. Brock
Owner(s) / Developer(s): George T. Harrison
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 272 Marlborough Road is a free-standing Queen Anne-style house designed by Joseph A. Brock and built by George T. Harrison c. 1899, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic late Queen Anne-style features of 272 Marlborough Road include its asymmetrical facade; variety of cladding with wood shingle and horizontal siding; full-width attic gable end with shallow boxed eaves, eave returns, frieze board, and smooth curved connectors at three corners; wraparound porch that extends around the southeast corner; porch with classically inspired Tuscan columns below a frieze beam and wood railing with squared balusters; similar railing at the porch roof; and angled bay window at the first story. Additional features include its wood entry steps; square-headed wood one-over-one double-hung windows; flatboard trim with drip edge; and stringcourse between the second story and attic.

Secondary (North) Facade: This facade is similar to the main facade, with similar windows and flatboard trim and siding that continues from the front divided by a belt course between the first and second stories. It has a first-story angled window bay; a distinct frieze board below the side-facing gable roof with shallow eave and wood soffit; and two attic dormers, one with a shed roof and the other with a gable roof.

Secondary (South) Facade: This facade is similar to the main facade, with similar windows and flatboard trim and siding that continues from the front; the porch continues around the southeast corner, and its deck above ends in a squared bay extension with a door and a shed roof. The side-facing gable roof with shallow eave and wood soffit has a shed-roof dormer.

Alterations

Primary (East) Facade: Wood cheek walls removed, and wood railing added at porch steps; glazed wood front door and paneled half-surround removed and wood door and slim transom added; upper sash with decorative muntins in small window adjacent to entry door possibly replaced; second-story window opening lengthened to accommodate a door to upper deck; storm sashes added; roof materials replaced; porch and upper deck railings replaced with those similar to historic

Secondary (North) Facade: Storm sashes added

Secondary (South) Facade: Railing replacements continue from front facade; storm sashes added

Site

Front yard and side yards; lamppost; concrete walkway to front porch; concrete driveway with fence at rear; secondary garage (Martyn N. Weinstein, 1934) or outbuilding beyond fence

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 130-1899 and 10827-1934, and Alteration Permit 10828-1934; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

276 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 20
BIN: 3118374

Date(s): c. 1899 (NB 130-1899)
Architect(s) / Builder(s): Joseph A. Brock
Owner(s) / Developer(s): George T. Harrison
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. 276 Marlborough Road is a free-standing Queen Anne-style house designed by Joseph A. Brock and built by George T. Harrison c. 1899, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic late Queen Anne-style features of 276 Marlborough Road include its complex steep roofline; prominent attic gable end; and wraparound front porch with classically inspired Tuscan columns under a frieze beam, sitting on a closed porch rail. Additional features include its pre-c. 1940 brick entry steps with cheek walls and the shallow roof eaves.

Secondary (North) Facade: This facade is similar to the main facade with similar window openings and has a shallow angled window bay at the first story.

Secondary (South) Facade: This facade is similar to the main facade with similar window openings and retains its wraparound porch.

Alterations

Primary (East) Facade: Wood cladding at all stories removed or covered with artificial siding; pre-c. 1940 enclosed wood entry at porch removed; southern end of porch enclosed; second story and attic gable rebuilt for wider full-width gable end with altered window opening at attic, and at the second story with an angled bay; wood double-hung one-over-one windows replaced; wood flatboard trim removed or covered; wood handrail added at entry steps; window grilles at first and second stories; main-entrance security gate; wood soffits replaced with metal

Secondary (North) Facade: Wood siding and trim replaced with artificial siding; added square porch post; gable dormer removed and expanded into a large shed-roof wall dormer; wood windows replaced; window grille, three utility boxes, and conduit added; wood deck at rear facade partially visible

Secondary (South) Facade: Wood siding and trim replaced with artificial siding; wide shed-roof dormer added; wood soffits replaced with metal; wraparound porch enclosed; wood

windows replaced and flatboard trim replaced with metal; window grilles; metal apron at foundation; security lights; deck with unpainted board rails added to roof of enclosed porch

Site

Front yard and side yards; concrete walkway to front porch; flagpole; concrete driveway; secondary hipped-roof double garage (1922); solar panels on roof

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 130-1899 and 11243-1922; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

286 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 22
BIN: 3118375

Date(s): c. 1901 (NB 1605-1901)
Architect(s) / Builder(s): Harry Grattan
Owner(s) / Developer(s): Amy E. Grattan
Type: Free-standing House
Style(s): Shingle
Stories: 2½ and basement
Material(s): Wood; stone foundation

Status: Contributing

History, Significance and Notable Characteristics

No. 286 Marlborough Road is a free-standing Shingle-style house designed by Harry Grattan and built by his wife Amy Grattan c. 1901, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. This house is similar in design to 292 and 298 Marlborough Road.

Historic Shingle-style features of 286 Marlborough Road include its wood shingle cladding at the second and attic stories; full-width attic gable end that projects from the main body; wraparound porch with Tuscan columns under a frieze beam and sitting on the closed rail; shallow angled window bays at the first and second stories; second-story tautly wrapped shingles with no corner boards; sawtooth shingle edging at the attic story; and a tripartite attic window assembly with round arched openings and a shingled surround. Additional features include its brick porch stairs and cheek walls; flatboard trim topped with a crown molding at the first story; wood soffits; and two second-story double-hung leaded-glass windows.

Secondary (North) Facade: This facade is similar to the main facade in its cladding, windows, and eaves. It also has a one-story angled bay window at the first story that extends partially into the second story. Above the boxed eave is a gabled roof dormer window; and there is a water table, belt course, wood soffits, and flatboard trim with drip edge.

Secondary (South) Facade: This facade is similar to the main facade, in its cladding, porch, windows, and eaves, but has a three-story angled bay window with an angled roof extending beyond the main roof. There is a shallow pediment at the roof of the wraparound porch.

Alterations

Primary (East) Facade: Metal railing added to porch steps; wood entry door replaced; first- and second-story windows replaced, except as noted; removal of panel between two northernmost second-story window openings; attic-story windows with curved-muntin upper sashes replaced; through-wall air conditioner at attic; roof materials replaced

Secondary (North) Facade: First-story clapboard or wood shingles removed and replaced with horizontal metal cladding; wood windows replaced

Secondary (South) Facade: First-story clapboard or wood shingles removed and replaced with horizontal metal cladding; wood windows replaced

Site

Front yard and side yards; concrete walkway and driveway strips; secondary one-car hipped-roof stone garage with replacement door (1920)

Sidewalk / Curb

Concrete sidewalk; historic planting strip between sidewalk and stone curb paved

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1605-1901 and 8240-1920; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

292 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 24
BIN: 3118376

Date(s): c. 1901 (NB 1605-1901)
Architect(s) / Builder(s): Harry Grattan
Owner(s) / Developer(s): Amy E. Grattan
Type: Free-standing House
Style(s): Shingle
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 292 Marlborough Road is a free-standing Shingle-style house designed by Harry Grattan and built by his wife Amy Grattan c. 1901, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. This house is similar in design to 286 and 298 Marlborough Road. It was converted to a two-family house in 1950.

Historic Shingle-style features of 292 Marlborough Road include its shingle cladding at the second and attic stories; full-width attic gable end projecting forward of the main body and sitting on a shallow second story angled window bay that in turn is above a similar first story window bay; tautly wrapped shingled envelope with no corner boards; sawtooth courses of shingles at second-story frieze and attic story; window assembly at the second story with a central wood panel; and decorative attic wood window assembly with wood surround and central rectangular window with lozenge-shaped muntins, flanked by pointed-arch double-hung windows with decorative wood muntins in their upper sashes. Additional features include flatboard trim with narrow edging; a frieze board at the first story; and wood soffits.

Secondary (North) Facade: This facade is similar to the main facade in its cladding, frieze at both the first and second stories, windows, and deep eave; and also has a one-story angled bay window at the first story that extends partially into the second story. Above the boxed eave is a gabled roof dormer window; and there is a water table, belt course, wood soffits, and flatboard trim with drip edge.

Secondary (South) Facade: This facade is similar to the main facade, in its cladding, frieze at both the first and second stories, windows, and deep eave. It has a three-story angled bay window with frieze under a wood soffit extending above the main roof; and there is a water table, belt course, wood soffits, and flatboard trim with drip edge.

Alterations

Primary (East) Facade: Horizontal cladding at first story may be replacement metal; full-width porch (extending around house's southeast corner) with slender paired Tuscan porch columns carried on wood boxed supports with shingled solid railings removed; wood porch steps with cheek walls replaced with brick steps and landing with metal railings; additional entry door added after removal of fixed window; storm doors; pent roof over entrances; wood windows possibly replaced (except as noted) and storm sashes added ; louver vent at attic; roof materials replaced; sconce light fixtures added

Secondary (North) Facade: Wood windows possibly replaced, and storm sashes added; one-story rear addition

Secondary (South) Facade: Wood windows possibly replaced, and storm sashes added; first-story extension with roof deck and metal railing

Site

Front yard and side yards; concrete walkway and driveway with lattice fence blocking view of one-story garage, and or, addition; metal fence on lot line at north

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1605-1901, and Alteration Permit 97-1950; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

298 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 26

BIN: 3118377

Date(s): c. 1901 (NB 1605-1901)
Architect(s) / Builder(s): Harry Grattan
Owner(s) / Developer(s): Amy E. Grattan
Type: Free-standing House
Style(s): Shingle
Stories: 2½ and basement
Material(s): Wood; stone foundation

Status: Contributing

History, Significance and Notable Characteristics

No. 298 Marlborough Road is a free-standing Shingle-style house designed by Harry Grattan and built by his wife Amy Grattan c. 1901, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. This house is similar in design to 286 and 292 Marlborough Road.

Historic Shingle-style features of 298 Marlborough Road include its full-width attic gable end projecting forward of the main body and sitting on a shallow second-story angled window bay; tautly wrapped shingled envelope with no corner boards at the second and attic stories; and wood clapboard at the first story. It has a wraparound porch with slender paired Tuscan columns below a frieze beam, sitting on wood boxed supports, each with a paneled applied design on stone porch piers; wood screen under the porch; wood porch railing with closely spaced, slender turned balusters; second-story wood window assembly with a paneled center section flanked by double-hung stained-glass windows, enframed by a bracketed sill and entablature; and an attic Palladian window containing three double-hung wood windows enframed with a sill with brackets and apron, pilaster mullions, and an entablature under a center half-round window complete with elongated keystone. Diamond-shaped and sunburst muntins add to the decorative attic assembly. Additional features include wood steps; a first-story fixed window near the entry; wood glazed front door; and deep eave with wood soffit. The rest of the windows appear to be historic one-over-one double-hung wood windows.

Secondary (North) Facade: This facade is similar to the main facade in its cladding, and wood double-hung one-over-one square-headed windows with flatboard trim. It also has a one-story shallow angled bay at the first story that extends partially into the second story; a decorative window at stair level; a gabled roof dormer window; and a water table course, belt course between stories, wood soffits, and flatboard trim.

Secondary (South) Facade: This facade is similar to the main facade, in its cladding and wood double-hung one-over-one square-headed windows with flatboard trim. It also has a shallow pediment at the roof of the wraparound porch; a two-story angled bay window under a wood soffit topped with a roof wall dormer, extending beyond the main roof; and a water table, belt course, and flatboard trim.

Alterations

Primary (East) Facade: Wood porch entry steps with cheek walls removed and replaced with brick steps with metal railings; storm sashes; roof materials replaced

Secondary (North) Facade: Storm sashes

Secondary (South) Facade: Storm sashes

Site

Front yard and side yards; concrete walkway to front porch; concrete driveway strips; secondary garage with historic doors (A. White Pierce, 1918)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1605-1901 and 874-1918; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

304 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 28
BIN: 3118378

Date(s): c. 1902

Architect(s) / Builder(s): John B. Slee

Owner(s) / Developer(s): T. B. Ackerson Construction Company

Type: Free-standing House

Style(s): Colonial Revival

Stories: 2½ and basement

Material(s): Wood; brick; stone foundation

Status: Contributing

History, Significance and Notable Characteristics

No. 304 Marlborough Road, known as the Thomas B. Ackerson house, is a free-standing Colonial Revival-style house designed by John B. Slee and built c. 1902 by the T. B. Ackerson Construction Company, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Colonial Revival features of 304 Marlborough Road include its nearly symmetrical facade (except for slightly off-center front door); extensive use of classically inspired details; clapboard siding; central two-story portico with paired square piers, open at the first story and enclosed at the second; symmetrical full-width first-story porch, which includes a center bay with convex bulge at the frieze, and side bays with Ionic columns at the corners; second-story porch railing and entablature with dentil molding and small modillions; and open second-story porch decks terminating with corner pilasters below a frieze.

Additional features include its brick entry steps; glazed wood entry door; flatboard trim; three fixed multilight wood windows at the second-story enclosed porch; profiled moldings; wood double-hung one-over-one square-headed windows; shallow hipped roof; and pedimented window dormer with half-round arched window topped with a keystone.

Secondary (North) Facade: This facade is similar to the main facade in its cladding, windows, trim, lower porch and upper deck, and enclosed second-story porch that has two fixed multilight wood windows. The facade has a decorative window with a leaded transom at the stair level and terminates in a hipped roof with two hipped-roof attic dormers.

Secondary (South) Facade: This facade is similar to the main facade in its cladding, most windows, trim, lower porch and upper deck, and enclosed second-story porch that has two fixed multilight windows with decorative glass in the upper lights. There are two first-story tripartite window assemblies with decorative glass transoms. The building terminates in a hipped roof with one hipped-roof attic dormer.

