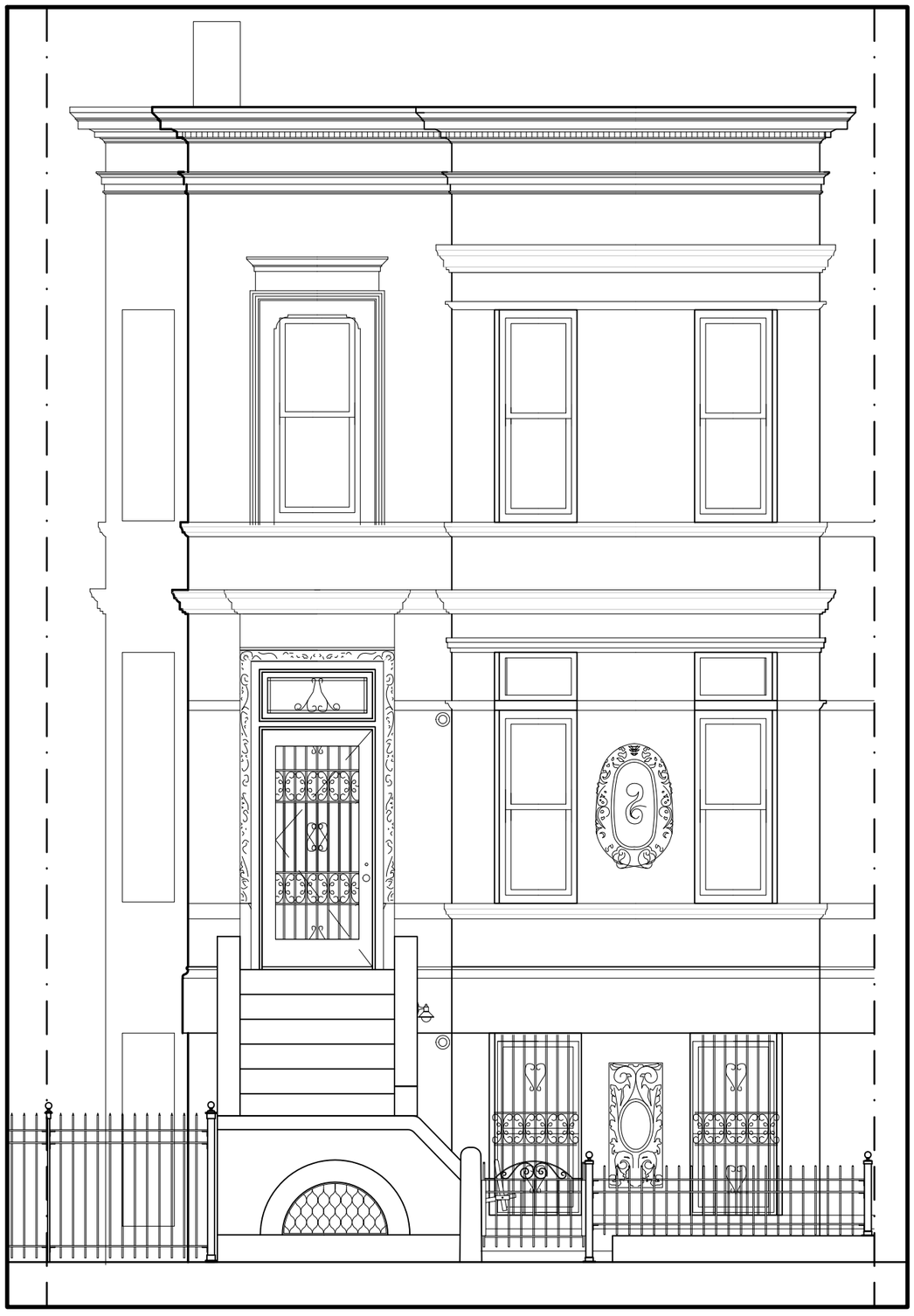


RENOVATION OF 117 MIDWOOD STREET
BROOKLYN, NEW YORK 11225

PRESENTED TO LANDMARKS PRESERVATION COMMISSION
(DOCKET #: 17-1157)

DRAWING INDEX:

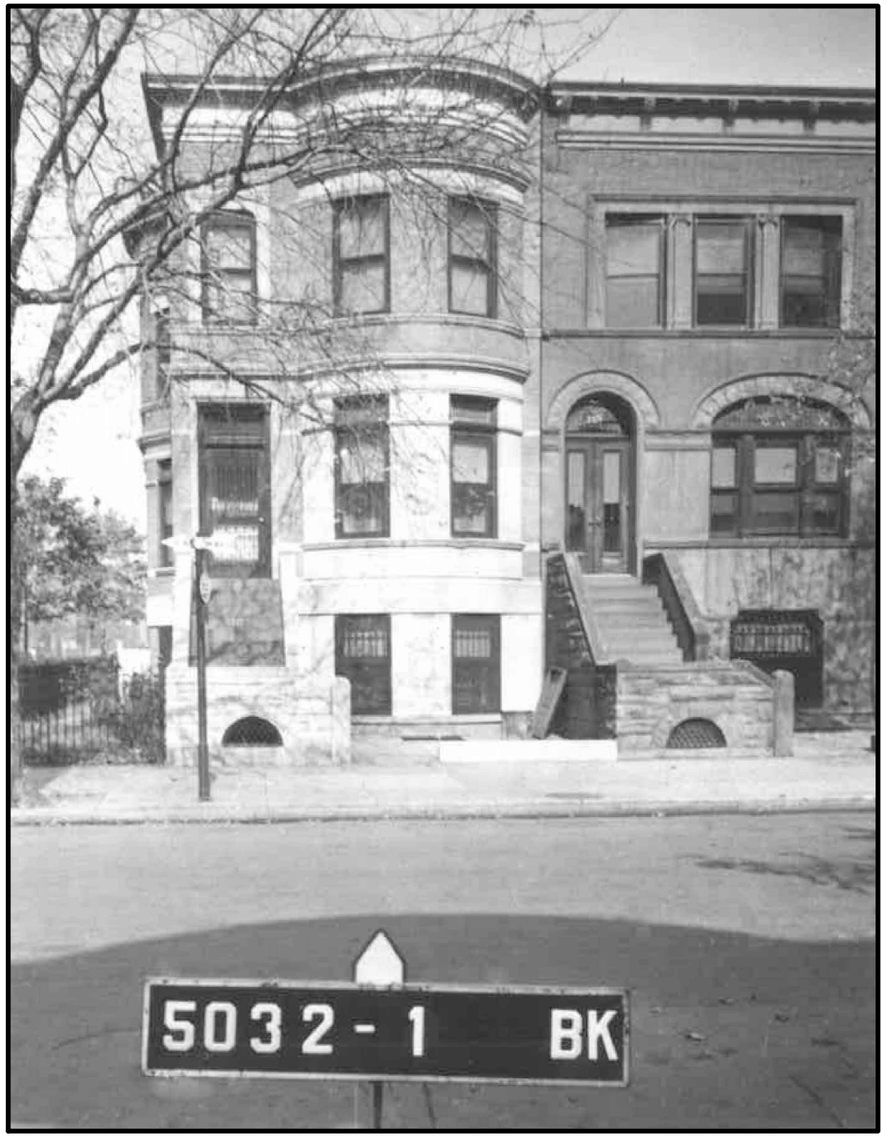
LM-01 TITLE PAGE
LM-02 CA.1940 TAX PHOTOS
LM-03 PHOTOS OF 117 MIDWOOD ST. EXISTING FACADES
LM-04 SCOPE OF WORK: PLAN DIAGRAMS
LM-05 EXISTING AND PROPOSED SOUTH & WEST ELEVATIONS
LM-06 EXISTING AND PROPOSED NORTH & EAST ELEVATIONS
LM-07 EXISTING FRONT FENCE PRECEDENCE PHOTOS
LM-08 FRONT YARD ELEVATION, AND PROPOSED FENCE DETAIL
LM-09 BLOCK PLAN AND FENCE PHOTOS
LM-10 PROPOSED TERRACE PLAN AND NEW GUARD RAIL DETAIL
LM-11 EXISTING GARAGE FENCE AND EXAMPLE PHOTOS

