

September 30,
2025 Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-25-12470

118 Rutland Road – Crown Heights North Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 043 8319

Passcode: 442922

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

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118 Rutland Road

This is part of an application to legalize the removal of a low ironwork railing that was installed atop the property's areaway curb

Following slides include:

- Photos of finished stair, wall, and curb
- Photos of finished rear fence
- Context on Rutland Road
- Condition before the accident
- Damage from the accident
- Original drawings
- 1940s Tax photo
- Railing discussion
- Survey summary
- Conclusion
- Appendix





118 Rutland Road – views of repaired stair, curb, & porch

Damaged bluestone curb patched & refinished



118 Rutland Road – views of repaired curb along Bedford Avenue

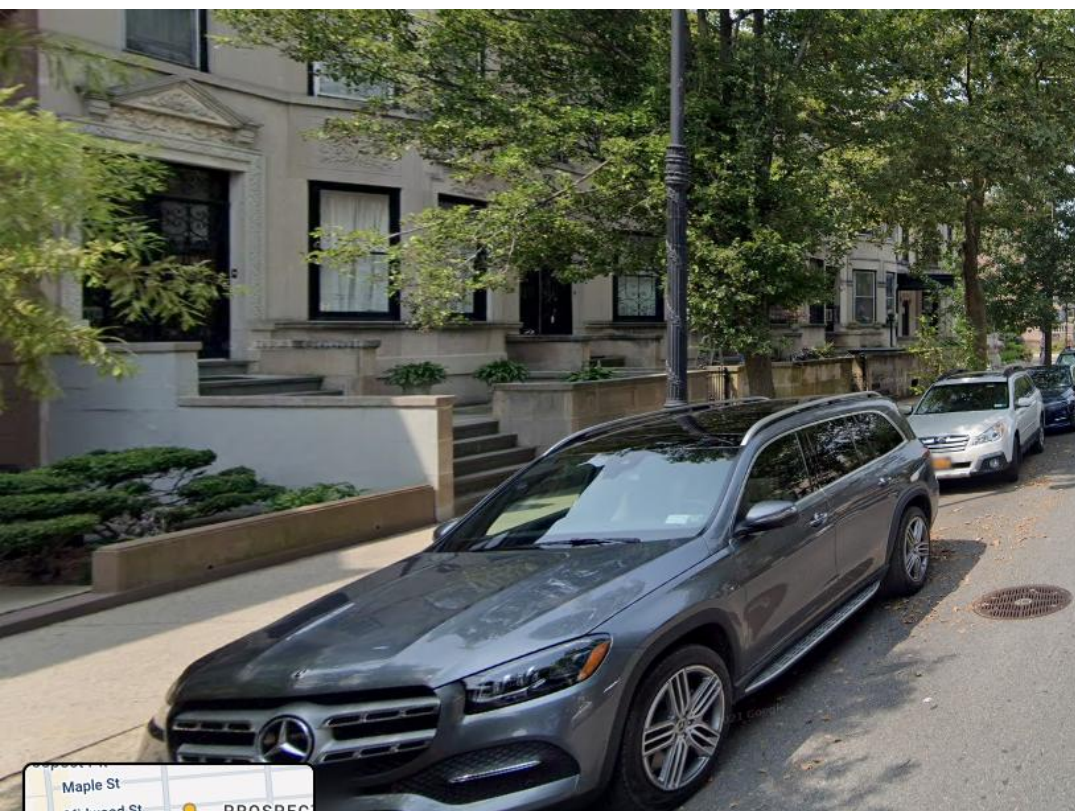
Damaged bluestone curb patched & refinished



East side of Bedford Avenue – rear yard fence at 118 Rutland Road

Rear historic fence has been repaired, repainted, & preserved

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



Looking toward 118 along Rutland Road

Adjacent properties in foreground by Benjamin Dreisler do not have fences
(Google street view)

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



Photos of the curb and low railing prior to the accident

Looking along Bedford Avenue (before to January 23rd, 2017)