Alterations

Primary (East) Facade: Masonry cheek walls removed and replaced with metal railings; Roman lattice-design wood railing at first and attic stories removed, with simple squared baluster railing added at first story and no railing added at attic; second-story porch balusters replaced with thin turned balusters; entry storm or metal grille vestibule with door added; storm sashes added; porch sconce fixture; storm sashes; roof materials replaced

Secondary (North) Facade: Storm sashes

Secondary (South) Facade: Storm sashes

Site

Front and side yards; concrete walkway to front porch; concrete driveway; secondary two-car garage with front-gable roof (Ralph B. Allie, 1923)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

“Projected Buildings,” *Real Estate Record and Guide* (September 20, 1902), X; Department of Buildings, Borough of Brooklyn, New Building Permit 6887-1923; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; Suzanne Spellman, “Building of the Day: 304 Marlborough Road,” *Brownstoner*, October 15, 2013 (www.brownstoner.com/architecture/building-of-the-day-304-marlborough-road/)

310 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 30
BIN: 3118379

Date(s): c. 1904 (NB 1196-1904)
Architect(s) / Builder(s): Slee & Lapointe
Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing House
Style(s): Colonial Revival
Stories: 2½ and basement

Material(s): Wood; stone foundation

Status: Contributing

History, Significance and Notable Characteristics

No. 310 Marlborough Road is a free-standing Colonial Revival-style house designed by Slee & Lapointe and built c. 1904 by the T. B. Ackerson Construction Company, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Colonial Revival features of this four-square type at 310 Marlborough Road include its centrally placed main entrance and dormer; clapboard siding at the first story and wood shingles at the second story and attic; full-width porch with classically-inspired Tuscan columns, wood railing with closely spaced squared balusters, and porch frieze; leaded and stained glass sashes within the second-story shallow-arched transom and at the central double-hung window; frieze course at second story; and low-pitch hipped roof with small hipped-roof dormer.

Other historic features include the rough-faced ashlar at the foundation, relieving arches under the porch, porch steps' cheek walls, and porch supports; shallow angled bays at the first and second stories; square-headed one-over-one double-hung wood windows; flatboard trim; prominent closed eave above the second story that overhangs the second-story bay window; and wood soffits. The glazed main-entrance door may be historic.

Secondary (North) Facade: This facade is similar to the main facade, with a second-story frieze, deep eave with wood soffit, and hipped roof with a hipped-roof dormer. It has a two-story projecting bay with an angled first story, and square-sided second story; water table; and flatboard belt course. The second- and attic-story openings retain their wood double-hung, one-over-one sashes.

Secondary (South) Facade: This facade is similar to the main facade, with a second-story frieze, deep eave with wood soffit, and a hipped roof with hipped-roof dormer. This facade has a first-story angled bay with faceted roof, water table, and flatboard belt course. It retains its historic wood double-hung, one-over-one sashes.

Alterations

Primary (East) Facade: Porch steps replaced with brick; entry storm door with metal grille; storm sashes; porch ceiling light fixture; roof materials replaced

Secondary (North) Facade: First-story window replaced; storm sashes

Secondary (South) Facade: Storm sashes

Site

Front and side yards; concrete front walkway; concrete driveway; secondary hipped-roof (concrete-block covered with vines) two-car garage (Robert T. Schaefer, 1924) with replacement door

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1607-1901 and 17238-1924; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

316 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 57

BIN: 3118392

Date(s): c. 1902 (NB 1451-1902)

Architect(s) / Builder(s): John A. Davidson

Owner(s) / Developer(s): T. B. Ackerson Construction Company

Type: Free-standing House

Style(s): Queen Anne

Stories: 2½ and basement

Material(s): Wood; stone foundation

Status: Contributing

History, Significance and Notable Characteristics

No. 316 Marlborough Road is a free-standing late Queen Anne-style house designed by John A. Davidson and built c. 1902 by the T. B. Ackerson Construction Company, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic late Queen Anne-style features of 316 Marlborough Road include its asymmetrical composition; variety of wood cladding, with clapboard at the first story and shingle above; side-facing gable roof with steep intersecting roof forms; three-story faceted tower-like corner bay with five windows at each floor, breaking through the porch roof and then the main roof; faceted tower roof; spare classical details; full-width front porch with groupings of Tuscan columns resting on shingled supports connected by wood railings of closely spaced squared balusters; and angled attic bay with shed roof.

Additional features include a stone ashlar or concrete foundation; second- and attic-story shallow angled window bays; flat frieze board at the second story, slight flare at the roof and shingle edges, square-headed one-over-one double-hung first- and second-story wood windows, and diamond-pane attic-story upper sashes; decorative diamond shingle inlay at the second story; wood porch steps; wood soffits; and flatboard trim.

Secondary (North) Facade: This facade is similar to the main facade, but has a water table and belt course, and terminates in a steep wide gable-end roof with no side eaves but with deep closed eave returns flanking a squared shallow two-story bay with a Palladian window at midstory. It also has a belt course at the second story and flatboard frieze under the eaves.

Secondary (South) Facade: This south facade is similar to the north facade, with a water table and belt course, and terminates in a steep wide gable-end roof with no side eaves but with deep closed eave returns over a flatboard frieze. There is a leaded and stained-glass transom window.

Alterations

Primary (East) Facade: wood shingled cheek walls at porch steps replaced with wood railing; storm door with grille at entry; storm sashes; security strips on glazing

Secondary (North) Facade: Storm sashes

Secondary (South) Facade: Storm sashes

Site

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

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1451-1902 and 3940-1921; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

322 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 58
BIN: 3118393

Date(s): c. 1919-20

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

Owner(s) / Developer(s): Judson H. Paige Company

Type: Free-standing House

Style(s): Tudor Revival

Stories: 2½ and basement

Material(s): Wood; brick; stucco

Status: Contributing

History, Significance and Notable Characteristics

No. 322 Marlborough Road is a free-standing Tudor Revival-style house that was built c. 1919-20 by the Judson H. Paige Company. The last house built in the historic district, it is among the relatively few houses within the southern portion of the district not constructed by the T. B. Ackerson Construction Company between 1901 and 1905. Its style—the Tudor

Revival—is one that became popular in the 1910s and '20s, after nearly the entire historic district was completed. A March 1920 advertisement stated that 322 Marlborough Road was then “being completed” as “one of the finest one-family houses,” with “brick, stucco, garage for two cars; in the very center of the best and most convenient location.”

Historic Tudor Revival features of 322 Marlborough Road include its prominent front-facing steep gable end roof that extends down over the attic and second stories; variety of cladding with red brick at the first story, stucco at the second story, and half-timbering and stucco at the attic story; small window openings per surface area; an attic-story overhang sitting on a shallow central squared window bay that extends from the first to second story; narrow grouped square-headed window openings; cross roof gables and varying eave-line angles and heights; shallow eaves with plain fascia board edging; and prominent red brick chimney. Additional features include its flat trim; brick steps to a modest gabled brick-and-stucco entrance portico; multilight wood entrance door; and decorative stained-glass windows on the east face of the south roof dormer.

Secondary (North) Facade: The facade is finished with stucco at all stories. Its second story is within a wide shed dormer that sits on the main roof but is bisected by a gable-roofed attic wall dormer.

Secondary (South) Facade: The facade is finished with stucco at all stories. Its second story is within a large gable-roof extension with leaded and stained-glass windows, narrow eaves, and flat trim.

Alterations

Primary (East) Facade: Inset diamond-shape decoration at second story and portico covered; stone treads at entry steps; moderately rough stucco finish replaced with smoother stucco at second story; square-headed six-over-six double-hung wood windows possibly replaced; storm sashes

Secondary (North) Facade: Storm sashes

Secondary (South) Facade: Moderately rough stucco smoothed over; storm sashes; solar panel added to attic roof

Site

Front and side yards; stamped concrete walkway to entry; concrete driveway; back gate; recent garage with gable roof

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Ella M. Paige to Judson H. Paige Company, Office of the Register, Kings County, Section 16, Deeds and Conveyances, Liber 3854, p. 420 (August 18, 1919); and Judson H. Paige Company to Philip Friedman, Office of the Register, Kings County, Section 16, Deeds and Conveyances, Liber 4103, Page 310 (December 20, 1921); Advertisement, *Brooklyn Daily Eagle*, March 23, 1920, 13; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

328 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 60

BIN: 3118394

Date(s): 1901-02
Architect(s) / Builder(s): A. White Pierce
Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing House
Style(s): Queen Anne/Colonial Revival
Stories: 2½ and basement
Material(s): Wood; stone foundation; artificial siding

Status: Contributing

History, Significance and Notable Characteristics

No. 328 Marlborough Road is a free-standing Queen Anne/Colonial Revival-style house built by the T. B. Ackerson Construction Company in 1901-02, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic late Queen Anne features of this four-square type at 328 Marlborough Road include its multiple (two at first and second stories) shallow angled window bays; pair of small arched wood windows with geometric muntins and surrounding wood decorative details at the second story; three wood attic windows with upper sash diamond muntins; and prominent closed eaves with the roof overhanging the second-story bay windows. Late Queen Anne and early Colonial Revival features include the full-width porch with classically inspired columns and wood railing with closely spaced squared balusters, and pedimented roof dormer with frieze. Colonial Revival features include the symmetry of the facade; moderately shallow hipped roof with dormer; and the wood main-entrance surround with sidelights, fluted pilasters, entablature, and profiled molding. Additional features include a pair of glazed wood entry doors; leaded- and stained-glass sidelights; and square-headed one-over-one double-hung windows.

Secondary (North) Facade: This facade is similar to the main facade in its cladding, windows, and overhanging roof eave. The facade terminates in a shallow hipped roof with a dormer attic window. The first story has an angled bay window.

Secondary (South) Facade: This facade is similar to the main facade in its cladding, windows, and deep roof eave. The facade terminates in a shallow hipped roof with an attic dormer. An angled first-story bay window has three small square windows.

Alterations

Primary (East) Facade: Wood clapboard at first story and wood shingles above replaced with artificial siding; flatboard trim (first story was capped with crown molding) and frieze boards removed or covered; wood entry steps and cheek walls replaced with brick; replacement soffits on eaves' overhang; metal storm sashes

Secondary (North) Facade: Wood clapboard at first story and wood shingles above replaced; flatboard trim, belt course, and frieze boards removed or covered; replacement soffits; metal storm sashes

Secondary (South) Facade: Wood clapboard at first story and wood shingles above replaced; flatboard trim, belt course, and frieze boards removed or covered; replacement soffits; metal storm sashes

Site

Front and side yards; concrete walkway to entry; concrete driveway; back gate; secondary two-car garage with hipped roof

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (October 19, 1901), 525;
“Agreement between T. B. Ackerson Construction Co. and Harry K. Wright,” August 29, 1902, T. B. Ackerson Company Records 1884-1926 on file at the Queens Public Library; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

334 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 62
BIN: 3118395

Date(s): c. 1904 (NB 1019-1904)
Architect(s) / Builder(s): Benjamin Driesler
Owner(s) / Developer(s): T. B. Ackerson Construction Company
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. 334 Marlborough Road is a free-standing Shingle-style house designed by Benjamin Driesler and built c. 1904 by the T. B. Ackerson Construction Company, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Shingle-style features of 334 Marlborough Road include its steeply pitched, full-width, front-facing attic gable resting on angled window bays; full-width front porch with Tuscan columns and wood railing with closely spaced square balusters; main-entrance surround with pilasters and molded trim; and prominent wood Palladian gable window with a diminutive four-over-four window on each side of an arched double-hung window with arched

muntins, all within a classically inspired surround with engaged Ionic columns and entablature. Originally, the second and attic stories were clad with tautly wrapped wood shingles with no corner boards, a hallmark of the Shingle style. Other historic features include wood clapboard at the first story; wood porch steps; glazed wood entry door with side panels; and square-headed one-over-one double-hung windows, most with flatboard trim, with crown molding added at the first story window trim.

Secondary (North) Facade: This facade is similar to the main facade, retaining its wood clapboard siding and flat belt course below the slight flair of the second story. It has an attic dormer with gable end with no eave overhang at the roof sides, but short eave returns at the lower section. It also has a shallow first-story angled bay.

Secondary (South) Facade: This facade is similar to the north facade, retaining its first-story wood clapboard cladding and flat belt course below the slight flair of the second story. It has an attic dormer with gable end with no eave overhang at the roof sides, but short eave returns at the lower section. There is a two-story angled window bay that extends above the main roof eave.

Alterations

Primary (East) Facade: Second- and attic-story wood shingle siding replaced with artificial siding; metal windows at first story; cheek walls removed from porch steps and replaced with three wood railings; storm sashes added; roof materials replaced; metal soffits

Secondary (North) Facade: Second- and attic-story wood shingle siding replaced with artificial siding; storm sashes; roof materials replaced; short section of main roof eave removed

Secondary (South) Facade: Second- and attic-story wood shingle siding replaced with artificial siding; storm sashes; roof materials replaced

Site

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

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1019-1904 and 9521-1928; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

340 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 64
BIN: 3118396

Date(s): c. 1904

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

Owner(s) / Developer(s): T. B. Ackerson Construction Company

Type: Free-standing House

Style(s): Craftsman/Tudor Revival

Stories: 2½ and basement

Material(s): Brick; stucco; wood

Status: Contributing

History, Significance and Notable Characteristics

No. 340 Marlborough Road is a free-standing Craftsman/Tudor-Revival-style house built c. 1904 by the T. B. Ackerson Construction Company, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses. This house was unusual for Ackerson's houses for its execution in a style other than the Queen Anne, Colonial Revival, or Shingle.

Historic features of 340 Marlborough Road include its balanced composition; variety of cladding including half-timbering, smooth stucco, and beige-colored brick; hipped and gabled roof shapes; round-arched first-story window opening with tripartite fenestration; projecting features, including its second-story angled oriel and second-story shallow balcony supported by knee brackets and protected by a steep projecting gable roof with knee brackets; hipped-roof attic dormer with slightly flared roof; and arches with red brick voussoirs and impost blocks at the entry and first-story window, with an added keystone at the entry.

Historic features also include brick entry steps with brick cheek walls; simple wood balcony railing with closely spaced squared baluster and posts, each topped with a finial; the main roof's deep boxed eaves with a slight flare; wood soffits; and flatboard trim. The northeast brick corner is slanted at the first story, in a buttress-like configuration. The entrance porch, south porch, and second-story porch were all enclosed before c. 1940; the existing multilight entrance doors with sidelights at the entrance and second-story porches, and casements and three-pane transoms on the south porch, appear to date from that time.

Secondary (North) Facade: This facade is similar to the main facade with brick cladding at the first story, half-timbering with stucco at the second, and a hipped-roof dormer window on a hipped roof with a deep overhang.

Secondary (South) Facade: This facade is similar to the main facade, with half-timbering and stucco at the second story, and both a hipped-roof dormer window and a gabled roof second- and attic-story extension on the main hipped roof with a deep overhang. In addition, this facade has a steep gable end toward the rear of the second story; and a leaded- and stained-glass upper sash in a double-hung window at the second story.