LM-01
Date: 08-04-15

TITLE PAGE

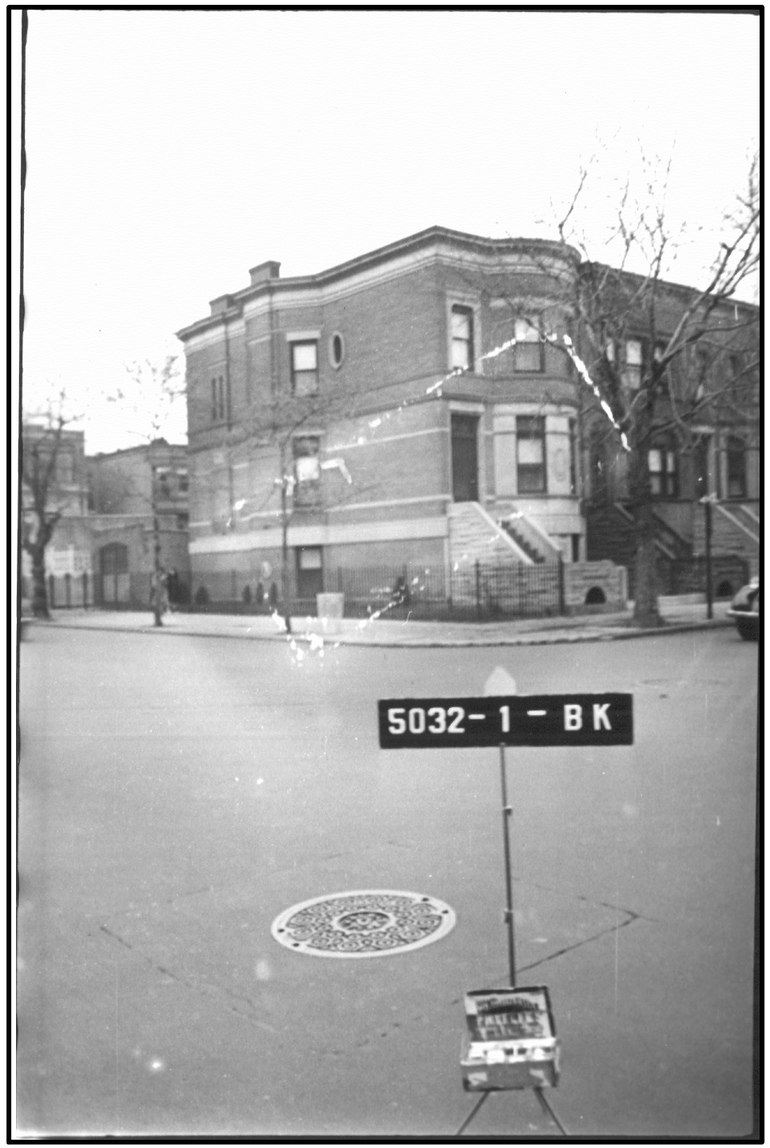
Kurland Residence: 117 Midwood Street, Brooklyn, New York 11225

BEN HERZOG ARCHITECT, PC
247 Prospect Avenue 2nd Floor, Brooklyn, New York 11215
Phone: (347) 410-5860 Fax: (347) 338-2516
ben@herzogarch.com



1 117 MIDWOOD ST. FRONT CA.1940 TAX PHOTO

N.T.S.



2 117 MIDWOOD ST. SIDE CA.1940 TAX PHOTO

N.T.S.

REGISTERED ARCHITECT
BENJAMIN F HERZOG
032918
STATE OF NEW YORK

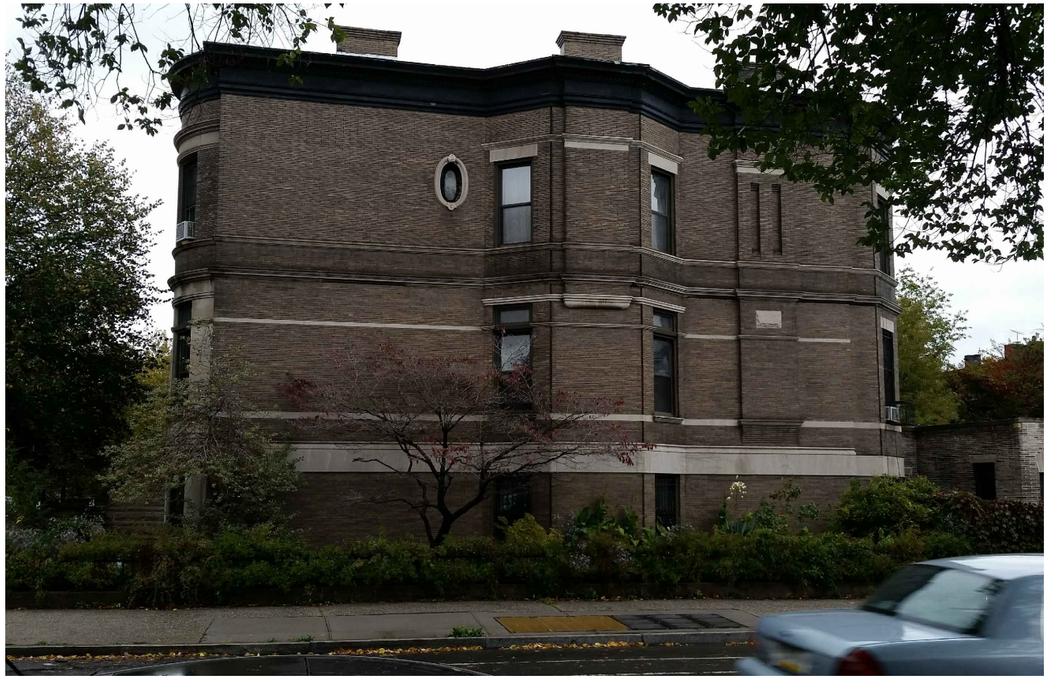
LM-02

Date: 08-04-15

CA.1940 TAX PHOTOS

Kurland Residence: 117 Midwood Street, Brooklyn, New York 11225

BEN HERZOG ARCHITECT, PC
247 Prospect Avenue 2nd Floor, Brooklyn, New York 11215
Phone: (347) 410-5860 Fax: (347) 338-2516
ben@herzogarch.com



