

Lefferts Manor ECHO

{ SPRING 2026 }

THE 52ND ANNUAL PROSPECT LEFFERTS GARDENS House & Garden Tour

Sunday, May 31, 2026 Noon-5pm
HOSTED BY The Lefferts Manor Association

TICKETS: \$40 IN ADVANCE AT:

Ix Restaurant 43 Lincoln Rd.
DRINK 492 Flatbush Ave.
Trixie's Pet Food Supplies 575 Flatbush Ave.
Little Mo Wine & Spirits 1125 Nostrand Ave.

ONLINE: Go to [eventbrite.com](https://www.eventbrite.com) and search for PLG House OR Scan the QR Code below

TICKETS ON TOUR DAY AT:

Check-in table next to Ix Restaurant 43 Lincoln Rd.
ALL TOURGOERS start here to receive their tour guide booklet and booties.

PLG's 52nd house tour is full of variety, color and personality. Eight homeowners have generously agreed to open their homes and gardens so tourgoers can get a glimpse of what's inside.

Note: No children under 12 except infants in front packs only

FOR MORE INFORMATION VISIT: leffertsmanor.org

EMAIL: leffertsmanorassoc@gmail.com

FACEBOOK: PLG House Tour 2026 #plghousetour

REFRESHMENT DONATIONS WELCOME

Cookies, brownies and more! Please bring baked goods to 140 Lincoln Road on Saturday 5/30 12-2pm or on the tour day, Sunday 5/31 from 11:30am-12pm



The 52nd Annual House Tour: What's On View



Photo: Brittany Ambridge

By Roberta Woelfling

The Prospect Lefferts Gardens House & Garden Tour is BACK again this year! The weather is usually excellent on this day. Regardless, the event is rain or shine.

PLG's 52nd house tour is full of variety, color and personality. Eight homeowners have generously agreed to open their homes and gardens so tourgoers can get a glimpse of what's inside. This year we are thrilled to include three homes from the northern realm of PLG and of course, several homes in Lefferts Manor. Very few Brooklyn house tours remain active and we are grateful that PLG's is still going strong. It takes a special community to accomplish this... and we have one!

As always, we encourage friends and neighbors to support this event. It's great running into people you know on the sidewalks or chatting with other tourgoers while viewing the featured houses. This year's tour is fairly compact so there will be plenty of time to see everything and enjoy street

views in between. It extends from Sterling Street to Rutland Road and from Flatbush to Rogers Avenues.

Here's a preview of what you'll see on this year's tour...

A 1910 limestone townhouse that is classic and traditional on the exterior and like an artist's loft on the inside. This house's main floor had been totally opened up and was furnished with colorful wall murals, furniture and fittings that evoke the sea. The mirrored mosaic tile powder room is not to be missed, and the kids' room is inspired by Celtic forests and the animated film "Secret of Kells." The rear garden has a sunken "conversation pit."

An identical house to above, except the facade is brownstone that maintains more of the original configuration. These houses were extra deep so they had two charming interior light wells with interior stained-glass windows. The side-by-side comparison is a rare opportunity! You will notice colorful artwork, books and other decorative items from

(continued on pg 2)

Five Years Later, Lincoln Road Crash Site Frozen in Time

By David Flumenbaum

On a sunny June afternoon in 2021, a southbound B49 bus veered off course and slammed into a limestone rowhouse at the corner of Lincoln Road and Bedford Avenue, the entrance to the historic Lefferts Manor district. Five years later, the crash site remains untouched, apart from a sidewalk shed erected days after the incident. It sits as a fossilized image of the accident, and a daily reminder of how slow and challenging it is to remediate a problem like this in today's New York City.

The MTA never provided an official cause for the 2021 crash, though a widely circulated video from inside the bus paints a fairly clear picture of what happened. An NBC News report two days after the crash described the footage in detail: "The video from a camera inside the bus showed the driver remove one bag from the floor of his seat, then get up and get back into the seat. He can be seen releasing what appears to be some sort of emergency brake, and the bus immediately lurches forwards, hitting the vehicle in front.... Instead of stopping, the bus hits the vehicle again, then seems to accelerate as the driver furiously steers the bus into the other lane. The driver crashes into a black pickup truck before hitting the building." An MTA spokesman at the time characterized the video as "disturbing on many levels."

With the five-year anniversary of the crash approaching on June 7, Lefferts Manor residents have lost patience with the scene at 174 Lincoln, frustrated by the neighborhood eyesore, concerned by safety issues, and perplexed as to why there is no fix in sight.

Paul Friedman, former block president of Lincoln II where the crash occurred, voiced his frustration at the state of the building at 174 Lincoln, saying the construction fence is an



Photo: David Flumenbaum, June 7, 2021

"eyesore in poor condition, and no one is doing anything about it." Friedman went on to say, "I don't know who or what is causing the lack of progress. There are too many questions and no answers. I don't know who the various agencies are in touch with in the community, or how to even get any of them to respond."