Alterations

Primary (East) Facade: Some wood window sashes replaced; storm sashes added; south porch wall and columns replaced, and porch enclosed, prior to c. 1940

Secondary (North) Facade: Storm sashes

Secondary (South) Facade: Porch wall and columns replaced, and porch enclosed, prior to c. 1940; storm sashes

Site

Front yard and side yards; concrete walkway to front porch; concrete driveway; secondary one-car garage at rear that matches house with half-timber

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

“Agreement between T. B. Ackerson Construction Co. and Isabelle Meyer, April 21, 1904,” T. B. Ackerson Company Records 1884-1926 on file at the Queens Public Library; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

346 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 66
BIN: 3118397

Date(s): 1903-05
Architect(s) / Builder(s): Not determined
Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood; brick

Status: Contributing

History, Significance and Notable Characteristics

No. 346 Marlborough Road is a free-standing late Queen Anne-style house built by the Thomas B. Ackerson Construction Company c. 1905, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonia Revival, and Shingle styles.

Historic late Queen Anne-style features of 346 Marlborough Road include its full-width attic gable end; asymmetrical composition; steep cross-gable roof; full-width porch with wood railing of squared balusters; first- and second-story shallow angled bays; and overhanging boxed eave sitting on a second-story angled bay. Features also include flatboard trim and wood soffits.

Secondary (North) Facade: This facade is similar in finish to the main facade, terminating in a steep gable end. It has a shallow first-story angled window bay.

Secondary (North) Facade: This facade is similar in finish to the main facade, terminating in a steep gable end. It has a first-story shallow angled window bay.

Alterations

Primary (East) Facade: Wood shingle cladding and flatboard trim replaced and/or covered at second and attic stories; wood front steps with cheek walls replaced with brick steps and metal railing; shingled porch posts replaced with slender columns; spacing between balusters wider than historic; front door possibly replaced; second front door added after the removal of a

decorative 12-over-12 window; large brackets removed under the attic story's slightly flared bottom edge; wood double-hung windows replaced; sillcourses removed; slight flare under attic story removed

Secondary (North) Facade: Shingle cladding and flatboard trim no longer visible replaced and/or covered; windows replaced

Secondary (South) Facade: Shingle cladding and flatboard replaced and/or covered; windows replaced

Site

Front and side yards; concrete walkway to front porch; double concrete driveway strips; secondary two-car garage with hipped roof and replacement door

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

"Agreement between T. B. Ackerson Construction Co. and Sarah Moore," March 25, 1905, T. B. Ackerson Company Records 1884-1926 on file at the Queens Public Library; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

352 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 68
BIN: 3118398

Date(s): c. 1902 (NB 1551-1902)
Architect(s) / Builder(s): A. White Pierce
Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood; stone foundation

Status: Contributing

History, Significance and Notable Characteristics

No. 352 Marlborough Road is a free-standing late Queen Anne-style house designed by A. White Pierce and built by the T. B. Ackerson Company c. 1902 following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic late Queen Anne-style features of 352 Marlborough Road include its clapboard and shingle cladding; steep, intersecting roof forms; kicked roof at the deep boxed eave; two round-arched and two small square-headed window openings within the front dormer; spare classical ornament; wraparound porch with squared posts and wood railing of squared

balusters; first- and second-story shallow angled bays; and double-hung windows, one-over-one at the first story, nine-over-one at the second story, and eight-over-one and with curved-muntin upper sashes at the attic story. Additional features include a pedimented shingled section of the porch roof with dentils between eave returns that are supported by profiled brackets; flatboard trim, including a flatboard frieze course below the main roof; wood soffits; and paneled wood-and-glass main-entrance door.

Secondary (North) Facade: This facade is similar to the main facade in its cladding, windows, flatboard trim, wood soffits, and flat frieze under the roof eave. It terminates in a steep gable end with no eave overhang and sits on a continuation of the front facade's boxed roof eave. The first-story angled bay continues around the northeast corner and there is a squared shallow two-story projection toward the rear.

Secondary (South) Facade: This facade is similar to the main facade in its cladding, windows, porch wrapping the southeast corner, flatboard trim, wood soffits, and flat frieze under the roof eave. It terminates in a steep gable end with no eave overhang and sits on a continuation of the front facade's boxed roof eave. There is a one-story angled window bay toward the rear. At least four window openings contain historic six-, eight-, or nine-over-one double hung wood windows.

Alterations

Primary (East) Facade: Dormer, originally consisting of two dormers joined by a lower central section with railing, expanded and gable added before c. 1940; storm sashes

Secondary (North): First story windows replaced; storm sashes

Secondary (South) Facade: Storm sashes; satellite dish at second story of south facade

Site

Front and side yards; concrete walkway to front porch; double concrete driveway strips; secondary two-car garage with hipped roof and replacement door (John J. Carroll, 1926)

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1551-1902 and 3822-1926; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

East Side of Marlborough Road

237 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 1
BIN: 3118409

Date(s): c. 1899
Architect(s) / Builder(s): George Hitchings
Owner(s) / Developer(s): Charles C. Manger
Type: Free-standing House
Style(s): Shingle
Stories: 2½ and basement
Material(s): Wood; brick foundation; artificial siding

Status: Contributing

History, Significance and Notable Characteristics

No. 237 Marlborough Road is a free-standing Shingle-style house at the corner of Marlborough Road (with entrance) and Beverley Road. It was designed by George Hitchings and built by Charles C. Manger c. 1899 during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. No. 237 Marlborough Road is of similar design to 261 Marlborough Road.

Historic Shingle-style features of 237 Marlborough Road include its wraparound porch extending beyond the southwest corner of the house; porch with classically inspired Tuscan columns and frieze beam; three-story angled bay with window openings topped with a faceted roof; steeply pitched, irregular roofline; and small dormer with a gambrel roof and round-arched opening sitting on a tall sill on the building's side-facing gambrel roof. Other historic features include the bull's-eye leaded- and stained-glass window adjacent to the entry; double-leaf wood door; round-arched dormer window opening; and shallow enclosed eaves. The house was originally covered with shingles, a signature feature of the style.

Primary (North) Facade: This facade is crowned by a wide gambrel roof overhanging the second story with a deep soffit. The gambrel is supported by a single bracket at each end and sits flush on a square window bay that extends down one and a half stories.

Secondary (South) Facade: This facade is similar to the north facade, with a wide gambrel roof overhanging the second story with a deep soffit. The gambrel is supported by a single bracket at each end and sits on a shallow angled bay. The porch continues around the southwest corner.

Secondary (East) Facade: This rear facade is partially visible from Beverley Road and is similar to the other three facades. There is a square hipped-roof bay and a shed-roof extension at the first story, and a shed-roof attic dormer along the side-facing gambrel roof with shallow

eave.

Alterations

Primary (West) Facade: Historic wood shingles removed or covered with artificial siding; flatboard courses, window trim, and frieze board removed or covered; wood double-hung windows replaced and storm sashes added; low cheek walls removed from front steps, and metal railings added; steps and porch apron stuccoed; wood porch railings with closely spaced square balusters replaced with metal railings; first-story window grilles; soffits covered with metal; porch ceiling light

Primary (North) Facade: Historic wood shingles removed or covered with artificial siding; flatboard courses and wood window trim removed or covered; wood double-hung windows replaced, and storm sashes added

Secondary (South) Facade: Accessibility lift added at porch; porch columns may have been moved to accommodate lift; historic wood shingles removed or covered with artificial siding; flatboard courses and wood window trim removed or covered; wood double hung windows replaced and storm sashes added; through-wall air conditioners at first and attic stories

Secondary (East) Facade: Facade reclad with artificial siding; flatboard courses and wood window trim removed or covered; wood double hung windows replaced; fire escape added in 1941

Site

Front yard bordered with concrete curb and metal fence; concrete walkway to front porch; concrete driveway with swinging metal gates at sidewalk; solid fence at rear

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

“New Buildings,” *Real Estate Record and Builders’ Guide* (October 7, 1899), 539; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; Department of Buildings, Borough of Brooklyn, New Building Permit 1448-1941

315 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 36
BIN: 3118424

Date(s): c. 1908

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): Frederick W. Holmes

Type: Free-standing House

Style(s): Queen Anne/Colonial Revival

Stories: 2½ and basement

Material(s): Wood; brick foundation

Status: Contributing

History, Significance and Notable Characteristics

No. 315 Marlborough Road is a free-standing late Queen Anne/Colonial Revival style house designed by Benjamin Driesler and built by Frederick W. Holmes c. 1908, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the 1901 purchase of the former Catharine Lott farm within the southern portion of the historic district by the T. B. Ackerson Construction Company, which acted as the primary developer of this section between 1901 and 1905. This house was one of the relatively few houses in this section built by an owner or developer other than the Ackerson Company. It was converted to a two-family house in 1958.

Historic late Queen Anne features of this four-square house at 315 Marlborough Road include its variety of cladding, with wood clapboard at the first story and wood shingles above; full-width wraparound porch that extends around the southwest corner and is supported by classically inspired fluted square posts sitting on shingled piers between a wood railing with closely spaced square balusters; wood glazed double-leaf entry door; shallow angled window bays, one at the first story and two at the second story, each with a sillcourse and flatboard trim; and a gabled attic dormer with a shingled inset arch that spans the pediment returns sitting on paired shingled brackets. Colonial Revival features include the symmetry of the facade with a central entry; main hipped roof with attic dormer; entry surround with fluted pilasters, frieze, and dentils; and squared modillions at the attic roof soffits. Other features include three six-over-one wood windows within the attic dormer; crown molding at the entry surround; first- and attic-story flatboard trim; deep enclosed wood eave that sits on the second-story angled bays; wood soffits; and lattice between the porch piers.

Secondary (North) Facade: This facade has similar cladding, with a hipped roof with gable dormer, square-headed openings, flatboard trim, and deep closed eaves. A flat belt course is located between the first and second stories. The attic gable is simpler than the front's, with two window openings and pediment returns.

Secondary (South) Facade: This facade is similar in its cladding, with a hipped roof with gable dormer similar to the north facade's, square-headed window openings, flatboard trim, and deep closed eaves. There is an oval window with frosted glass under the porch, and the porch roof ends in a shallow pediment at this side. Beyond the porch there is also a shallow angled first-story bay with a leaded- and stained-glass window.

Alterations

Primary (West) Facade: Wood porch steps and cheek walls replaced with brick; wood double-hung windows replaced, except at attic; storm sashes

Secondary (North) Facade: Wood windows replaced; storm sashes

Secondary (South) Facade: Wood windows replaced (except as noted); storm sashes; porch terminates in a door added to side entrance bay; roof eave cut to accommodate metal fire escape

Site

Front concrete yard with curb and side yards; concrete walkway to front porch; concrete driveway;

Sidewalk / Curb

Concrete sidewalk; historic planting strip between sidewalk and stone curb paved

References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (May 9, 1908), 411; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; Department of Buildings, Borough of Brooklyn, Alteration Permit 1885-1958

309 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 38

BIN: 3118425

Date(s): c. 1903 (NB 2108-1903)
Architect(s) / Builder(s): John B. Slee
Owner(s) / Developer(s): T. B. Ackerson Construction Company
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. 309 Marlborough Road is a free-standing Queen Anne-style house designed by John B. Slee and built by the T. B. Ackerson Construction Company c. 1903 following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles. This house was of the same design as 339 Marlborough Road.

Historic late Queen Anne style-features of 309 Marlborough Road include its asymmetrical composition and irregular, steeply pitched roof line with cross gables; front-facing attic gable end extending slightly over the second story and sitting on a shallow second-story angled window bay; flared second-story overhang; and shallow squared first-story window bay with four-part window, two with a transom above. Additional features include the brackets under the second-story bay and under the attic gable.

Secondary (North) Facade: This facade is similar to the main facade, but here the steep gable end includes the second story at the front and has no eave overhang at the sides. The window openings are square headed.

Secondary (South) Facade: This facade is similar to the north facade. There is a slight flare of the second story over the first story; the roof gable end with no overhanging eaves sits on an intermediate eave, which in turn sits on the second story shallow squared bay, and that in turn sits on a shallow angled first-story bay.

Alterations

Primary (West) Facade: Wood clapboard and shingles replaced with artificial siding; wood double-hung windows replaced; storm sashes; original porch wall, and stoop with shingled cheek walls replaced with present brick before c. 1940; broken slate at porch steps; front door

replaced; two of four first-story transom windows removed; leaded glass removed from remaining two transoms; middle pair of windows on second-story bay replaced with single sash; porch roof flattened and extended, and deck with railing added on roof; window on small roof dormer replaced with door

Secondary (North) Facade: Windows replaced

Secondary (South) Facade: Windows replaced

Site

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

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit NB 2108-1903; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

303 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 40

BIN: 3118426

Date(s): c. 1903 (NB 2069-1903)

Architect(s) / Builder(s): Benjamin Driesler

Owner(s) / Developer(s): T. B. Ackerson Construction Company

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. 303 Marlborough Road is a free-standing Queen Anne/Colonial Revival house designed by Benjamin Driesler and built by the T. B. Ackerson Construction Company c. 1903, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic late Queen Anne features of 303 Marlborough Road include its variety of cladding, with narrow wood clapboard at the first story and wood shingles above; full-width gambrel front-facing gable end with no eave overhang, but with a thin fascia strip; steeply pitched cross-gable roof; full-width front porch with classically inspired Tuscan columns and wood railing with closely spaced square balusters; shallow angled window bays with faceted roofs at the second story; one-over-one double-hung wood windows; stained-glass main-entrance sidelights and first-story transoms; pair of round-arched four-over-one wood attic-story

windows; and flatboard wood trim. Colonial Revival features include the symmetry of the front facade; the front door surround with sidelights framed by pilasters and topped with an entablature; the frieze-like porch cornice; and crown molding at the first-story windows.

Secondary (North) Facade: This facade is similar to the main facade, terminating in a steep wide gambrel gable end with no overhanging eaves, similar cladding, and wood windows. There is also a first-story shallow angled bay, and flatboard trim.

Secondary (South) Facade: This facade is similar to the main facade, terminating in a steep wide gambrel gable end with no overhanging eaves, similar cladding, and wood windows. There is also a two-story shallow angled bay, and a grouping of three short narrow windows.