4 EXISTING BEDFORD AVE. FACADE
N.T.S.

3 EXISTING BEDFORD AVE. FACADE
N.T.S.

2 EXISTING MIDWOOD ST. FACADE
N.T.S.

1 EXISTING MIDWOOD ST. FACADE
N.T.S.

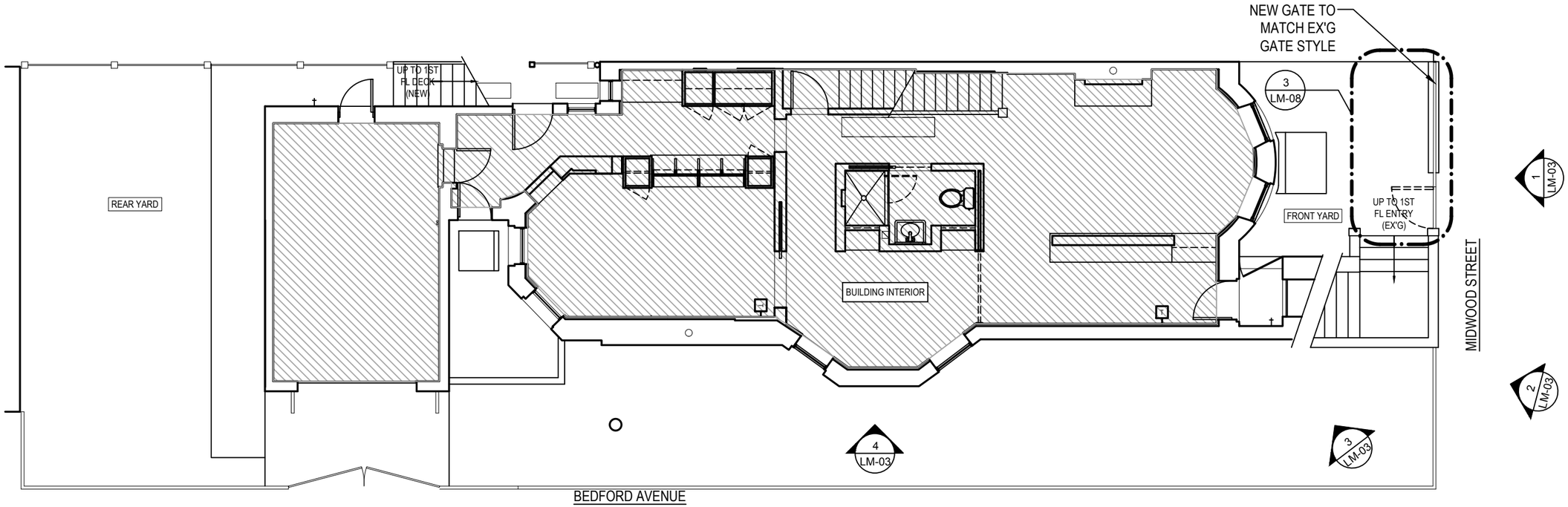
REGISTERED ARCHITECT
BENJAMIN F HERZOG
032918
STATE OF NEW YORK

PHOTOS OF 117 MIDWOOD ST.
EXISTING FACADES

Kurland Residence: 117 Midwood Street, Brooklyn, New York 11225

LM-03
Date: 08-04-15

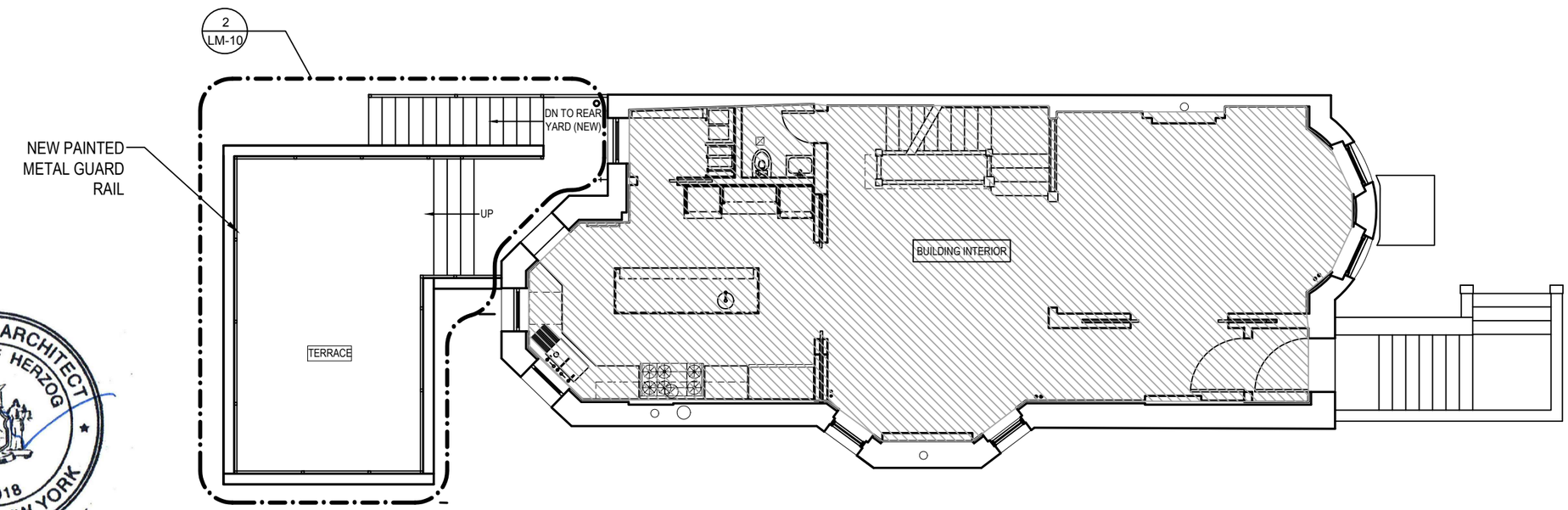
BEN HERZOG ARCHITECT, PC
247 Prospect Avenue 2nd Floor, Brooklyn, New York 11215
Phone: (347) 410-5860 Fax: (347) 338-2516
ben@herzogarch.com



2 SCOPE OF WORK: GROUND FLOOR PLAN DIAGRAM

1/8" = 1'-0"

N



1 SCOPE OF WORK: FIRST FLOOR PLAN DIAGRAM

1/8" = 1'-0"

