

**Brooklyn Community Board 9  
890 Nostrand Avenue  
Brooklyn, New York 11225**

**Housing Meeting Minutes  
September 8, 2025**

**Attendance (Board Members):** Jolee Cobb; Drew Johnston; Christian Loubeau

**Attendance (Community Resident Members):** Diane Sheppard

**Absent (Board Members):** Solange Benjamin; Ronisha Labarrie; Mayna Legoute; Vanya Mayers

**Absent (Committee Resident Members):** None

**Guests:** Alicia Boyd; James Hemmerly; Patricia Kelley

**CB9 Staff:** Dante B. Arwine, District Manager

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I. Call to Order

A. Committee Introductions

1. Location in District, Volunteer Capacity, Why Housing?

- a) Returning and new members introduced themselves, their locations within the district, and interest in pursuing housing or other committee selections.

B. Landmarks Preservation Commission

1. 118 Rutland Rd

- a) Architects of 118 Rutland Rd represented the homeowners LPC application to legalize the removal of the low iron fencing that was not replaced during the renovation process. A car accident in 2017 prompted repairs after accruing damage to low curbs, railing, and Rutland Rd stair entryway as it compromised facade aesthetics. Alterations for the exterior were complete by 2018, but the front iron fence was not re-installed. Applicants mentioned LPC's interest in requiring the fence was initiated when homeowners expressed interest to sell the property and not at the time renovations were completed in 2018.

- b) One of the most notable justifications for maintaining the appearance without the iron fencing was due to homeowner preference, cost, and mitigating trash and debris from loiterers seating alongside the flat top fence.
- c) Committee members reviewed facade and characteristics of the Prospect Lefferts Garden Historic District and discussed alternative options that alleviate homeowners concern for new-installation of the iron fence.
- d) The general consensus favored LPC applicants to replace the fence, and moderate alterations that addressed homeowners primary concerns.

(1) Solutions leaned in favor of: hostile architecture as it aligns with the Victorian-era model of the house, as well the rear fencing that was preserved and restored with the initial renovation project in 2017. Additionally, the primary concern raised by applicants was trash and other debris accumulated from seating along the fence; spiked fencing should and could alleviate these concerns.

(2) Alternative materials and sourcing should be explored to mitigate extenuating costs.

#### C. Google Group for virtual resource distribution

##### 1. Signed confirmation from each committee + resident member

- a) Attended committee members confirmed permission to be included in Google Teams Groups to centralize committee resources and encourage collaborative contributions for resolution drafting.

#### D. 25-26 Session Planning

##### 1. Committee Goals + Objectives

- a) Members expressed varied interests, some of which include the lien sale + estate planning, possible directions focusing on transportations role within housing considerations, and balancing perspectives between individual experiences and community needs.
- b) The committee is hoping to build goals and objectives as the session continues.

- c) Community outreach was emphasized, as well as data collection / sourcing to better identify and understand housing needs and trends within the district.

#### E. New Business

##### 1. JustFix Presentation for October

- a) A non-profit organization that built an interactive map outlining tenant and homeowners legal protections as they apply to your individual building – Innovative Technology for Housing Justice as described by the organization.
- b) Presentation will be for the first hour of the committee meeting, 30-45 minutes will be reserved for the presentation and remaining time will be for questions.

##### 2. Anti-Harassment Homeowner + Tenant Protection Resolution

- a) A little more information and time within the committee to discuss what to include in the resolution and will also be a collaborative editing process through the Google Teams Docs.

#### Meeting Goals Moving Forward

- Facilitate ongoing dialogue for consensus building.
- Support solutions that uphold landmark preservation and address property owners' concerns.
- Ensure that committee input is transparent, timely, and representative of district interests for the upcoming commission meeting.
- Unify housing and landmark goals through careful deliberation and community participation, with compromise and compliance as guiding principles.

## ADDENDUM

**Whereas**, the architects of 118 Rutland Road presented a Landmarks Preservation Commission (LPC) application to maintain facade alterations due to a car accident in 2017. Noticeable damage along the curb, low railing, and Rutland Road stair entry were accrued prompting renovation. The repairs for the curb as well as “the original tall rear yard fencing has been preserved and restored.” (17) by 2018, without the front iron fencing.

Applicants stated the front fence was not desirable to the homeowners as the low curb no longer invited trash and other debris from loiterers due to the height of the fence and flat top.

Additionally, construction was completed in 2018 and did not require fencing by LPC until homeowners demonstrated interest to sell.

**Whereas**, 118 Rutland Road lies in Prospect Lefferts Garden Historic District and homeowners knowingly accepted heightened restrictions for alterations.

**Whereas**, the housing committee did not attain quorum to place a motion regarding this application.

**Whereas**, applicants presented, and answered committee member questions regarding renovation processes, justifications to maintain current appearance, and alternative solutions that addressed homeowners concerns for loitering.

**Therefore be it resolved**, the following recommendations are on behalf of Housing Committee Chair:

Applicants are encouraged to maintain the facade of 118 Rutland Road as designated by LPC. Applicants may retain moderate flexibility for the iron fencing as long as it strongly resembles the historical, cultural, and aesthetic characteristics of the home as it was originally acquired.