Alterations

Primary (West) Facade: Wood porch steps with cheek walls replaced with brick steps and iron railings; first- and second-story storm sashes

Secondary (North) Facade: First- and second-story storm sashes

Secondary (South) Facade: First- and second-story storm sashes

Site

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

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 2069-1903; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

297 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 42
BIN: 3118427

Date(s): c. 1903 (NB 1998-1903)

Architect(s) / Builder(s): John A. Davidson

Owner(s) / Developer(s): T. B. Ackerson Construction Company

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. 297 Marlborough Road is a free-standing Queen Anne/Colonial Revival house designed by John A. Davidson and built by the T. B. Ackerson Construction Company c. 1903, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was

built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic late Queen Anne features of 297 Marlborough Road include its steeply pitched roof; flared, deep enclosed eave; full-width front porch with classically inspired Tuscan columns; tripartite window arrangements; shallow squared bays at the second story; flared gable roof at the attic dormer; and scrolled eave brackets. Colonial Revival features include the symmetry of the front facade; the house's side-facing gable; gable dormer; and double-leaf glazed wood door with sidelights.

Secondary (North) Facade: This facade has square-headed window openings. The wide flared gable ends with deep closed eaves on each side of the roof.

Secondary (South) Facade: This facade is similar to the north facade.

Alterations

Primary (West) Facade: First-story narrow wood clapboard and upper stories' wood shingles replaced with artificial siding; wood soffits replaced with perforated metal; wood windows replaced; storm sashes; wood porch steps with wood cheek walls replaced with brick steps and iron railings; wood porch railing with closely spaced square balusters replaced with metal railing; first-story tripartite windows replaced with angled bay windows; metal and glass enclosure added at front entry.

Secondary (North) Facade: Narrow wood clapboard at first story and wood shingles above replaced with artificial siding; wood soffits replaced with metal; wood windows replaced; storm sashes added; flatboard window trim, water table, and belt course removed; through-wall air conditioner at attic story

Secondary (South) Facade: Narrow wood clapboard at first story and wood shingles above replaced with artificial siding; wood soffits replaced with metal; wood windows replaced; storm sashes; flatboard window trim, water table and belt course removed; through-wall air conditioner at attic; metal fire escape; second-story light fixture; attic vent

Site

Front yard with curb; side yards; concrete walkway to front porch; concrete driveway; secondary two-car garage with hipped roof

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 1998-1903 and 4237-1925; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

291 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 44
BIN: 3118428

Date(s): c. 1903
Architect(s) / Builder(s): John B. Slee
Owner(s) / Developer(s): T. B. Ackerson Construction Company
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. 291 Marlborough Road is a late Queen Anne-style free-standing house designed by John B. Slee and built by the T. B. Ackerson Construction Company c. 1903, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic late Queen Anne-style features of 291 Marlborough Road include its asymmetrical composition; full-width attic gable end; steep cross-gable roof; boxed eaves; and remnant of vertical ridge ornament. The brick porch steps with brick cheek walls date from before c. 1940.

Secondary (North) Facade: Similar features to the front facade, including the steep wide gable end; enclosed eaves; and square-headed window openings. There is a shallow one-story angled bay with a faceted roof; slight flare at the second-story base; and a leaded- and stained-glass window. A rear porch is partially visible.

Secondary (South) Facade: Similar features to the front facade including the steep wide gable end; enclosed eaves; and square-headed window openings. There is a shallow one-story angled bay with faceted roof; and a slight flare at the second-story base.

Alterations

Primary (West) Facade: Wood narrow clapboard at first story and wood shingles above replaced with artificial siding; wide fascia boards with thin surface molding at gable end covered by metal sheeting; wood windows replaced; storm sashes added; metal soffits; full-width front porch with wood railing with squared balusters, and squared posts with profiled corner blocks, mostly enclosed; profiled brackets removed from attic gable eave; metal railing added to porch steps next to cheek walls; front door replaced; satellite dish at second story

Secondary (North) Facade: Wood narrow clapboard at first story and wood shingles above replaced with artificial siding; wide fascia boards with thin surface molding at gable end covered by metal sheeting; wood windows replaced (except as noted); storm sashes; metal soffits; metal railing at side of landing; light fixture

Secondary (South) Facade: Wood narrow clapboard at first story and wood shingles above replaced with artificial siding; wide fascia boards with thin surface molding at gable end covered by metal sheeting; wood windows replaced; storm sashes; metal soffits; light fixture at second story; attic vent

Site

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

Sidewalk / Curb

Concrete sidewalk; historic planting strip between sidewalk and stone curb paved

References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (November 7, 1903), 871;
“Deed, T. B. Ackerson Construction Co. and Eva Lillian Eddy,” January 28, 1904, T. B. Ackerson Company Records 1884-1926 on file at the Queens Public Library; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

283 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 46
BIN: 3118429

Date(s): 1903-04 (NB 1748-1903)
Architect(s) / Builder(s): A. White Pierce
Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing Two-family House
Style(s): Colonial Revival
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 283 Marlborough Road is a free-standing two-family Colonial Revival-style house designed by A. White Pierce and built by the T. B. Ackerson Construction Company in 1903-04 following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles. This house was built together with 269 and 275 Marlborough Road.

Historic Colonial Revival features of 283 Marlborough Road include its temple-front facade; front-facing roof gable with frieze board and shallow modillions; two-story porch with double-height fluted Corinthian columns below an entablature with frieze, dentil molding, and modillions; and fluted corner pilasters. Other historic features include its shallow angled bays at the first and second stories; beveled-glass wood entry door and surround with flat trim and crown molding; window enframements with lipped lintels; and stoop cheek walls.

Secondary (North) Facade: This facade is similar to the primary facade, with two gable dormers with eave returns; enclosed eaves; two first-story doors; and two leaded- and stained-glass windows.

Secondary (South) Facade: This facade is similar to the primary facade, with two gable dormers with eave returns; enclosed eaves; a two-story shallow angled bay; and leaded- and stained-glass windows.

Alterations

Primary (West) Facade: Replacement horizontal siding; wood porch railing with turned balusters at both first and second stories replaced with metal railing at first story, and wood railing at second story; metal railing added to porch roof; wood windows replaced; storm sashes; metal railing added at steps

Secondary (North) Facade: Substitute cladding, replacement windows (except as noted), and porch alterations as on primary facade; metal soffits; HVAC unit on wall with conduit

Secondary (South) Facade: Substitute cladding, replacement windows (except as noted), and porch alterations as on primary facade; metal soffits; HVAC unit at first story

Site

Front and side (concrete) yards, wood ramp at south-side yard; concrete walkway to front porch

Sidewalk / Curb

Concrete sidewalk; historic planting strip between sidewalk and stone curb paved

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1748-1903; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

275 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 48
BIN: 3118430

Date(s): 1903-04

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

Owner(s) / Developer(s): T. B. Ackerson Construction Company

Type: Free-standing Two-family House

Style(s): Colonial Revival

Stories: 2½ and basement

Material(s): Wood; artificial siding

Status: Contributing

History, Significance and Notable Characteristics

No. 275 Marlborough Road is a free-standing two-family Colonial Revival-style house designed by A. White Pierce and built by the T. B. Ackerson Construction Company in 1903-4 following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was

built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles. This house was built together with 269 and 283 Marlborough Road.

Historic Colonial Revival features of 275 Marlborough Road include the building's hipped roof; full-width two-story columned porch, each floor with slender Tuscan columns and frieze board; and a gabled dormer with a door flanked by a window on each side. Other features include shallow angled bay windows at the first and second stories; and glazed-wood entry door with crown molding.

Secondary (North) Façade: This facade terminates in a hipped roof with two connected gabled dormer windows resting on the main roof boxed eave; and has a mid-story six-over-six wood window and square multilight first-story wood window.

Secondary (South) Façade: This facade terminates in a hipped roof with two gable dormers resting on the main roof's boxed eave. There is also a two-story shallow angled bay with window openings at each story.

Alterations

Primary (West) Facade: First-story clapboard and shingles above replaced with substitute material; wood windows replaced; storm sashes; wood railings with closely spaced squared balusters at first, second, and attic stories replaced with metal railings; check-plate metal at porch apron; front door replaced; attic wood windows with diamond muntins replaced

Secondary (North) Facade: Substitute cladding and porch alterations similar to those of primary facade; wood windows replaced (except as noted); window grilles

Secondary (South) Facade: Substitute cladding and porch alterations similar to those of primary facade; wood windows replaced; window grilles

Site

Front yard with curb; side yards; concrete walkway to front porch; concrete driveway; secondary one-car garage

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

"Projected Buildings," *Real Estate Record and Builders' Guide* (September 26, 1903), 570;
"Deed, T. B. Ackerson Construction Co. and Helen D. Peck" March 1904, T. B. Ackerson Company Records 1884-1926 on file at the Queens Public Library; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

269 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 50
BIN: 3118431

Date(s): 1903-04

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

Owner(s) / Developer(s): T. B. Ackerson Construction Company

Type: Free-standing Two-family house

Style(s): Colonial Revival

Stories: 2½ and basement

Material(s): Wood; brick

Status: Contributing

History, Significance and Notable Characteristics

No. 269 Marlborough Road is a free-standing two-family Colonial Revival-style house designed by A. White Pierce and built by the T. B. Ackerson Construction Company in 1903 following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles. This house was built together with 275 and 283 Marlborough Road.

Historic Colonial Revival features of 269 Marlborough Road include its wood shingle cladding; side-facing gabled main roof; full-width two-story porch, each story with squared Ionic-inspired fluted posts sitting on the porch rail between larger double-height Ionic corner posts; similar corner pilasters on the facade; entry surround with pilasters and entablature; and prominent full entablature at the second story with brackets and dentil molding. Other features include its brick porch steps and cheek walls; shingled solid porch railing; wood door with oval glazing; and wood flat-board trim with crown molding at the window openings.

Secondary (North) Facade: This facade has similar cladding and features windows with flatboard trim with drip mold; water table; a small fixed leaded- and stained-glass window at the first story; a profiled belt course across the top of the second story; and attic gable end with frieze board and shallow enclosed eaves.

Secondary (South) Facade: This facade has similar cladding and features windows with flatboard trim with drip mold; water table; a small fixed leaded and stained-glass window at the first story, in the center of a two-story shallow angled bay; a profiled belt course across the top of the second story; and attic gable end with frieze board and shallow enclosed eaves.

Alterations

Primary (West) Facade: Metal railing added at porch steps; wood double-hung windows replaced; shed-roof four-window dormer added; first-story window grilles; wood lattice atop closed porch rail

Secondary (North) Facade: Wood windows replaced (except as noted); storm sashes; shed-roof dormer added

Secondary (South) Facade: Wood windows replaced (except as noted); storm sashes; first-story window grilles

Site

Front yard ringed with low stone curb; side yards; concrete walkway to front porch; concrete driveway

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (September 26, 1903), 570;
“Deed, T. B. Ackerson Construction Co. and Helen D. Peck,” March 1904, T. B. Ackerson
Company Records 1884-1926 on file at the Queens Public Library; New York City
Department of Taxes Photograph (c. 1938-1943), Municipal Archives

267 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 52
BIN: 3118432

Date(s): c. 1899
Architect(s) / Builder(s): Not determined
Owner(s) / Developer(s): Not determined
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood; brick

Status: Contributing

History, Significance and Notable Characteristics

No. 267 Marlborough Road is a free-standing Queen Anne-style house built c. 1899 during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush’s early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic late Queen Anne-style features of 267 Marlborough Road include its wood cladding; full-width attic gable end that projects over the second story; wraparound porch continuing around the southwest corner with classically inspired Tuscan columns, and wood railing with squared balusters; shallow angled bays at the first and second stories; projecting squared bay at the second story; prominent frieze board at the second story and narrow frieze board within the front-facing attic gable; and decorative profiled corner brackets above the second-story angled bay window. Additional features include its shallow boxed eaves; brick porch steps and cheek walls; flatboard trim; and attic gable window opening with two shorter openings flanking a taller central one. Originally, the house was clad with clapboard and staggered square-butt shingles at the second and attic stories.

Secondary (North) Facade: This facade is similar to the main facade in its cladding, frieze board, eaves, and window openings. A gable-roof attic dormer toward the rear appears to be historic.

Secondary (South) Facade: This facade is similar to the main facade in its cladding, frieze board, eaves, and window openings. The section of the porch here was enclosed before c. 1940.

Alterations

Primary (West) Facade: Historic staggered square-butt wood shingles at second story separated from clapboard by flat belt course, replaced with straight-cut wood shingles; attic square-butt wood shingles replaced with straight-cut shingles; decorative ornament removed from attic tripartite window assembly; wood double-hung windows replaced; storm sashes; wood double-leaf front door replaced

Secondary (North) Facade: Historic wood shingles replaced with straight-cut wood shingles; shallow shed-roof dormer likely added between c. 1940 and c. 1985; wood double-hung windows replaced; storm sashes

Secondary (South) Facade: Historic wood shingles replaced with straight-cut wood shingles; large shed-roof dormer added to roof after c. 1985; wood double-hung windows replaced; storm sashes

Site

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

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Hugo Ullitz, *Atlas of the Brooklyn Borough of the City of New York*, Section 15, Vol. 2 (New York: E. B. Hyde & Co., 1898) Plate 10; U.S. Census records, 1900; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; New York City Department of Finance Photograph (c.1983-88), Municipal Archives

261 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 54
BIN: 3118433

Date(s): c. 1899
Architect(s) / Builder(s): George Hitchings
Owner(s) / Developer(s): Charles C. Manger
Type: Free-standing House
Style(s): Shingle
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 261 Marlborough Road is a free-standing Shingle-style house designed by George Hitchings and built by Charles C. Manger c. 1899 during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. No. 261 Marlborough Road is of similar design to 237 Marlborough Road.

Historic Shingle-style features of 261 Marlborough Road include its tautly wrapped shingle cladding at the upper stories; three-story angled window bay topped with a faceted roof that ties into the main side-facing gambrel roof; steeply pitched, irregular roofline; small dormer with a gambrel roof and round-arched opening sitting on a tall sill on the building's side-facing gambrel roof; and wraparound porch.

Secondary (North) Facade: This facade is similar to the main facade in its cladding and square-headed window openings. Here it ends in a wide gambrel roof that extends over the second story with a deep flat soffit; the attic rests on a squared bay that extends down one and a half stories beyond a flat belt course.

Secondary (South) Facade: This facade is similar to the main facade in its cladding and window openings. The roof extends over the second story with a deep flat soffit with corner brackets and rests on a shallow angled two-story bay.