N

REGISTERED ARCHITECT
BENJAMIN F HERZOG
032918
STATE OF NEW YORK

LM-04

Date: 08-04-15

SCOPE OF WORK: PLAN DIAGRAMS

Kurland Residence: 117 Midwood Street, Brooklyn, New York 11225

BEN HERZOG ARCHITECT, PC

247 Prospect Avenue 2nd Floor, Brooklyn, New York 11215

Phone: (347) 410-5860 Fax: (347) 338-2516

ben@herzogarch.com

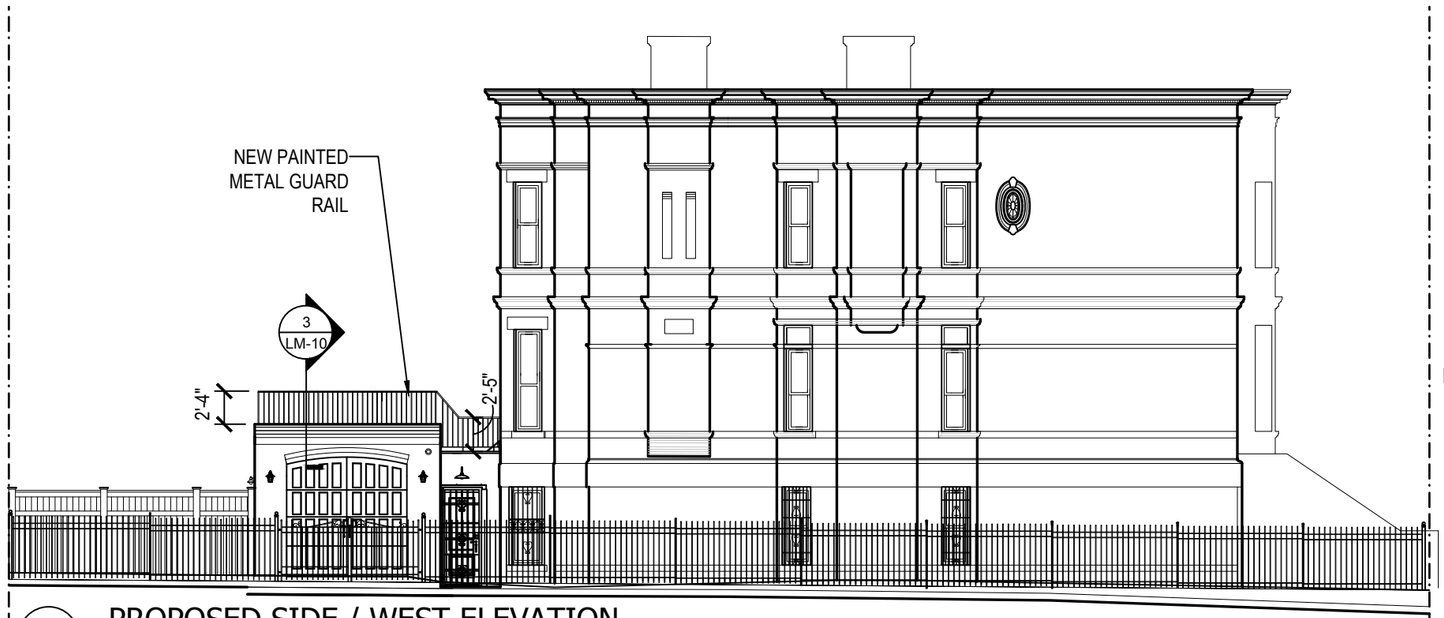
REGISTERED ARCHITECT
BENJAMIN F HERZOG
032918
STATE OF NEW YORK

4 EXISTING SIDE / WEST ELEVATION

3/32" = 1'-0"

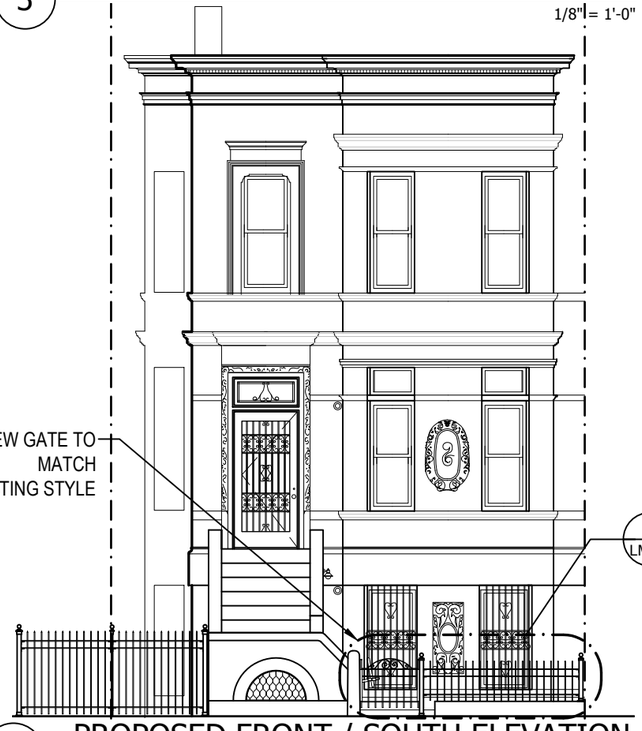
3 EXISTING FRONT / SOUTH ELEVATION

1/8"= 1'-0"



2 PROPOSED SIDE / WEST ELEVATION

3/32" = 1'-0"



1 PROPOSED FRONT / SOUTH ELEVATION

1/8" = 1'-0"

LM-05

Date: 08-04-15

EXISTING AND PROPOSED SOUTH & WEST ELEVATIONS

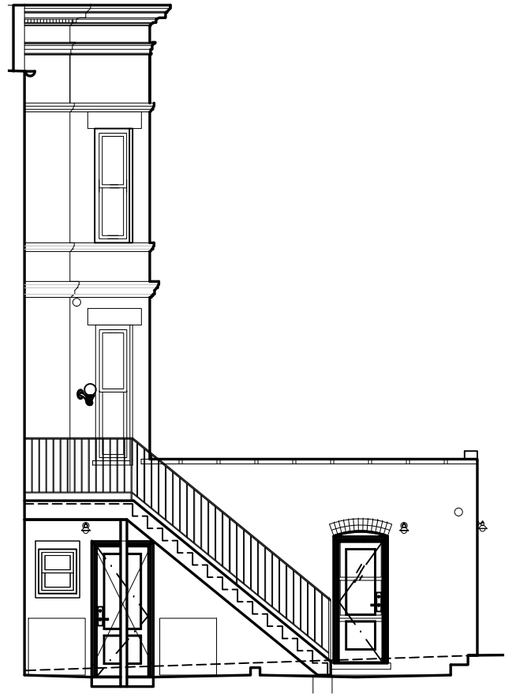
Kurland Residence:117 Midwood Street, Brooklyn, New York 11225