The Echo reached out to the two relevant agencies – the MTA and Department of Buildings (DOB) to get an explanation as to why the crash site has remained unchanged since the incident.

The DOB, responding to the Echo, acknowledged that as of early May, the agency has conducted multiple inspections of the property that have resulted in numerous violations to the owner. "There are currently 12 open DOB-issued

OATH/ECB violations at the property that have been issued since the crash in 2021," a DOB spokesperson wrote. "Following the crash, DOB's Forensic Engineering Unit (FEU) also issued multiple orders for the property owners to make repairs at the building."

The agency points out that it is the legal responsibility of the homeowner to comply with DOB orders to make repairs on the property and is aware of two ongoing legal cases associated with the bus crash, one involving the homeowner and one filed by the previous owner of the neighboring house against the MTA. A DOB spokesperson told the Echo that the owners of the building "informed the FEU Unit that they are awaiting resolution of the litigations with MTA before

(continued on pg 2)

House Tour Spotlight: An Interview with Interior Designer KD d'Souza

By Roberta Woelfling

Roberta: KD, you were a creative director in advertising, and you've shifted into interior design. What motivated the change and how did your skills translate?

KD: For me, creative direction and interior design come from the same core place — this drive I have to make things beautiful. Interiors, and just styling in general, have always been a passion alongside my professional work. I'm the friend you take shopping or send pictures to for a gut check. It brings me joy to lend out my eye and my taste in a way that helps others express their own. I didn't know it at the time, but going through the process of renovating my own home put me on this path. Renovations are stressful, but the easiest part for me was sourcing the furniture, fixtures and materials for a three-story limestone. I'm creatively decisive and I know what I like. Turns out the skills I'd mastered as a creative director are transferable: protecting the creative vision, directing partners to execute on time with a high bar for craft, and managing the budget (by knowing what to invest in and where to save) — all in service of delivering something beautiful and well-executed. After my renovation, I found myself with this mental rolodex of products, vendors, stores and ideas, and I kept finding people to help with their own homes. Finally, I decided to just take a swing and do it professionally. I went back to school for more training and did a series of beta projects for friends.

RW: Your own house is one of your projects (and it's on the House Tour). It's stunning. How does it represent your personal aesthetic and design approach?

KD: Thank you for saying that. I'm really proud of our home. I grew up overseas as an expat kid — my family lived all over but we were in Japan the longest. By bouncing between cultures and languages, you become a keen observer of details. Japanese minimalism is my personal aesthetic touchstone. I love a clean and restrained environment with warmth brought from texture, color, and natural light. And for me function is as important as cosmetics. The brief for our home was "Brooklyn meets Japan," and when you walk through, you'll see that intentionality in every choice.

RW: You mentioned Japanese Minimalism as a touchstone. How does that show up in your work with clients who have a completely different aesthetic?

KD: My home evokes Japanese minimalism and restraint because that's my story — it reflects who I am. But not everyone's story looks like mine, and it shouldn't be. What does unite all styles are the same underlying principles: intention, cohesion, and purpose. The room should feel like it has a point of view. If a client wants something maximalist or whimsical, I can definitely help realize that — I actually love playing with different styles. One of my current projects is a fun hybrid of English cottage meets Scandinavian that is really exciting. Fundamentally, my real job is designing spaces that reflect my client and work for their life.

RW: And you've launched your own business. How can potential clients contact you?

KD: Yes! The best way to get started is to book a consultation on my site kddesigns.studio.

RW: What's your process like once someone books that first consultation?

KD: The consultation is really about listening. I want to understand how you live, not just what you like on Pinterest. We'll talk about color, architecture, and style, of course — but I'll also dig into how you actually live. Do you have kids or pets? Do you entertain? Do you work from home? What problems would you like to solve? Design has to serve your actual life. From there I put together a project proposal based on scope, and then the fun begins.

RW: What's the biggest misconception people have about working with an interior designer?

KD: I'll give two. One: That it means giving up control. My job is actually the opposite — it's to draw out your vision and execute it with more precision than you could alone. The best outcome is a space that feels completely and uniquely yours. And two: That you need to be doing a full renovation to call me. Sometimes it's one room. Sometimes it's just a conversation to get unstuck. I offer consultations exactly for that — to give people a clear path forward without a big commitment.

The 3rd Annual Great PLG Stoop & Sidewalk Sale

Sun, June 7, 2026 11am to 4pm
(Rain date: June 14)

Scan the QR for more info.



Five Years After Bus Crash

(continued from pg 1)

making repairs to the property.”

The Echo posed a series of written questions to the MTA regarding the bus crash, including whether or not the homeowner at 174 Lincoln has received compensation from the MTA for the damages to the home and if the MTA was involved in litigation over the matter.