Alterations

Primary (West) Facade: Artificial shingles (present c. 1940) removed and first-story clapboard and upper-story shingles installed; one-over-one wood double hung windows replaced; storm sashes; flatboard trim removed, and new trim added; masonry steps and low masonry cheek walls removed, and new brick steps and walls installed; Tuscan porch columns replaced with Ionic columns; porch railing replaced with railing with wider spacing between balusters; two side-by-side entry doors removed, and replaced with one entry door with sidelights and molded trim; stringcourse with dentils added between second- and third-story angled bay; arched upper sash in dormer window replaced with square-headed window

Secondary (North) Facade: Artificial shingles replaced with new wood shingles and clapboard; wood double-hung windows replaced; storm sashes; gambrel eave extended and short returns added; shingled brackets at building corners replaced with smaller decorative wood brackets; placement of tripartite attic window openings altered; projecting hood over attic windows installed; flatboard trim removed, new molded trim added; iron gate attached to building; light fixtures

Secondary (South) Facade: Artificial shingles replaced with new wood shingles and clapboard; wood windows replaced; storm sashes added; Tuscan porch columns replaced with Ionic columns; porch railing replaced with railing with wider spacing between balusters; gambrel eave extended, and short returns added; shingled brackets at the building corners replaced with smaller decorative wood brackets; projecting hood over attic windows; molded trim added

Site

Front yard bordered with concrete curb and low metal fence; concrete walkway to front porch; concrete driveway with swinging metal gates; secondary one-car frame gable roof garage

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

"New Buildings," Real Estate Record and Builders' Guide (October 7, 1899), 539; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

255 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 56

BIN: 3118434

Date(s): c. 1899

Architect(s) / Builder(s): George Hitchings

Owner(s) / Developer(s): Charles C. Manger

Type: Free-standing House

Style(s): Colonial Revival

Stories: 2½ and basement

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

Status: Contributing

History, Significance and Notable Characteristics

No. 255 Marlborough Road is a free-standing Colonial Revival-style house designed by George Hitchings and built by Charles C. Manger c. 1899 during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. It was converted to a two-family house in 1937.

Historic Colonial Revival features of this four-square type of house include its boxy shape; entrance door with sidelight; evenly spaced single window openings at the second story; and hipped roof with boxed eaves topped with gable dormer. Additional features include its brick entry steps with brick cheek walls at both entrances, including a second entrance in a 1937 hipped-roof vestibule; and shallow angled first-story bay window.

Secondary (North) Facade: This facade is similar to the main facade, terminating in a main hipped roof with a hipped-roof dormer. The first story has a door at grade under a small hood.

Secondary (South) Facade: This facade is similar to the north facade, terminating in a hipped roof with a hipped-roof dormer. It has the 1937 entrance vestibule and a first-story angled bay window, and a one-story flat-roofed rear addition with deck added in 1931.

Alterations

Primary (West) Facade: Wood shingle siding replaced with artificial siding; triple frieze boards, flatboard trim, and soffits replaced with artificial siding; windows replaced; storm sashes added; brick treads on entrance steps replaced with stone; front doors replaced; two narrow sidelights of left entry replaced with one wider sidelight

Secondary (North) Facade: Wood shingle siding replaced with artificial siding; triple frieze boards, flatboard trim, and soffits replaced with artificial siding; wood windows replaced; storm sashes added

Secondary (South) Facade: Wood shingle siding replaced with artificial siding; triple frieze boards, flatboard trim, and soffits replaced with artificial siding; wood windows replaced; two-second-story window openings combined into smaller opening; rooftop rear deck railing replaced with metal railing

Site

Front and side yards; concrete front walkway and driveway; secondary garage with gabled roof

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

“New Buildings,” *Real Estate Record and Builders’ Guide* (October 7, 1899), 539; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; Department of Buildings, Borough of Brooklyn, Alteration Permits 9346-1931 and 9324-1937

249 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 58

BIN: 3118435

Date(s): c. 1899

Architect(s) / Builder(s): George Hitchings

Owner(s) / Developer(s): Charles C. Manger

Type: Free-standing House

Style(s): Queen Anne

Stories: 2½ and basement

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

Status: Contributing

History, Significance and Notable Characteristics

No. 249 Marlborough Road is a free-standing Queen Anne-style house designed by George Hitchings and built by Charles C. Manger c. 1899 during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush’s early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic late Queen Anne-style features of 249 Marlborough Road include its tall asymmetrical composition; intersecting roof forms; two-story rounded oriel with cornices and conical roof; gable-front attic story; and slightly overhanging eaves.

Secondary (North) Facade: This facade is similar to the main facade and ends in a gable roof dormer.

Secondary (South) Facade: This facade is similar to the main and north facades, with a second-story angled bay, and a gable roof dormer.

Alterations

Primary (West) Facade: Wood wraparound porch with Tuscan columns and railings of cut-out decorative balusters mostly removed; wood shingle and board cladding replaced with brick at first story and artificial siding at second and attic stories; front wood steps and front double-leaf entry doors replaced; flatboard trim and wood frieze removed or covered; wood windows, including possibly curved windows at second and attic stories of oriel, replaced

Secondary (North) Facade: Wood shingle and board cladding replaced or covered with artificial siding at all stories; flatboard trim and wood frieze removed or covered, and wood windows replaced

Secondary (South) Facade: Wood shingle and board cladding replaced or covered with artificial siding at all stories, except porch enclosed in brick; flatboard trim and wood frieze removed or covered, and wood windows replaced

Site

Front yard bordered with concrete curb and metal fence; concrete walkway to front porch; concrete driveway; secondary hipped-roof masonry garage shared with neighbor at No. 243; one-car opening with replacement door at No. 249

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

“New Buildings,” *Real Estate Record and Builders’ Guide* (October 7, 1899), 539; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

243 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 60

BIN: 3118436

Date(s): c. 1899

Architect(s) / Builder(s): George Hitchings

Owner(s) / Developer(s): Charles C. Manger

Type: Free-standing House

Style(s): Colonial Revival

Stories: 2½ and basement

Material(s): Wood; brick foundation

Status: Contributing

History, Significance and Notable Characteristics

No. 243 Marlborough Road is a free-standing Colonial Revival-style house designed by George Hitchings and built by Charles C. Manger c. 1899 during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush’s early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Colonial Revival features of this four-square type include its straightforward boxy shape; clapboard siding at the first story and staggered square-butt wood shingles at the second story and attic; shallow hipped roof with hipped-roof dormer, both with slightly flared deep closed eaves; full-width front porch with classically inspired Tuscan columns, each set on a square support; flatboard trim; and wide frieze at the porch and above the second story. Other historic features include the wood porch stairs; wood paneled door; wood soffits at the deep closed eave; stained-glass decorative window adjacent to the front entry; and decorative muntins within the two single-light dormer windows.

Secondary (North) Facade: This facade is similar to the main facade in its cladding, frieze, deep eaves, and hipped roof with hipped-roof dormer. It also has a flatboard belt course between the first and second stories, and a shed-roof one-story addition at the rear.

Secondary (South) Facade: This facade is similar to the main facade in its cladding, frieze, deep eaves, and hipped roof with hipped roof dormer. It also has a flatboard belt course between the first and second stories and an angled bay window at the first story.

Alterations

Primary (East) Facade: Wood cheek walls removed from porch stairs and wood railing added; wood porch railing replaced with similar; wood windows replaced (except as noted); storm sashes; roof materials replaced

Secondary (North) Facade: wood windows replaced; storm sashes

Secondary (South) Facade: wood windows replaced; storm sashes; HVAC unit at first story

Site

Front and side yards; concrete front walkway and driveway; secondary hipped-roof masonry garage shared with neighbor at No. 249 Marlborough Road; one-car opening with barn doors at 243 Marlborough Road

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

"New Buildings," *Real Estate Record and Builders' Guide* (October 7, 1899), 539; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

339 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 80
BIN: 3118444

Date(s): c. 1903 (NB 2109-1903)

Architect(s) / Builder(s): John B. Slee

Owner(s) / Developer(s): T. B. Ackerson Construction Company

Type: Free-standing House

Style(s): Queen Anne

Stories: 2½ and basement

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

Status: Contributing

History, Significance and Notable Characteristics

No. 339 Marlborough Road is a free-standing Queen Anne style house designed by John B. Slee and built by the T. B. Ackerson Construction Company c. 1903 following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne,

Colonial Revival, and Shingle styles.

Historic late Queen Anne-style features of 339 Marlborough Road include its asymmetrical composition and irregular, steeply pitched roofline with cross gables. The dominant front-facing attic gable extends over a shallow angled second-story four-window bay; the second story overhangs (with a slight flare) the first-story shallow squared bay with four-part window. Other historic features include the small gable roof dormer on the portion of the main roof extending over the northwest corner porch; wide flat fascia gable-end boards; and simple broad brackets.

Secondary (North) Facade: This facade is similar to the main facade, with square-headed window openings. The gable sides of the roof end with no eave overhang, a belt course separates the first and second stories, and a sillcourse is located at the enclosed porch. A short eave above the second story extends to the rear.

Secondary (South) Facade: This facade is similar to the main facade, with square-headed window openings. The main roof's attic gable end with no eave overhang sits on a short projection of the roof eave, which in turn sits on a shallow squared bay.

Alterations

Primary (West) Facade: First-story wood clapboard siding and upper-story wood shingles replaced with artificial siding; porch enclosed before c. 1940; front steps with shingled cheek walls replaced with brick; double-leaf front door present c. 1940 replaced with single door; window opening north of entrance by c. 1940 partially infilled, and window opening south of entrance at that time removed; double-hung wood windows replaced; storm sashes added; four first-story transom windows removed; three narrow attic windows combined into single opening; most flatboard trim removed or covered; metal soffits

Secondary (North) Facade: Facade reclad; windows replaced; storm sashes; metal soffits

Secondary (South) Facade: Facade reclad; windows replaced; storm sashes added; metal soffits; light fixture

Site

Front and side yards; concrete walkway to front steps; double concrete driveway strips; secondary wood one-car garage with hipped roof

Sidewalk / Curb

Concrete sidewalk; historic planting strip between sidewalk and stone curb paved

References

Department of Buildings, Borough of Brooklyn, New Building Permits 2109-1903 and 1701-1914; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

333 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 82

BIN: 3118445

Date(s): 1903-05
Architect(s) / Builder(s): Benjamin Driesler
Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing House
Style(s): Queen Anne/Colonial Revival
Stories: 2½ and basement
Material(s): Wood; brick foundation; artificial siding

Status: Contributing

History, Significance and Notable Characteristics

No. 333 Marlborough Road is a free-standing Queen Anne/Colonial Revival style house designed by Benjamin Driesler and built by the T. B. Ackerson Construction Company in 1903-05, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic late Queen Anne features of 333 Marlborough Road include its two prominent second-story faceted corner oriel, each with a faceted pointed flared roof with decorative finial; full-width front porch with simple frieze board; wood glazed door; and projecting boxed eaves. Features more often associated with the Colonial Revival style include the side-facing gable roof; symmetrical facade with central doorway with a classically inspired pilastered surround; and small hipped-roof attic dormer.

Secondary (North) Facade: This facade is similar to the main facade. The tall gable end has minimal overhang; the rear eave extends into the second story level. There are tiny brackets below the second-story oriel at the corner, and a slight flare over the first story.

Secondary (South) Facade: This facade is similar to the main facade. The tall gable end has minimal overhang; the rear eave extends into the second story level. There are tiny brackets below the second story oriel at the corner, and a slight flare over the first story.

Alterations

Primary (West) Facade: First-story wood clapboard and wood shingle above replaced with artificial siding; Tuscan porch columns replaced by, or encased, in square piers; wood picket porch railing replaced with railing with wider spacing between balusters; wood double-hung windows replaced; storm sashes; flatboard trim removed or covered; wood porch steps with wood cheek walls replaced with brick steps and metal railing; facing on eave soffits; lattice in porch base openings removed and openings filled

Secondary (North) Facade: Reclad in artificial siding; rear porch enclosed; first-story easternmost double-hung window opening partially infilled to install smaller paired windows; wood double-hung windows replaced; storm sashes; metal soffits

Secondary (South) Facade: Reclad in artificial siding; wood double-hung windows replaced; storm sashes; metal soffits; metal fire escape added at second and attic stories

Site

Front yard with curb border; side yards; concrete walkway to front steps; double concrete driveway strips; secondary stone two-car garage with hipped roof

Sidewalk / Curb

Concrete sidewalk; historic planting strip between sidewalk and stone curb paved

References

“Projected Buildings,” *Real Estate Record and Builders’ Guide* (October 31, 1903), 820;
“Contract for Property, T. B. Ackerson Construction Co. and E. R. Stephens,” November 1905, T. B. Ackerson Company Records 1884-1926 on file at the Queens Public Library; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c.1938-1943), Municipal Archives

327 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 84
BIN: 3118446

Date(s): c. 1903 (NB 2110-1903)
Architect(s) / Builder(s): John B. Slee
Owner(s) / Developer(s): T. B. Ackerson Construction Company
Type: Free-standing House
Style(s): Craftsman/Bungalow
Stories: 2½ and basement
Material(s): Wood; brick foundation; artificial siding

Status: Contributing

History, Significance and Notable Characteristics

No. 327 Marlborough Road is a free-standing Craftsman Bungalow designed by John B. Slee and built by the T. B. Ackerson Construction Company c. 1903, following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles.

Historic Craftsman features of this bungalow at 327 Marlborough Road include its modest scale; and its full-width porch tucked under the steep side-facing gable roof that flares over the porch and is supported by oversized simplified columns. The main roof supports two tiers of dormers. The lowest is at the second story, consisting of a pair of squared bays connected by a wide shed roof with a recessed central door to access the roof deck, which has a solid railing. The top tier along the roof consists of two low shed dormers inset into the roof at the attic level. Additional features include the house’s deep boxed eaves; and square-headed one-over-one double-hung wood windows at the first, and possibly second, story; double-leaf wood glazed front door; and short leaded and stained-glass window adjacent to the front entry.

Secondary (North) Facade: This facade has square-headed window openings; a wide two-story gable end with no eave overhang at the sides sits on an intermediate eave, a continuation of the boxed front eave over the porch, which in turn sits on a shallow first-story angled bay. The second story has a leaded- and stained-glass double-hung window.