BEN HERZOG ARCHITECT, PC

247 Prospect Avenue 2nd Floor, Brooklyn, New York 11215

Phone: (347) 410-3860 Fax: (347) 338-2516

ben@herzogarch.com

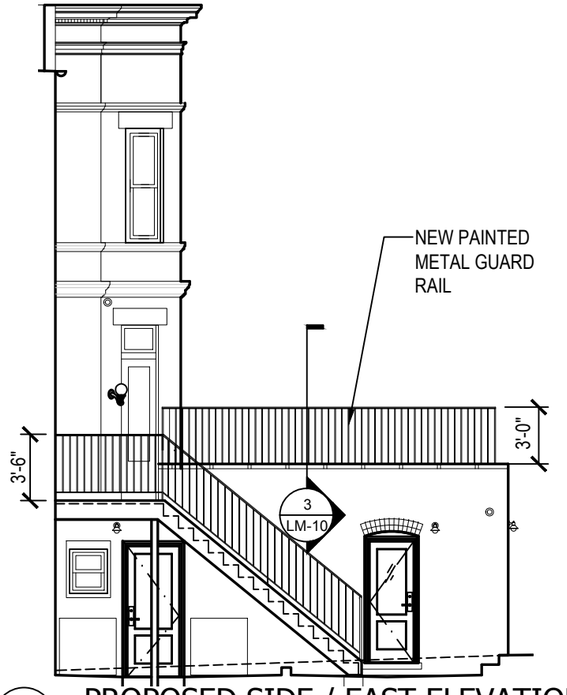


4 EXISTING SIDE / EAST ELEVATION

1/8" = 1'-0"

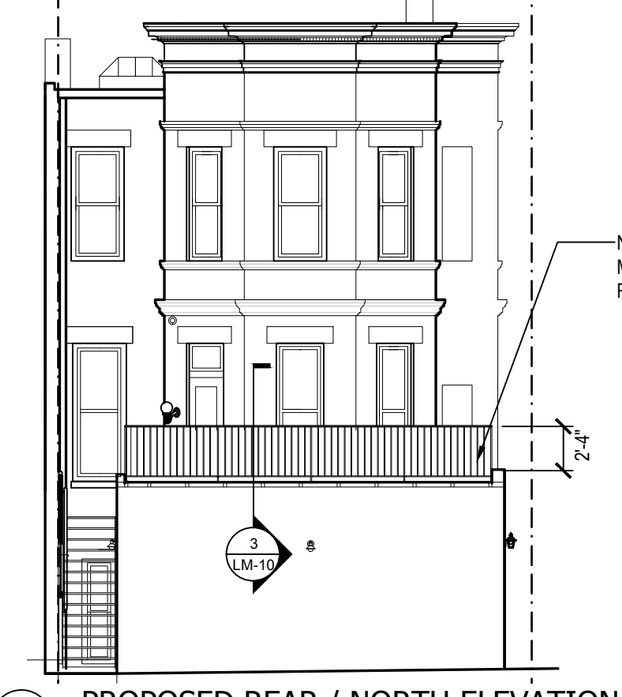
3 EXISTING REAR / NORTH ELEVATION

1/8" = 1'-0"



2 PROPOSED SIDE / EAST ELEVATION

1/8" = 1'-0"



1 PROPOSED REAR / NORTH ELEVATION

1/8" = 1'-0"

REGISTERED ARCHITECT
BENJAMIN F HERZOG
032918
STATE OF NEW YORK

LM-06

Date: 08-04-15

EXISTING AND PROPOSED NORTH & EAST ELEVATIONS

Kurland Residence:117 Midwood Street, Brooklyn, New York 11225

BEN HERZOG ARCHITECT, PC

247 Prospect Avenue 2nd Floor, Brooklyn, New York 11215

Phone: (347) 410-5860 Fax. (347) 338-2516

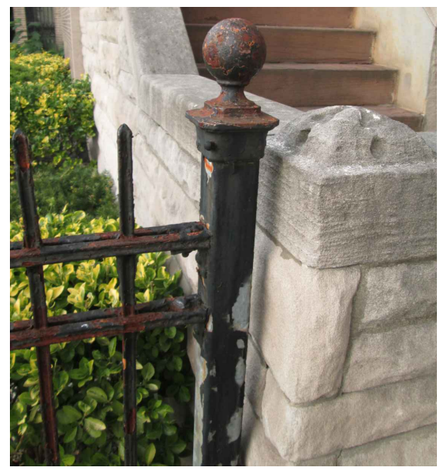
ben@herzogarch.com

5 117 & 118 MIDWOOD STREET (BUILDING SIZE OF SIMILAR DESIGN)
N.T.S.