MTA spokesperson Aaron Donovan shared the following statement with the Echo: “With ongoing litigation, we are unable to get into details of this incident or an investigation into it. However, New York City Transit is committed to safe operation as a top priority and to learning any lessons when incidents occur. The MTA has made payment for the full amount of the repair costs to 174 Lincoln Road that have been substantiated to date.”

The Echo made numerous attempts to reach the homeowners at 174 Lincoln to respond to the MTA's assertion that it “has made payment for the full amount of the repair costs,” but has been unable to get a response. Additionally, LMA sent a letter in March to the homeowners offering to help expedite a resolution to the building in disrepair, and received no reply. Multiple Lefferts Manor residents have attempted to contact the 174 Lincoln homeowners and have not succeeded.

At the annual LMA Spring Meeting in April, the issue of 174 Lincoln dominated the first half of the meeting. Councilmember Rita Joseph, who represents the Lefferts Manor district, attended the meeting and took questions from constituents about the inaction at the crash site. Joseph stressed that this issue involves multiple city and state agencies and pleaded with LMA members for patience, telling the audience that MTA incidents usually take five to seven years to resolve. A spokesperson for Joseph's office did not reply to the Echo's questions in time for publication.

The owner of the house next door to the crash site, Matthew Olson, also addressed the 60+ members at the LMA meeting, detailing how difficult it has been for him and his partner to live next to the construction site. Olson told the Echo, “I don't have access to my entire property. The fence extends onto my property line. It's a form of trespassing.”

Olson, who purchased 176 Lincoln in 2025, believes the city and state are failing the Prospect Lefferts Gardens community. “The MTA and the city aren't taking enough accountability for something they caused. I also believe if this had happened in the Upper East Side this issue would not have persisted this long,” he said.

While much of the aftermath of this freak bus accident is still unclear, what is obvious is that there appears no easy way to force a homeowner to repair a building in disrepair. For now, PLG neighbors just have to wait, as they continue to pass by the now familiar wreckage at the corner of Lincoln and Bedford.



A Jane's Walk walking tour of our neighborhood was jointly sponsored by LMA and PLGNA on May 2. Jane's Walk tours are conducted worldwide and dedicated to the famed urbanist. In NYC, they are coordinated by the Municipal Art Society. The PLG tour was led by Jerrell Gray and Yohance Barton of PLGNA, with LMA president Bob Marvin chiming in on occasion. The tour ended up on Bob's parlor floor (pictured here) with a discussion about our neighborhood.

House Tour 51

(continued from pg 1)

the owner's South African heritage.

A **white brick rowhouse** designed in 1906 by architect Frank S. Lowe. This unique two-family house is not divided, allowing this multi-generational family to live separately yet still be connected. The interiors are individual yet complementary. The upper unit is spacious, bright and serene and comes with an enviable soaking tub. The ground floor uses soft, muted colors and handmade materials to show personality and warmth. The basement is just fun with two rattan hanging chairs!

A **neo-Renaissance limestone** designed by Brooklyn architect Benjamin Driesler. This corner house underwent a sophisticated renovation that hints at the traditional but in a clean, modern way. The flush, light wood wainscoting paired with the swooping curved details at the ceiling promote a soft flow throughout the house. The furnishings are impeccable. The pair of emerald green sofas add joy!

A **standalone brick house** with Spanish tile roof that was constructed in 1924. It's not often that we get inside the larger homes on Maple Street. The original grand staircase with decorative stained-glass window (one of many in this house) is gorgeous. Then there's the back stairs for household staff (from back in the day) and a narrow one that leads up to a very cool finished attic. It's a rare opportunity to see such a wide open space under a hipped roof.

A **roman brick and stone rowhouse** that is one of several in a row designed in 1899 by George Lawton. It has been fully renovated yet plenty of detail remains. You can't miss the eyebrow-shaped stained glass over the living room windows. The color palette includes variations of white and soft neutrals complemented by natural materials to create a calm inviting interior. Note the exposed wood joists in the kitchen!

A **late Romanesque Revival rowhouse** in red brick and stone designed in 1898 by William M. Miller. The ground floor of this rowhouse is wide open providing a large kitchen, dining, and family area with a sunny pantry and coffee bar off the back. An abundance of original detailing is found on the parlor floor which acts as a lovely backdrop for a grand piano, many pieces of art, and a library of books.

An **elaborate 1910 limestone** designed in a neo-Renaissance style by Benjamin Driesler. This house is decked out with original details: slender ionic columns, intricate fireplace mantles, unique decorative wood beams and paneling, leaded glass windows and one of the widest wood double-hung windows you'll ever see. There's also a clever blue kitchen, modern furniture, bold pops of color, plus loads of artwork throughout.

When you need a break, take advantage of the refreshment stop. “The Lefferts Lounge” will offer tourgoers a place to relax in a lush Lincoln Road backyard, wet their whistle and enjoy some live entertainment arranged by PLG Arts. Jazz duo Nicki Adams and Eddy Khaimovich will play from 1:30-3:30pm. Plus, DRINK and Little Mo will hold wine and cocktail tastings.



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