Secondary (South) Facade: A wide two-story gable end with no eave overhang at the sides, sits on an intermediate eave, a continuation of the boxed front eave over the porch, which in turn sits on a shallow first-story angled bay. This bay has a small leaded- and stained-glass window in the center.

Alterations

Primary (West) Facade: Wood shingle siding replaced with artificial siding; original full-width front steps replaced with stoop with shingled cheek walls prior to c. 1940, which has been replaced with brick steps with metal railing; porch railing added after c. 1940; trellises at each end of porch; metal grille added to double-leaf door; some windows replaced; storm sashes; storm door with grille at second story; attic skylight; wood soffits replaced with metal

Secondary (North) Facades: Replacement cladding and windows (except as noted); metal soffit; storm sashes

Secondary (South) Facade: Replacement cladding and windows (except as noted); metal soffit; storm sashes

Site

Front yard with stone border; side yards; concrete walkway to front steps; concrete driveway; secondary one-car garage (1912) with hipped roof and replacement door

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 2110-1903 and 3210-1913; T. B. Ackerson Construction Company photographs (c. 1902-05), Brian Merlis collection; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

321 MARLBOROUGH ROAD

Borough of Brooklyn Tax Map Block 5146, Lot 86
BIN: 3118447

Date(s): 1903-04 (NB 1998-1903)
Architect(s) / Builder(s): John A. Davidson
Owner(s) / Developer(s): T. B. Ackerson Construction Company
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. 321 Marlborough Road is a free-standing late Queen Anne-style house designed by John A. Davidson and built by the T. B. Ackerson Construction Company in 1903-04 following the electrification of the adjacent Brighton Railroad line and its extension over the Brooklyn Bridge, as well as the purchase of the former Catharine Lott farm within the southern portion of the historic district by the Ackerson Company in 1901. This house was built during the period, between 1901 and 1905, when Ackerson acted as the primary developer of the former Lott farm with free-standing suburban houses built almost exclusively in the Queen Anne, Colonial Revival, and Shingle styles. This house was built under the same New Building Permit as 297 Marlborough Road.

Historic late Queen Anne features of this steep cross-gabled house at 321 Marlborough Road include its asymmetric composition; prominent front facing attic-story gable with wide fascia, supported by two broad decorative brackets and resting on a shallow, squared second-story window bay; small dormer; and boxed eaves. Its curving brick stoop with curving cheek walls dates from before c. 1940, by the time that the front porch was enclosed in brick. The upper stories were of stucco by that time as well.

Secondary (North) Facade: This facade is similar to the front facade with its stucco finish and square-headed window openings, and has a water table, side-facing gable roof with hipped-roof dormer, and extended enclosed roof eave.

Secondary (South) Facade: This facade is similar to the north facade in its stucco finish and square-headed openings, and has a water table, and tall gable end with extended enclosed roof eave.

Alterations

Primary (West) Facade: Two sets of four wood single-light porch windows, each with transom, replaced; wood windows replaced; storm sashes; wood soffits replaced with metal; double-leaf enclosed porch doors replaced with a single door; leaded and stained glass removed from sidelights

Secondary (North) Facade: Wood windows replaced; soffits replaced with metal; storm sashes

Secondary (South) Facade: Wood windows replaced; soffits replaced with metal; storm sashes added

Site

Front yard with concrete curb; side yards; stamped colored concrete walkway to front steps; concrete driveway; secondary one-car brick garage with hipped roof

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and stone curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 1998-1903; "Deed, T. B. Ackerson Construction Co. and Geo. F. Sweeney," June 23, 1904, T. B. Ackerson Company Records 1884-1926 on file at the Queens Public Library; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

Beverley Road

Beverley Square West Historic District

South Side Between Argyle Road and Rugby Road

1304 BEVERLEY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 1
BIN: 3118332

Date(s): c. 1898
Architect(s) / Builder(s): John J. Petit
Owner(s) / Developer(s): Charles F. Ackerson
Type: Free-standing House
Style(s): Tudor Revival
Stories: 2½ and basement
Material(s): Wood; stucco

Status: Contributing

History, Significance and Notable Characteristics

No. 1304 Beverley Road is a free-standing Tudor Revival-style house designed by John J. Petit and built by Charles F. Ackerson c. 1898, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. Located on the southeast corner of Beverley and Argyle Roads, the house's main entrance is on Beverley.

Historic Tudor Revival-style features of 1304 Beverley Road include its pitched roof, with multiple gables; stucco facade with decorative half-timbering; flared porch posts; angled bays on the first and second stories; historic double-leaf wood-and-glass main-entrance door; some historic wood window enframements; windows with decorative muntins in the gable; and concrete stoop with curved cheek walls.

Primary (West) Facade: This facade is similar in its decorative treatment and material to the front facade. It has a tower with a rounded polygonal roof, historic diamond-pane windows, and a round-arched window with decorative transom; narrow casement windows; a large gable supported by brackets, containing a small window with diamond-pane upper sash and a shallow angled bay with four diamond-pane casement windows; arched openings in the porch base; and some historic window enframements.

Secondary (East) Facade: This facade is similar in its decorative treatment and materials to the primary facades. It has a square bay supported by an angled bay terminating in a large gable; a

gable dormer; and some historic window enframements and windows with decorative muntins. The porch roof eave projects past the east facade.

Secondary (South) Facade: This facade is similar in its decorative treatment and materials to the primary facades and is crowned by a large gable. This facade also has a one-story extension with a pent roof with pediment, and some historic window enframements.

Alterations

Primary (North) Facade: Stoop railing added; some windows replaced; roof materials replaced; some window enframements replaced; historic window opening reconfigured as entrance on porch; mailbox on wall; vents on first story window

Primary (West) Facade: Windows replaced; roof materials replaced; two first-story window openings removed, and small oriel installed; some window enframements replaced; utility box

Secondary (East) Facade: Some windows replaced; roof materials replaced; some window enframements replaced; gas pipe; vent

Secondary (South) Facade: Windows replaced; roof materials replaced; some window enframements replaced; second-story HVAC unit; conduit; non-historic rear door staircase to rear entrance; one-story connection to garage

Site

Front and side yards; concrete walkway to front porch; metal post-and-wire fence; wood fence with brick piers at rear yard; stone walkway to rear entrance; concrete driveway secondary concrete-block rear garage with hipped roof and replacement door

Sidewalk / Curb

Concrete sidewalk with planting strip between sidewalk and concrete curb

References

“New Buildings,” *Real Estate Record and Builders’ Guide* (June 11, 1898), 1062; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

1310 BEVERLEY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 3
BIN: 3118333

Date(s): c. 1898 (NB 725-1898)
Architect(s) / Builder(s): John J. Petit
Owner(s) / Developer(s): Charles F. Ackerson
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. 1310 Beverley Road is a free-standing Queen Anne-style house designed by John J. Petit and built by Charles F. Ackerson c. 1898, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Queen Anne-style features of 1310 Beverley Road include its asymmetrical composition; wraparound porch; steep, intersecting roof forms; and prominent gable end of the house, featuring a projecting pointed arch supported by large, paired brackets.

Secondary (East) Facade: This facade is similar in its decorative treatment to the main facade; the facade terminates with a similar gable with projecting pointed arch supported by large, paired brackets. It also has a two-story angled bay with stained-glass double-hung window; the porch extends past this facade.

Secondary (West) Facade: This facade is similar in its decorative treatment to the main facade; the facade terminates with a similar gable, with projecting pointed arch supported by large, paired brackets. It also has a two-story angled bay with leaded-glass window. From this facade, a one-story rear extension is visible.

Alterations

Primary (North) Facade: Historic wood siding replaced with artificial siding; roof materials replaced; historic main-entrance door replaced; porch railing replaced; western portion of porch enclosed; windows replaced; window enframements removed; stoop with shingled cheek walls replaced, and railing added; light fixtures; mailbox

Secondary (East) Facade: Historic wood siding replaced with artificial siding; windows replaced (except as noted); roof materials replaced; window enframements covered/removed

Secondary (West) Facade: Historic wood siding replaced with artificial siding; windows replaced (except as noted); roof materials replaced; window enframements covered/removed

Site

Front and side yards; concrete walkway to front porch; concrete driveway; secondary concrete-block rear garage with shingle-clad hipped roof and replacement door (R. T. Schaefer, 1935)

Sidewalk / Curb

Concrete sidewalk and curb

References

Department of Buildings, Borough of Brooklyn, New Building Permits 725-1898 and 1562-1935; New York

1316 BEVERLEY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 5
BIN: 3118334

Date(s): c. 1895
Architect(s) / Builder(s): George J. Craigen
Owner(s) / Developer(s): E. Craigen
Type: Free-standing House
Style(s): Altered Colonial Revival
Stories: 2½ and basement
Material(s): Wood; brick veneer

Status: Non-Contributing

History, Significance and Notable Characteristics

No. 1316 Beverley Road is an altered free-standing Colonial Revival-style house designed by George J. Craigen and built by E. Craigen c. 1895, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. The house was heavily altered between 2019 and 2024.

Alterations

Primary (North) Facade: Historic siding replaced; roof materials replaced; roof and dormers rebuilt; windows replaced; window openings changed; two-story porch rebuilt and reclad; porch resurfaced; entrance moved

Primary (East) Facade: Historic siding replaced; roof materials replaced; roof and dormers rebuilt; windows replaced; window openings changed; large window between dormer and first stories added; roof and dormers rebuilt; second story roof balcony added toward rear

Primary (West) Facade: Historic siding replaced; roof materials replaced; roof and dormers rebuilt; windows replaced; window openings changed; roof and dormers rebuilt; second story roof balcony added on rear facade

Site

Front yard; fence and gate, stone walkway to front porch; concrete parking pad, wood fence and gate at rear

Sidewalk / Curb

Concrete sidewalk and curb

References

"New Buildings," *Real Estate Record and Builders' Guide* (November 10, 1894), 705; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

1320 BEVERLEY ROAD

Borough of Brooklyn Tax Map Block 5144, Lot 7
BIN: 3253089

Date(s): c. 1899
Architect(s) / Builder(s): John A. Davidson
Owner(s) / Developer(s): Samuel Sherwood
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. 1320 Beverley Road is a free-standing Queen Anne-style house designed by John A. Davidson and built by Samuel Sherwood c. 1899, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. Located on the southwest corner of Beverley and Rugby Roads, its main entrance is on Beverley.

Historic Queen Anne-style features of 1320 Beverley Road include its asymmetrical composition; wraparound porch with Tuscan columns and wood picket railing; pilasters surrounding the front entrance; first- and second-story angled bays; double-leaf wood-and-glass main-entrance door; steep, intersecting roof forms; spare classical ornament, including brackets; oeil-de-boeuf (bull's-eye) window; and a deeply recessed window opening within the gable.

Primary (East) Facade: This facade is similar in its decorative treatment to the main facade. It has one hipped-roof dormer and one steep gable with a deeply recessed window opening, supported by a two-story angled bay; and a projecting eave. The front porch wraps to this facade and has a pediment and side stair. This facade is recessed at the rear and features a stained-glass window beneath the overhanging eave, which is supported by a bracket.

Secondary (West) Facade: This facade is similar in its decorative treatment to the main facade. It has two hipped-roof dormers, and a gable with a recessed pointed arch and gable returns, sitting on a square bay supported by an angled first-story bay; some historic wood window enframements; paired lancet windows with stained glass at the second story; a triple window with decorative muntins; flared second-story base; and paired round-arched first-story windows with stained glass. A one-story rear extension is partially visible.

Secondary (South) Rear facade: This facade terminates in a steep gable and has an extension with a pent roof and rear entrance.

Alterations

Primary (North) Facade: Historic wood siding replaced with artificial siding, resulting in loss of window trim; roof materials replaced; window opening west of main entrance removed; windows replaced; ceiling fans on porch; stoop replaced, and railing added; foundation covered; vent; mailbox

Primary (East) Facade: Historic wood siding replaced, resulting in loss of window trim; windows replaced (except as noted); roof materials replaced; vent

Secondary (West) Facade: Historic wood siding replaced, resulting in loss of window trim; windows replaced (except as noted); roof materials replaced; vent; chimney; security camera

Secondary (South) Facade: Historic siding replaced, resulting in loss of window trim; windows replaced; roof materials replaced; fire escape; vents

Site

Front and side yards; fence and gate around garden, stone walkway to front porch; concrete parking pad, wood fence and gate at rear

Sidewalk / Curb

Concrete sidewalk and curb

References

“New Buildings,” *Real Estate Record and Builders’ Guide* (April 1, 1899), 606; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

South Side Between Rugby Road and Marlborough Road

1402 BEVERLEY ROAD (aka 225-237 Rugby Road)

Borough of Brooklyn Tax Map Block 5145, Lot 1
BIN: 3253090

Date(s): c. 1899 (NB 2350-1899)
Architect(s) / Builder(s): John J. Petit
Owner(s) / Developer(s): John W. Parkin
Type: Free-standing House
Style(s): Queen Anne
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 1402 Beverley Road is a free-standing Queen Anne-style house designed by John J. Petit and built by John W. Parkin c. 1899, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. Located on the southeast corner of Beverley and Rugby Roads, its main entrance is on Beverley.

Historic late Queen Anne-style features of 1402 Beverley Road include its asymmetrical composition; porch with round-arched opening and simple wood railing; shingle cladding; second-story angled projecting bay; double-leaf wood-and-glass main-entrance door; flatboard trim; steep, intersecting roof forms; and prominent two-story round tower topped with a finial at the corner. Other historic details include the stained-glass windows adjacent to the entrance.

Primary (West) Facade

This facade is similar in its decorative treatment to the main facade. It is dominated by the round tower and a bay with an angled first story and a squared second story and features a hipped-roofed dormer.

Secondary (East) Facade

This facade is similar in its decorative treatment to the main facade and features an angled bay.

Secondary (South) Facade

This facade is similar in its decorative treatment to the main facade. There is a squared shallow one-story projection toward the rear with pent roof.