4 EXISTING 118 MIDWOOD ST. FRONT YARD
N.T.S.

3 EX'G 117 MIDWOOD ST. FRONT AREAWAY
N.T.S.

2 EX'G 117 MIDWOOD ST. FENCE BASE
N.T.S.



1 EX'G 117 MIDWOOD ST. FENCE TOP
N.T.S.

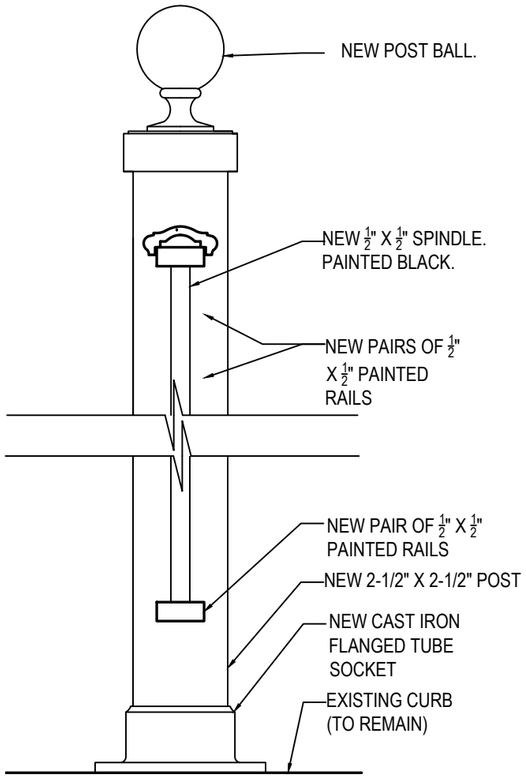
REGISTERED ARCHITECT
BENJAMIN F HERZOG
032918
STATE OF NEW YORK

LM-07
Date: 08-04-15

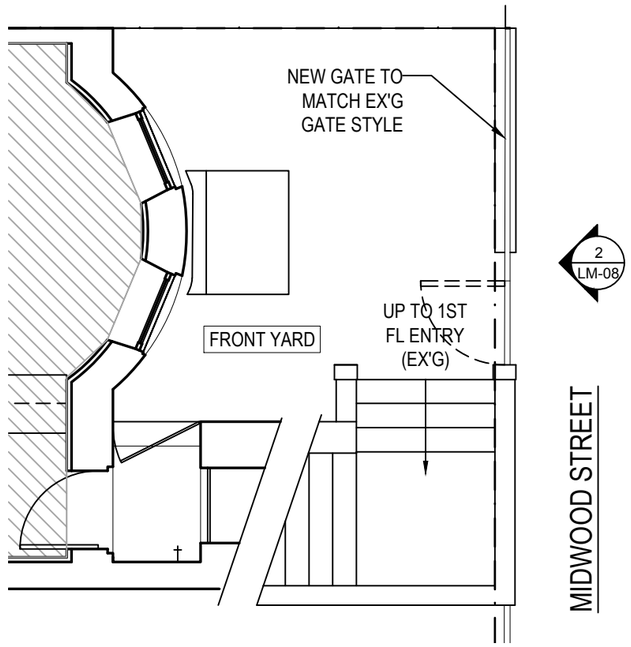
EXISTING FRONT FENCE PRECEDENCE PHOTOS

Kurland Residence: 117 Midwood Street, Brooklyn, New York 11225

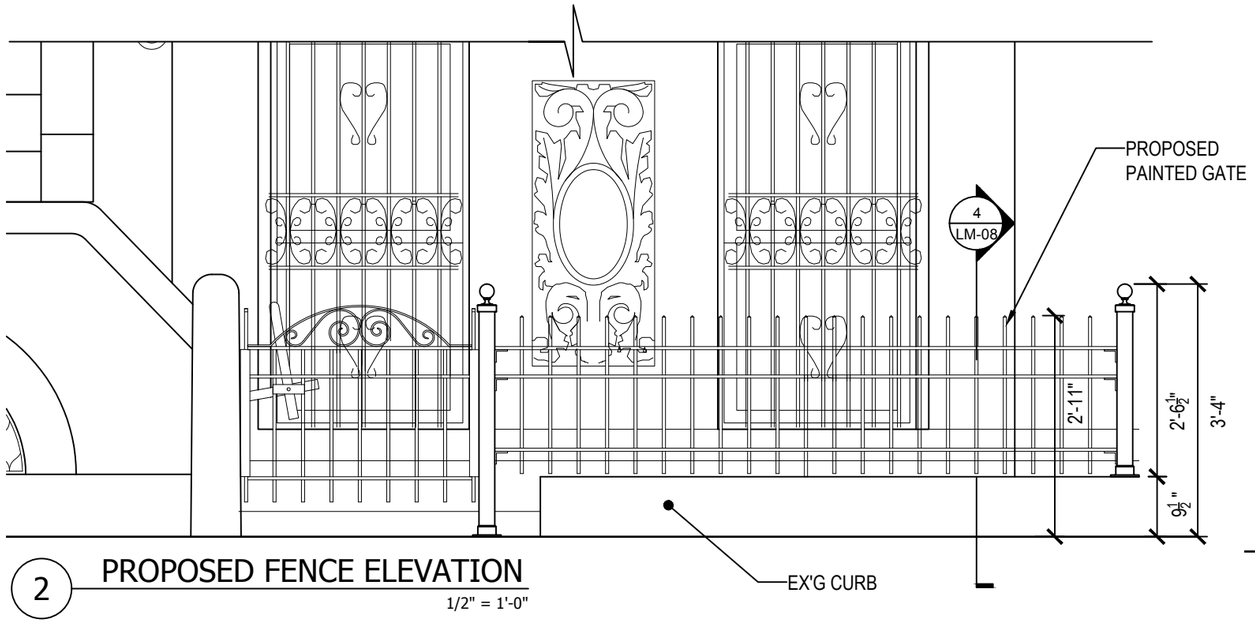
BEN HERZOG ARCHITECT, PC
247 Prospect Avenue 2nd Floor, Brooklyn, New York 11215
Phone: (347) 410-5860 Fax: (347) 338-2516
ben@herzogarch.com



4 NEW FENCE DETAIL
3" = 1'-0"



3 PROPOSED FRONT YARD ENLARGED PLAN
1/4" = 1'-0"



2 PROPOSED FENCE ELEVATION
1/2" = 1'-0"

METALWORK PAINT COLOR:
BENJAMIN MOORE 2120-20 (BLACK IRON)

1 117 MIDWOOD ST. FRONT ELEVATION
3/16" = 1'-0"

REGISTERED ARCHITECT
BENJAMIN F HERZOG
032918
STATE OF NEW YORK

LM-08
Date: 08-04-15

FRONT YARD ELEVATION, AND PROPOSED FENCE DETAIL

Kurland Residence:117 Midwood Street, Brooklyn, New York 11225

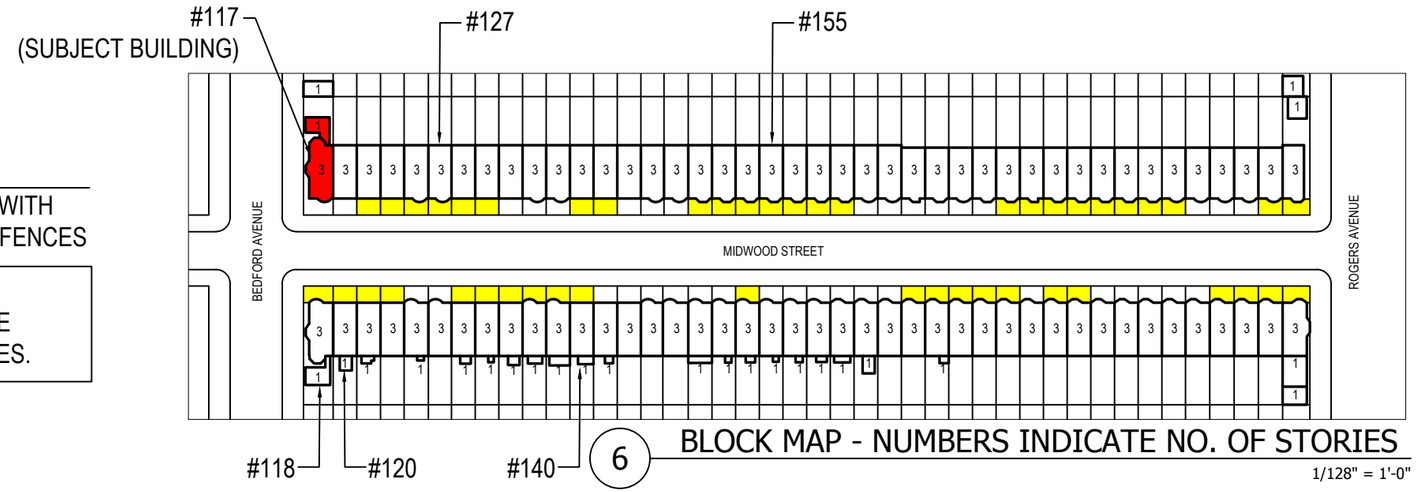
BEN HERZOG ARCHITECT, PC
247 Prospect Avenue 2nd Floor, Brooklyn, New York 11215
Phone: (347) 410-5860 Fax: (347) 338-2516
ben@herzogarch.com

REGISTERED ARCHITECT
BENJAMIN F HERZOG
032918
STATE OF NEW YORK

KEY

PROPERTIES WITH FRONT YARD FENCES

OF 84 HOUSES, 47 HOUSES (56%) HAVE FRONT YARD FENCES.