Alterations

Primary (North) Facades: One-over-one, double-hung wood windows replaced; stained-glass transoms removed from tower windows; roof materials replaced

Primary (West) Facades: One-over-one double-hung wood windows replaced; southernmost first-story window opening altered in shape and placement; security camera; through-wall air conditioner; roof materials replaced

Secondary (East) Facade: Roof materials replaced; some historic windows replaced

Secondary (South) Facades: Roof materials replaced; some historic windows replaced; security camera

Site

Front and side yards; concrete walkway to front porch; Belgian block driveway; wood fence and gate

Sidewalk / Curb

Concrete with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 2350-1899; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

1410 BEVERLEY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 3
BIN: 3118366

Date(s): c. 1899
Architect(s) / Builder(s): John J. Petit
Owner(s) / Developer(s): John W. Parkin
Type: Free-standing House
Style(s): Shingle
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 1410 Beverley Road is a free-standing Shingle-style house designed by John J. Petit and constructed by John W. Parkin c. 1899, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

Historic Shingle-style features of 1410 Beverley Road include its front-facing gambrel roof; angled second-story bays set beneath a deep third-story overhang supported by brackets; varying window shapes and sizes with simple enframements; and spare use of historic ornament. Third-story windows containing diamond-pane upper sashes are recessed and flanked by curved surfaces, above modillion-supported sills. The porch's Tuscan columns are

also characteristic of the style. Other historic features include a pair of double-hung lancet windows containing stained glass at the second story. The second and attic stories were originally covered with shingles, a hallmark of the Shingle style.

Secondary (East) Facade: This facade features a dormer with a gambrel roof; square-headed window openings of varying sizes with simple enframements; two-story angled bay; and chimney.

Secondary (West) Facade: This facade features a dormer with a gambrel roof, and square-headed window openings of varying sizes with simple enframements. A two-story angled bay sits toward the rear of the facade.

Alterations

Primary (North) Facade: Shingles replaced with vinyl siding, resulting in removal or covering of decorative shingle work in gable; security grilles at first-story windows and main-entrance door; windows replaced (except as noted)

Secondary (East) Facade: Solar panels installed on roof; security grilles at first-story windows; windows replaced

Secondary (West) Facade: Solar panels installed on roof; security grilles at first-story windows; windows replaced

Site

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

Sidewalk / Curb

Concrete with planting strip between sidewalk and concrete curb

References

“New Buildings,” *Real Estate Record and Builders’ Guide* (December 2, 1899), 874; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; Department of Buildings, Borough of Brooklyn, New Building Permit 3563-1938

1416 BEVERLEY ROAD

Borough of Brooklyn Tax Map Block 5145, Lot 5
BIN: 3118367

Date(s): c. 1899 (NB 824-1899)
Architect(s) / Builder(s): John J. Petit
Owner(s) / Developer(s): John W. Parkin
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. 1416 Beverley Road is a free-standing Queen Anne/Colonial Revival-style house designed by John J. Petit and built by John W. Parkin c. 1899, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time.

The house's design blends elements of the Queen Anne and Colonial Revival styles. Historic Queen Anne-style features include its double-hung dormer windows with diamond-pane upper sashes, and complex roof, while its symmetry, hipped-roof dormer, and main-entrance surround are more characteristic of the Colonial Revival style. Other historic features include the house's clapboard and shingle siding; double-leaf wood-and-glass main-entrance door; two-story angled bays; wraparound porch and posts with decorative brackets; and second-story round-arched stained-glass windows. A brick chimney projects from the east side of the roof.

Secondary (East) Facade: This facade is similar to the main facade, with square-headed window openings of varying sizes; a hipped-roof dormer; two stained- or leaded-glass double windows at the first story; and a two-story angled bay.

Secondary (West) Facade: This facade is similar to the main facade, with square-headed window openings of varying sizes irregularly spaced across the facade; and a large hipped-roof dormer with three windows, two of which appear to have diamond-pane upper sashes.

Alterations

Primary (North) Facade: First- and second-story windows replaced (except as noted)

Secondary (East) Facade: Windows replaced (except as noted)

Secondary (West) Facade: Windows replaced (except as noted); small window removed, and door added; northernmost second-story opening enlarged

Site

Front yard; concrete walkway

Sidewalk / Curb

Concrete with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 824-1899; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives

1422 BEVERLEY ROAD (aka 236-246 Marlborough Road)

Borough of Brooklyn Tax Map Block 5145, Lot 7
BIN: 3118368

Date(s): c. 1899 (NB 864-1899)
Architect(s) / Builder(s): John J. Petit
Owner(s) / Developer(s): John W. Parkin
Type: Free-standing House
Style(s): Shingle
Stories: 2½ and basement
Material(s): Wood

Status: Contributing

History, Significance and Notable Characteristics

No. 1422 Beverley Road is a free-standing Shingle-style house designed by John J. Petit and built by John W. Parkin c. 1899, during the development of the northern section of the historic district as a distinct area known as Matthews Park. Beginning during Flatbush's early suburbanization near the Brighton railroad line in the mid-1890s, commercial builders and individual property owners developed Matthews Park with free-standing houses constructed in the popular architectural styles of the time. Located on the southwest corner of Beverley and Marlborough Roads, its main entrance is on Beverley.

Historic Shingle-style features of 1422 Beverley Road include its extensive use of wood shingles, including their arrangement in decorative diamond patterns at the second and attic stories; and its varying window sizes, simple enframements, and spare use of historic ornament such as its pilastered main-entrance surround and the dentils on its gables. Other historic features of this house include its wraparound porch with an angled bay, third-story windows containing diamond-pane upper sashes with modillions beneath their sill, and double-leaf wood and glass main-entrance door.

Primary (East) Facade: This facade features historic windows; a projecting bay that is angled on the first story, squared at the second story, and terminates in a steep peaked gable, and contains a stained-glass window and two windows with diamond-pane upper sashes; and a peaked gable dormer. A staircase leads to the yard from the porch, which wraps from the front to this facade. The siding is similar to the main facade's.

Secondary (West) Facade: (partially visible). Similar in materials and decorative treatment to the main facade, this facade features a small gable, a gable dormer, and a squared two-story projection.

Secondary (South) Facade: Similar in materials and decorative treatment to the main facade, this facade also has a single-story extension that is connected to the garage via an enclosed ell.

Alterations

Primary (North) Facade: Metal window grilles

Primary (East) Facade: Metal window grilles at first story

Secondary (West) Facade: Metal window grilles at first story; windows replaced

Secondary (South) Facade: Metal window grilles at first and second stories; windows replaced

Site

Front yard; concrete walkway; non-historic iron fence and railing at the yard's perimeter; wood-frame rear garage with gable roof (2000)

Sidewalk / Curb

Concrete with planting strip between sidewalk and concrete curb

References

Department of Buildings, Borough of Brooklyn, New Building Permit 864-1899; New York City Department of Taxes Photograph (c. 1938-1943), Municipal Archives; New York City Department of Buildings Application 301090655 (October 24, 2000)

Beverley Square West Historic District: Appendix



Architects' Appendix

Beverley Square West Historic District

Thomas Bennett (1857-1923)

237 Argyle Road (c. 1897)
257 Rugby Road (c. 1897)
261 Rugby Road (c. 1896)
264 Rugby Road (c. 1898)
270 Rugby Road (c. 1899)
276 Rugby Road (c. 1899)
282 Rugby Road (c. 1899)

New Jersey-born architect Thomas Bennett was one of the most active architects in Brooklyn and was responsible for these seven houses on Argyle and Rugby roads in the Beverley Square West Historic District. He had established a practice in Brooklyn as early as 1887 and continued practicing into the 20th century. In 1902 he was named to the position of Deputy Superintendent of Buildings in Brooklyn. In addition to the houses in the Beverley Square West Historic District, his work can be found in the Park Slope Historic District and Extension and Cobble Hill, Sunset Park North, Central Sunset Park, Sunset Park 50th Street, and Sunset Park South Historic Districts.

References: Ancestry.com, *New York, New York, U.S., Index to Death Certificates, 1862-1948* [database on-line]. Lehi, UT: 2020; Brooklyn city directories; "Calder Practices Economy," *Brooklyn Daily Eagle*, January 2, 1902, 2; Dennis Stedman Francis, *Architects in Practice New York City, 1840-1900* (New York: Committee for the Preservation of Architectural Records, 1979), 85; New York City directories; U.S. Census records, 1900-1920; Landmarks Preservation Commission (LPC), "Architects' Appendix," *Sunset Park South Historic District Designation Report (LP-2622)* (New York: City of New York, 2019).

Joseph A. Brock (1860-1924)

272 Marlborough Road (c. 1899)
276 Marlborough Road (c. 1899)

Joseph A. Brock was an architect practicing in Brooklyn at the turn of the century. Initially a carpenter, he was later listed as the architect for several buildings in Brooklyn including the two houses on Marlborough Road in the Beverley Square West Historic District.

References: "Real Estate," *The Brooklyn Daily Times*, February 2, 1909, 11; "Deaths," *Brooklyn Daily Eagle*, December 17, 1924, 22; U.S. Census records, 1910.

Edward Constantin (dates not determined)

277 Rugby Road (c. 1896)

Very little is known about Edward Constantin who is the architect of record for 277 Rugby Road in the Beverley Square West Historic District. He was listed in the Brooklyn city directory of 1897 as a builder.

References: *Lain & Healy's Brooklyn Directory for the Year Ending May 1, 1897*.

George J. Craigen (1851-1928)

1316 Beverley Road (c. 1895)

George J. Craigen was born in England and immigrated to the United States in 1888 settling in Brooklyn. Craigen became a well-known builder in Brooklyn and was responsible for the construction of the residence at 1316 Beverley Road in the Beverley Square West Historic District. From around 1899 until 1905 he associated with his son George M. Craigen in the firm of George J. Craigen & Son, Builders & Contractors. He also served as a Deputy Tax Commissioner (1898-1911) during which time he instituted reforms, handled complicated property appraisals, and authored a book *Practical Methods for Appraising Land, Buildings and Improvements*. He later was the president of the Keyport Building and Loan Association.

References: "George J. Craigen Dies at Home," *Times Union*, December 4, 1928, 25; "Funeral Rites Tomorrow for George J. Craigen," *Brooklyn Daily Eagle*, December 1928, 21; "Real Estate," *Brooklyn Daily Times*, November 6, 1899, 13; "George J. Craigen & Son, Builders & Contractors," *The Flatbush Weekly News and Kings County Record*, various dates, 1904-1905; "New Deputy Tax Commissioners," *Brooklyn Daily Times*, February 19, 1898, 1; "Craigen Out of Tax Board," *New York Times (NYT)*, March 17, 1911, 3.

John A. Davidson (1872-1959)

231 Argyle Road (c. 1895) (attributed)
238 Argyle Road (c. 1895)
243 Argyle Road (c. 1895) (attributed)
250 Argyle Road (c. 1895)
262 Argyle Road (c. 1895)
268 Argyle Road (c. 1895)
280 Argyle Road (c. 1898)
294 Argyle Road (c. 1896)
298 Argyle Road (c. 1901)
309 Argyle Road (c. 1901)
1320 Beverley Road (c. 1899)
297 Marlborough Road (c. 1903)
316 Marlborough Road (c. 1902)
321 Marlborough Road (1903-04)
317 Rugby Road (c. 1901)

329 Rugby Road (c. 1902)

Little is known about architect John A. Davidson. He opened his practice in Brooklyn in 1893 and was head draftsman for Hartt Elliott Esterbrook from 1899 to 1901. From 1902 until at least 1906, he practiced out of an office in Manhattan. In addition to the houses in the Beverley Square West Historic District, Davidson's work can also be found in the Prospect Park South and Crown Heights North II Historic Districts.

References: "For Sale-Houses," *Brooklyn Daily Eagle*, May 15, 1900, 11; Francis, 87; James Ward, *Architects in Practice New York City 1900-1940* (New York: Committee for the Preservation of Architectural Records, 1989), 18; LPC, *Prospect Park South Historic District Designation Report (LP-0970)* (New York: City of New York, 1979); 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

Ernest Dennis (1850-1925)

246 Rugby Road (c. 1897)

Ernest Dennis' early career was as a carpenter but by 1876 he was listed in directories as an architect and for a time was head draftsman for his brother Wilbert Dennis, a builder. He is responsible for the residence at 246 Rugby Road.

References: Ancestry.com. *New York, New York, U.S., Index to Death Certificates, 1862-1948* [database on-line]. Lehi, UT: 2020; Francis, 87; Brooklyn city directories 1876, 1906; New York State Census, 1875, 1905; U.S. Census records, 1880

Charles J. Doherty (dates undetermined)

274 Argyle Road (c. 1897)

286 Argyle Road (c. 1897)

Nothing can be found on the career of Charles J. Doherty the architect of record for two houses on Argyle Road in the Beverley Square West Historic District.

Benjamin Driesler (1869-1949)

232 Argyle Road (c. 1902)

244 Argyle Road (c. 1902)

316 Argyle Road (c. 1902)

340 Argyle Road (c. 1902)

254 Marlborough Road (c. 1899)

303 Marlborough Road (c. 1903)

315 Marlborough Road (c. 1908)

333 Marlborough Road (1903-05)
334 Marlborough Road (c. 1904)
312 Rugby Road (c. 1902)
335 Rugby Road (c. 1904)

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,” *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); Francis, 88.

William A. Goericke (1876-1969)

300 Rugby Road (c. 1901)

Little is known about architect William A. Goericke the architect of 300 Rugby Road in the Beverley Square West Historic District. He was born in New York in 1875, and by 1900 was listed as an architect in the 1900 Federal census. In 1907, he moved to California to “help with the rebuilding of the Palace Hotel in San Francisco.” Goericke remained in San Francisco where he had a successful career as an architect/builder for more than 50 years.

References: U.S. Census records, 1900, 1910, and 1950; Ancestry.com. *U.S., Social Security Death Index, 1935-2014* [database on-line]. Provo, UT: Ancestry.com Operations Inc, 2014. “Obituary,” *The San Francisco Examiner*, December 2, 1969; “Services for William A. Goericke,” *San Francisco Chronicle*, December 2, 1969, 39.

W. A. Goetz (dates not determined)

226 Argyle Road (c. 1899)

Nothing is known about W. A. Goetz who is the architect of record for 226 Argyle Road in the Beverley Square West Historic District.

Harry Grattan (1869-1965)

286 Marlborough Road (c. 1901)

292 Marlborough Road (c. 1901)

298 Marlborough Road (c. 1901)

Harry Grattan was a “self-taught architect/builder.” Born in Minnesota in 1869, he moved to Brooklyn in 1889 where he initially pursued a career in banking helping to establish the Greater New York Savings Bank of Brooklyn and served as its secretary. Grattan left banking for speculative building. In the Ditmas Park Historic District he worked with architect Arlington D. Isham designing and developing houses on land he purchased from Pounds' Manor Realty Co. While his partnership with architect Arlington D. Isham proved to be quite successful and produced several houses throughout Flatbush, Grattan himself is responsible for the three residences on Marlborough Road in the Beverley Square West Historic District.