BLOCK MAP - NUMBERS INDICATE NO. OF STORIES

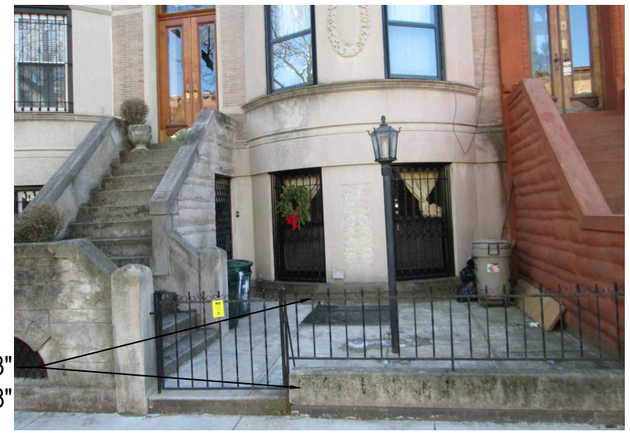
1/128" = 1'-0"

N

CURB HT: 10"
GATE HT: 3'-10"

5 155 MIDWOOD ST. EX'G GATE

N.T.S.



CURB HT: 13"
GATE HT: 3'-3"

4 140 MIDWOOD ST. EX'G GATE

1/128" = 1'-0"

CURB HT: 1'-0"
GATE HT: 4'-9"

3 127 MIDWOOD ST. EX'G GATE

N.T.S.

CURB HT: 10"
GATE HT: 4'-3"

2 120 MIDWOOD ST. EX'G GATE

1/128" = 1'-0"

CURB HT: 10"
GATE HT: 3'-4"

1 118 MIDWOOD ST. EX'G GATE

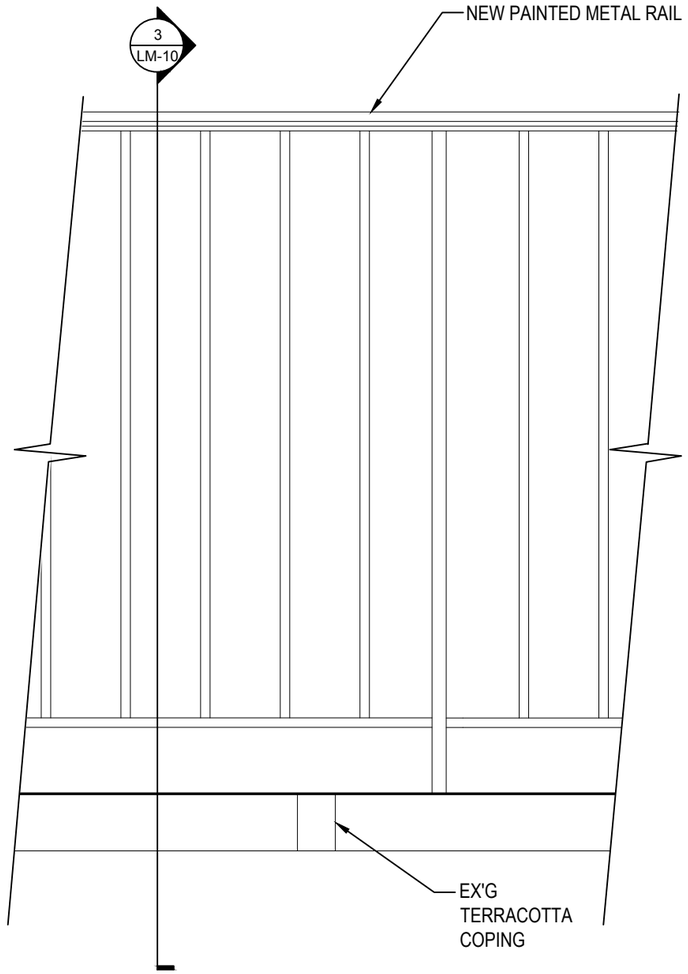
N.T.S.

LM-09
Date: 08-04-15

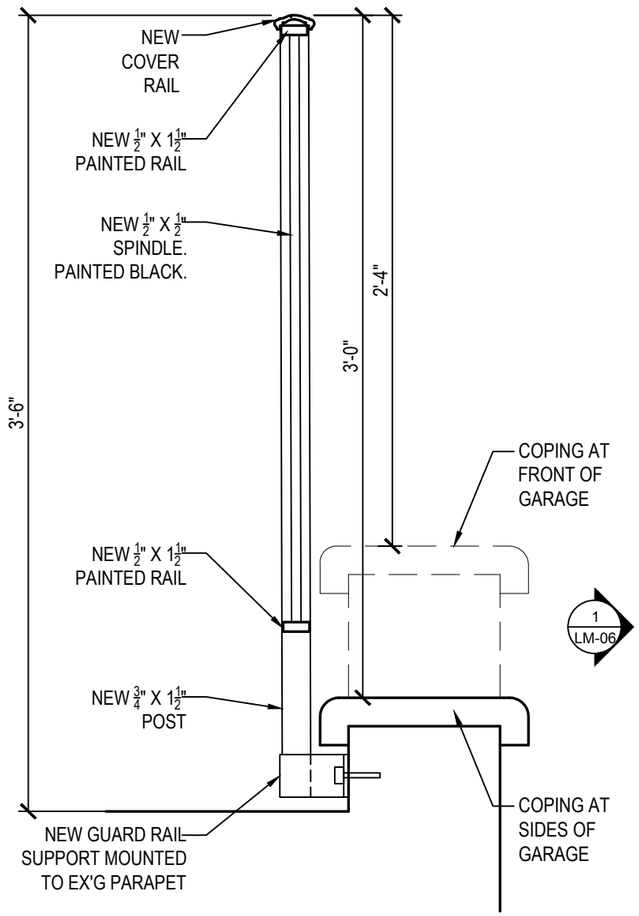
BLOCK PLAN AND FENCE PRECEDENCE PHOTOS

Kurland Residence:117 Midwood Street, Brooklyn, New York 11225

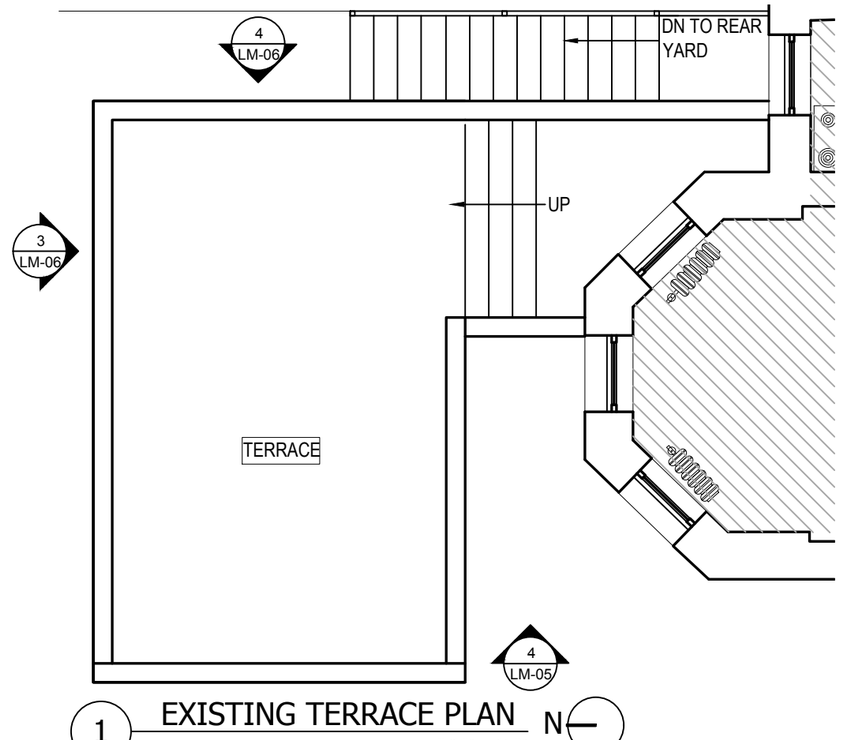
BEN HERZOG ARCHITECT, PC
247 Prospect Avenue 2nd Floor, Brooklyn, New York 11215
Phone: (347) 410-5860 Fax: (347) 338-2516
ben@herzogarch.com



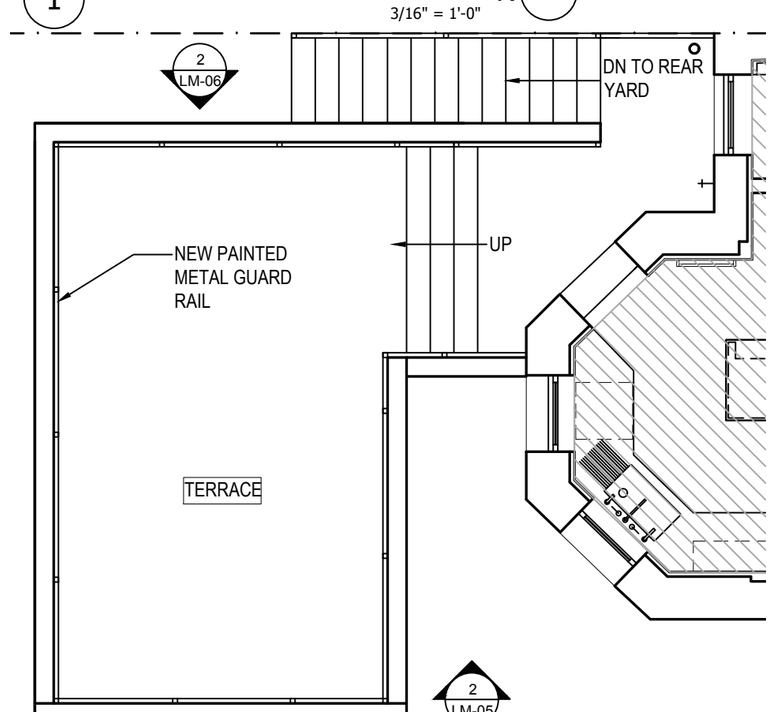
4 PARTIAL TYPICAL GUARD RAIL ELEVATION
3/16" = 1'-0"



3 NEW GUARD RAIL DETAIL
1-1/2" = 1'-0"



1 EXISTING TERRACE PLAN
3/16" = 1'-0"
N



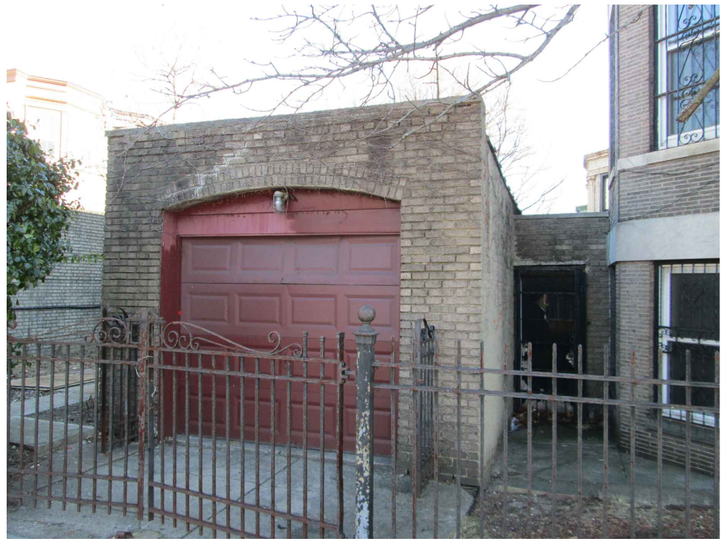
2 PROPOSED TERRACE PLAN
3/16" = 1'-0"
N

PROPOSED TERRACE PLAN AND NEW GUARD RAIL DETAIL

Kurland Residence:117 Midwood Street, Brooklyn, New York 11225

LM-10
Date: 08-04-15

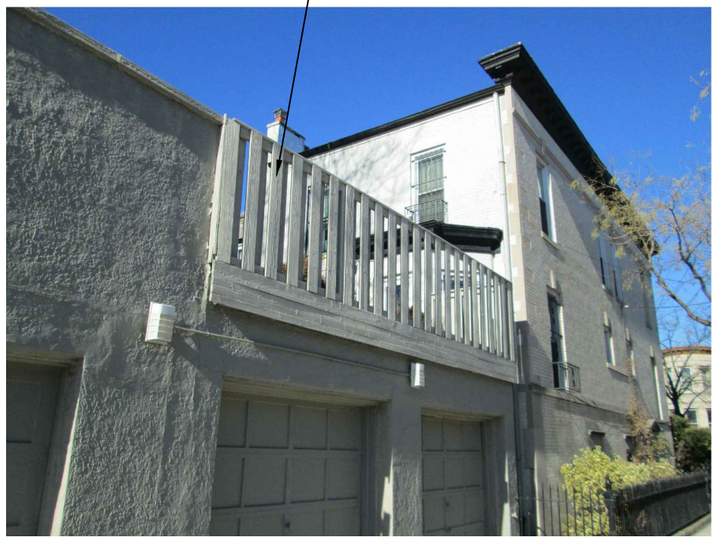
BEN HERZOG ARCHITECT, PC
247 Prospect Avenue 2nd Floor, Brooklyn, New York 11215
Phone: (347) 410-5860 Fax: (347) 338-2516
ben@herzogarch.com



4 EXISTING 117 MIDWOOD ST. GARAGE
N.T.S.

3 EXISTING 117 RUTLAND ROAD GARAGE
N.T.S.

2 EXISTING 272 FENIMORE ST. GARAGE
N.T.S.



1 EXISTING 218 MIDWOOD ST. GARAGE
N.T.S.

REGISTERED ARCHITECT
BENJAMIN F HERZOG
032918
STATE OF NEW YORK

EXISTING GARAGE FENCE AND EXAMPLE PHOTOS

Kurland Residence:117 Midwood Street, Brooklyn, New York 11225

LM-11
Date: 08-04-15

BEN HERZOG ARCHITECT, PC
247 Prospect Avenue 2nd Floor, Brooklyn, New York 11215
Phone: (347) 410-5860 Fax: (347) 338-2516
ben@herzogarch.com