References: Herbert F. Gunnison, ed. *Flatbush of To-Day*, (Brooklyn, 1908), 108; “Harry Grattan,” in William S. Pelletreau, *A History of Long Island: From Its Earliest Settlement to the Present Time* (New York: Lewis Publishing Co., 1905), v. 3, 364-366; LPC, *Ditmas Park Historic District Designation Report*; Ancestry.com. *U.S., Find a Grave® Index, 1600s-Current* [database on-line]. Lehi, UT: Ancestry.com Operations, Inc., 2012

Ernest Greene (1864-1936)

288 Rugby R Road (c. 1904)

Ernest Greene was the architect of 288 Rugby Road in the Beverley Square West Historic District. Born in the Brooklyn, Greene was educated there and in New York City, as well as in England, where he completed his architectural studies. After returning to New York, he entered the office of Frederick C. Withers (1828-1901), a former partner of Calvert Vaux and noted specialist in church design, as a draftsman and designer. In 1886 or 1887, Greene opened his own office; from 1891 to about 1901, he practiced in partnership with Robert S. Stephenson (1858-1929), formerly of McKim, Mead & White. Greene designed many public and residential buildings, as well as clubs, but was best remembered upon his death as a designer of churches and, according to the *New York Times*, as “an authority on the New England style of architecture.” He was a member of the American Institute of Architects and the National Arts Club, and a trustee of the Congregational Church Building Society, and wrote extensively for architectural periodicals. After keeping his office in Lower Manhattan from 1901 to 1919, and in Midtown Manhattan from 1920 to 1935, Greene retired to his home in New Canaan, Conn., where he died in 1936.

References: Ward, 30; “Ernest Greene” (Obituary), *Architectural Forum* (January 1937), 56; “Ernest Greene Dies; Retired Architect,” *NYT*, November 21, 1936, 17; LPC, “Architects’ Appendix,” *Ladies’ Mile Historic District Designation Report (LP-1609)* (New York: City of New York, 1989); Office for Metropolitan History, “Manhattan New Building Database, 1900-1986,” <http://www.MetroHistory.com>

Harry B. Hawkins (1871-1941)

William Hawkins (1841-1928)

273 Argyle Road (c. 1901)
279 Argyle Road (c. 1901)
285 Argyle Road (c. 1902)
291 Argyle Road (c. 1901)
247 Rugby Road (c. 1896)
253 Rugby Road (c. 1896)
258 Rugby Road (c. 1896)
318 Rugby Road (c. 1903)

William and Harry Benjamin Hawkins were father and son builders in Brooklyn. Early local directories list their occupations as carpenters. Both worked as builders/architects until at least 1910 but by 1920 Harry B. Hawkins is listing his occupation as bank president. In addition to the houses on Argyle and Rugby Road in the Beverley Square West Historic District, William Hawkins is listed as the owner/architect for five houses found in the Park Slope Historic District and Extension.

References: LPC, *Park Slope Historic District Designation Report (LP-0709)* (New York: City of New York, 1979), 140; LPC, “Architects’ Appendix,” *Park Slope Historic District Extension Designation Report (LP-2443)* (New York: City of New York, 2012); U.S. Census records, 1880, 1900-1930; Ancestry.com. *U.S., Find a Grave® Index, 1600s-Current* [database on-line]. Lehi, UT: Ancestry.com Operations, Inc., 2012.

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George Hitchings (1878-1944)

237 Marlborough Road (c. 1899)
243 Marlborough Road (c. 1899)
249 Marlborough Road (c. 1899)
255 Marlborough Road (c. 1899)
261 Marlborough Road (c. 1899)

Little is known about George Hitchings. He was born in Pennsylvania in 1878 and is listed as an architect in Brooklyn in 1899-1900 before moving his office to Manhattan where he practiced until around 1917-18. By 1930 he and his family had moved to Massachusetts. In addition to the residences on Marlborough Road in the Beverley Square West Historic District, he was responsible for the design of the house at 156 Stratford Road in the Prospect Park South Historic District.

References: LPC, *Prospect Park South Historic District Designation Report*, 107; “Hitchings Model Houses,” *Times Union*, December 9, 1902, 10. 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, 1930, and 1940.

Arlington D. Isham (1868-1946)

281 Rugby Road (c. 1908)

306 Rugby Road (c. 1904)

Little is known about Arlington D. Isham. 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 found in the Fiske Terrace-Midwood Park, Ditmas Park, Ditmas Park West, and Beverley Square 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.

Walter R. Lusher (1860-1943)

249 Argyle Road (c. 1900)

255 Argyle Road (c. 1900)

258 Argyle Road (c. 1900)

261 Argyle Road (c. 1900)

262 Marlborough Road (c. 1902)

268 Marlborough Road (c. 1902)

265 Rugby Road (c. 1900)

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 several 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.

George Francis Morse (1874-1956)

242 Rugby Road (c. 1899)

George Francis Morse was born in Brooklyn and was raised in Nyack, New York. After high school he attended college but left and entered an architect's office. He returned to Brooklyn to live in 1899 and opened an independent practice in Manhattan during which time he designed the residence at 242 Rugby Road in the Beverley Square West Historic District and several houses in the nearby Ditmas Park Historic District. During his career, he was associated with both Warren and Wetmore and McKim, Mead, and White working as a draftsman for the latter firm in 1918. He and his family returned to Nyack around 1930 where he continued to practice architecture until a few years before his death.

In addition to his architectural career, Morse was an organist for the Dutch Reformed Church of Flatbush and later the Reformed Church in Nyack as well as being a composer. He was a member of both the American Institute of Architects and a Fellow of the American Guild of Organists.

References: Ancestry.com. *U.S., Find a Grave® Index, 1600s-Current* [database on-line]. Lehi, UT: Ancestry.com Operations, Inc., 2012; "George F. Morse, Architect and Musician, Dies," *Journal News* (White Plains, NY), July 23, 1956, 1; U.S. Census records, 1880, 1910-1950; Ancestry.com, *U.S., World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT: Ancestry.com Operations Inc., 2005; *Lain and Healy's Brooklyn Directory for the Year Ending May 1, 1899*.

John J. Petit (c. 1870-1923)

225 Argyle Road (c. 1898)
1304 Beverley Road (c. 1898)
1310 Beverley Road (c. 1898)
1402 Beverley Road (c. 1899)
1410 Beverley Road (c. 1899)
1416 Beverley Road (c. 1899)
1422 Beverley Road (c. 1899)
243 Rugby Road (c. 1899)
293 Rugby Road (c. 1901)

John J. Petit was a Brooklyn resident and architect. He is listed in city directories beginning in 1887 as a draftsman and later architect but appears not to have established an independent practice until 1893. He worked with Richard Ficken on his Tennis Court development (now demolished) and in the late 1890s designed the freestanding houses on Argyle, Beverley, and Rugby Roads in the Beverley Square West Historic District and several houses within the Ditmas Park Historic District. Petit subsequently served as chief architect for Dean Alvord on his Prospect Park South development and although associated as of 1904 with the firm of Kirby, Petit & Green, later Kirby & Petit, whose name appears on building records for Prospect Park South, the designs are attributed to Petit. Petit's work in Brooklyn can also be found in the Prospect Lefferts Gardens Historic District. He also designed the now demolished All Souls Universalist Church (1905) at Newkirk and Ocean avenues.

References: Francis, 94; Ward, 43, 60; LPC, *Prospect Park South Historic District Designation Report*, 14-15;

LPC, *Ditmas Park Historic District Designation Report*, 10; LPC, *Prospect Lefferts Gardens Historic District Designation Report (LP-1024)* (New York: City of New York, 1979), 56; U.S. Census records, 1880, 1900, and 1920; "John J. Petit, Architect, Dies on Way to Majestic," *Brooklyn Daily Times*, August 13, 1923, 2.

A. White Pierce (1865-1928)

297 Argyle Road (c. 1901)
310 Argyle Road (c. 1902)
322 Argyle Road (c. 1902)
328 Argyle Road (c. 1902)
334 Argyle Road (c. 1902)
346 Argyle Road (c. 1901)
352 Argyle Road (c. 1903)
358 Argyle Road (c. 1903)
364 Argyle Road (c. 1903)
260 Marlborough Road (c. 1897)
269 Marlborough Road (1903-04)
275 Marlborough Road (1903-04)
283 Marlborough Road (1903-04)
328 Marlborough Road (1901-02)
352 Marlborough Road (c. 1902)
305 Rugby Road (c. 1901)
324 Rugby Road (c. 1902)
341 Rugby Road (c. 1901)
353 Rugby Road (c. 1903)

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 freestanding 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, "Architects' Appendix," *Crown Heights North Historic District Designation Report (LP-2204)* (New York: City of New York, 2007); "New Germania Building," *Brooklyn Eagle*, April 10, 1898, 34; Office for Metropolitan History, "Manhattan New Building Database, 1900-1986," <http://www.MetroHistory.com>; LPC, "Architects' Appendix," *Fiske Terrace – Midwood Park Historic District*

Pohlmann & Patrick

Henry Pohlmann (dates not determined)

James Patrick (1851-date not determined)

296 Rugby Road (c.1903)

301 Rugby Road (c.1903)

According to city directories, Henry Pohlmann (or Pohlman) was a Brooklyn resident working as a draftsman from 1887 until he opened an architectural office in Brooklyn in 1897. From about 1902 to 1904 he was associated in the firm of Pohlman & Patrick which was responsible for the design of the residences at 296 and 301 Rugby Road in the Beverley Square West Historic District. Pohlman remained active until about 1910. In addition to the residences in the Beverley Square West Historic District, the firm was responsible for buildings in the Sunset Park South and Central Sunset Park Historic Districts. Pohlmann's individual projects can be found in the Crown Heights North and Prospect Heights Historic Districts, and Park Slope Historic District Extension.

References: Brooklyn city directories, 1887-1902; Francis, 94; LPC, "Architects' Appendix," *Prospect Heights Historic District Designation Report* (LP-2314) (New York: City of New York, 2009); LPC, "Architects' Appendix," *Central Sunset Park Historic District Designation Report* (LP-2624) (New York: City of New York, 2019); LPC, "Architects' Appendix," *Sunset Park South Historic District Designation Report*.

Alexander R. Robb

304 Argyle Road (c. 1906)

Nothing is known about Alexander R. Robb the architect of 304 Argyle Road.

John B. Slee (1875-1947)

291 Marlborough Road (c. 1903)

304 Marlborough Road (c. 1902)

309 Marlborough Road (c. 1903)

327 Marlborough Road (c. 1903)

339 Marlborough Road (c. 1903)

349 Rugby Road (c. 1904)

John B. 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. Early in his career, Slee worked for John J. Petit, the chief architect

of Flatbush's suburban Prospect Park South development where he met Robert Bryson (1875-1938) with whom he formed a prolific partnership in 1905 (see below). In Beverley Square West Historic District Slee was responsible for the six houses on Marlborough and Rugby Roads. Slee was a Fellow of the AIA was also a noted leader in the work of slum clearance.

References: "J. B. Slee, Boro Architect, Civic Center Booster, Dies", *Brooklyn Daily Eagle*, January 14, 1947; LPC, "Architects' Appendix," *Crown Heights North Historic District Designation Report*.

Slee & Bryson

John B. Slee (1875-1947)

Robert H. Bryson (1875-1938)

323 Rugby Road (c. 1909)

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 Beverley Square West Historic District, the firm was responsible for the design of 323 Rugby 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*.

Slee & Lapointe

John B. Slee (1875-1947)

Henry LaPointe (1870-1931)

310 Marlborough Road (c. 1904)

311 Rugby Road (c. 1904)

The short lived firm of Slee & LaPointe was responsible for the design of these two residences on Marlborough Road and Rugby Road in the Beverley Square West Historic District in addition to four residences in the Prospect Park South Historic District. Little is known about architect Henry LaPointe. By 1917 he had relocated to Miami where he was associated with Arthur Laidler-Jones and designed many

buildings there.

References: "Henry P. LaPointe Dies in Coral Gables," *Miami Herald*, February 16, 1931, 2; *Uppington's General Directory of Brooklyn, New York City, for the year 1904*

Hobart A. Walker (1869-1955)

258 Argyle Road (c. 1906)

Hobart A. Walker, a specialist in residential design, began his architectural practice in 1895. He is the architect of record for this property in the Beverley Square West Historic District. Other known commissions are the Pratt Institute Faculty Row Houses (1907), and a late Romanesque Revival carriage house (1903) for J. Henry Alexandre at 173 East 73rd Street, Manhattan; the Colonial Revival Ralph H. Wilson residence (1907) at 162 Argyle Road in the Prospect Park South Historic District in Brooklyn; and the neo-Jacobean William H. Burger residence (1902) at 443 Clinton Avenue in the Clinton Hill Historic District in Brooklyn.

References: LPC, *Pratt Institute Faculty Row Houses Designation Report (LP- 2012)* (New York: City of New York, 1981), 2; LPC, *Clinton Hill Historic District Designation Report (LP-2017)* (New York: City of New York 1981), 72; Francis, 79; U.S. Census records, 1870-1900, 1920; <https://www.findagrave.com/memorial/176794873/hobart-alexander-walker> (accessed 11/24/2025).

William H. Wirth (c.1861-1935)

252 Rugby Road (c. 1894)

Little is known about architect and real estate agent William H. Wirth, whose work is represented in the Beverley Square West Historic District as well as the Park Slope Historic District Extension. Wirth maintained an office in Brooklyn from the mid-1880s through the mid-1930s. In 1927, he proposed that a vehicular and pedestrian tunnel be built under Greenwood Cemetery at Seventh Avenue to relieve traffic in that area. The plan did not materialize. Other examples of his work are found in the Prospect Heights Historic District.

References: "Suggests Tunnel Under Cemetery," *Brooklyn Daily Eagle* (June 19, 1927); Brooklyn City Directories; Francis, 83, 98; LPC, "Architects' Appendix," *Prospect Heights Historic District Designation Report*; LPC, "Architects' Appendix," *Park Slope Historic District Extension Designation Report*; Ancestry.com. *New York, New York, U.S., Index to Death Certificates, 1862-1948* [database on-line]. Lehi, UT: 2020.