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



After the accident

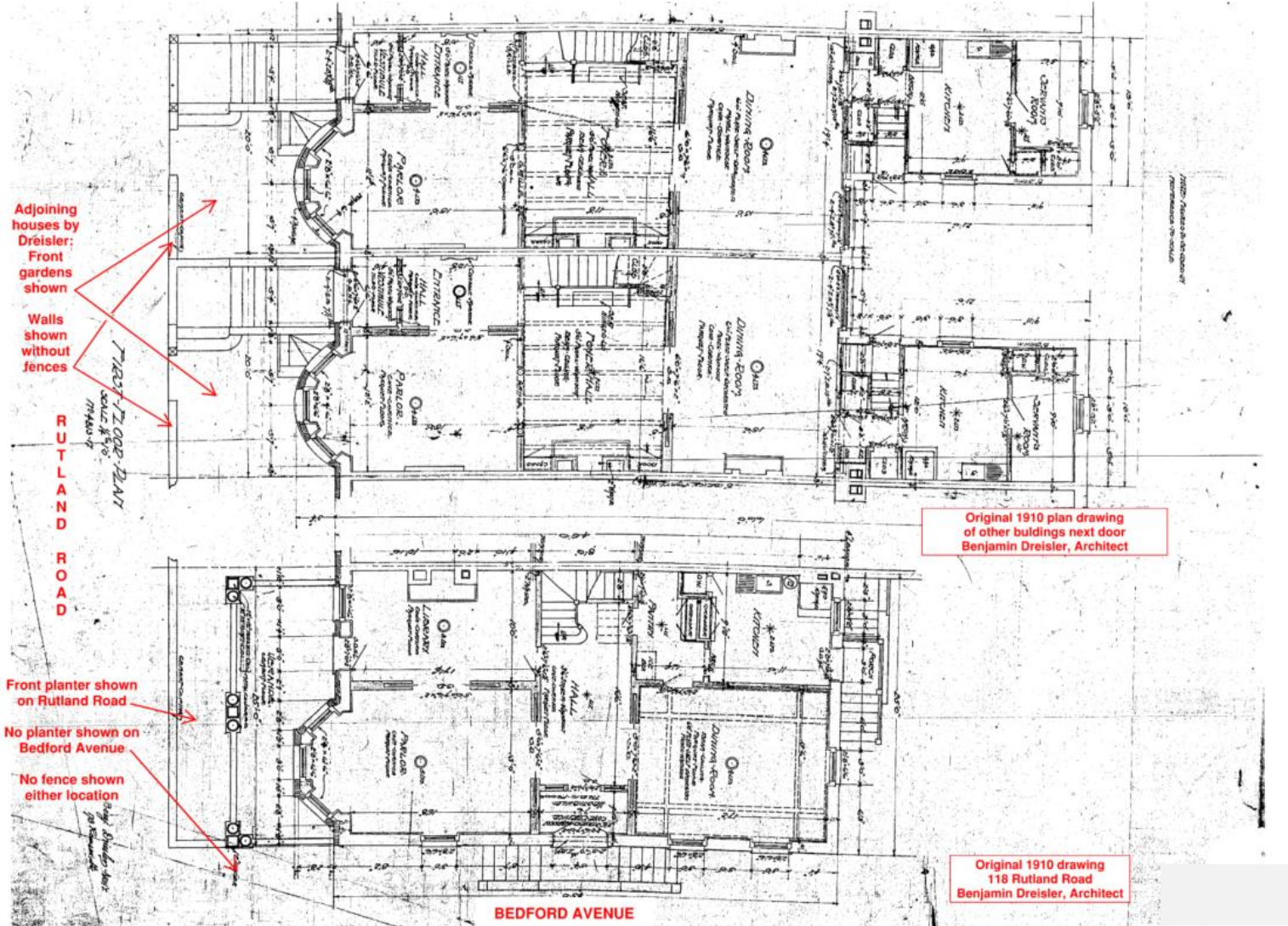
Photo of the condition of the curb, low railing, and Rutland Road Entry Stair



After the accident

Detail photos of the condition of the curb, low railing, and Rutland Road Entry Stair

- This drawing does not show the decorative iron railing atop the low curb.
- This Plan shows a curb framing the building along Rutland Road only, & lists the material as 'concrete coping'.

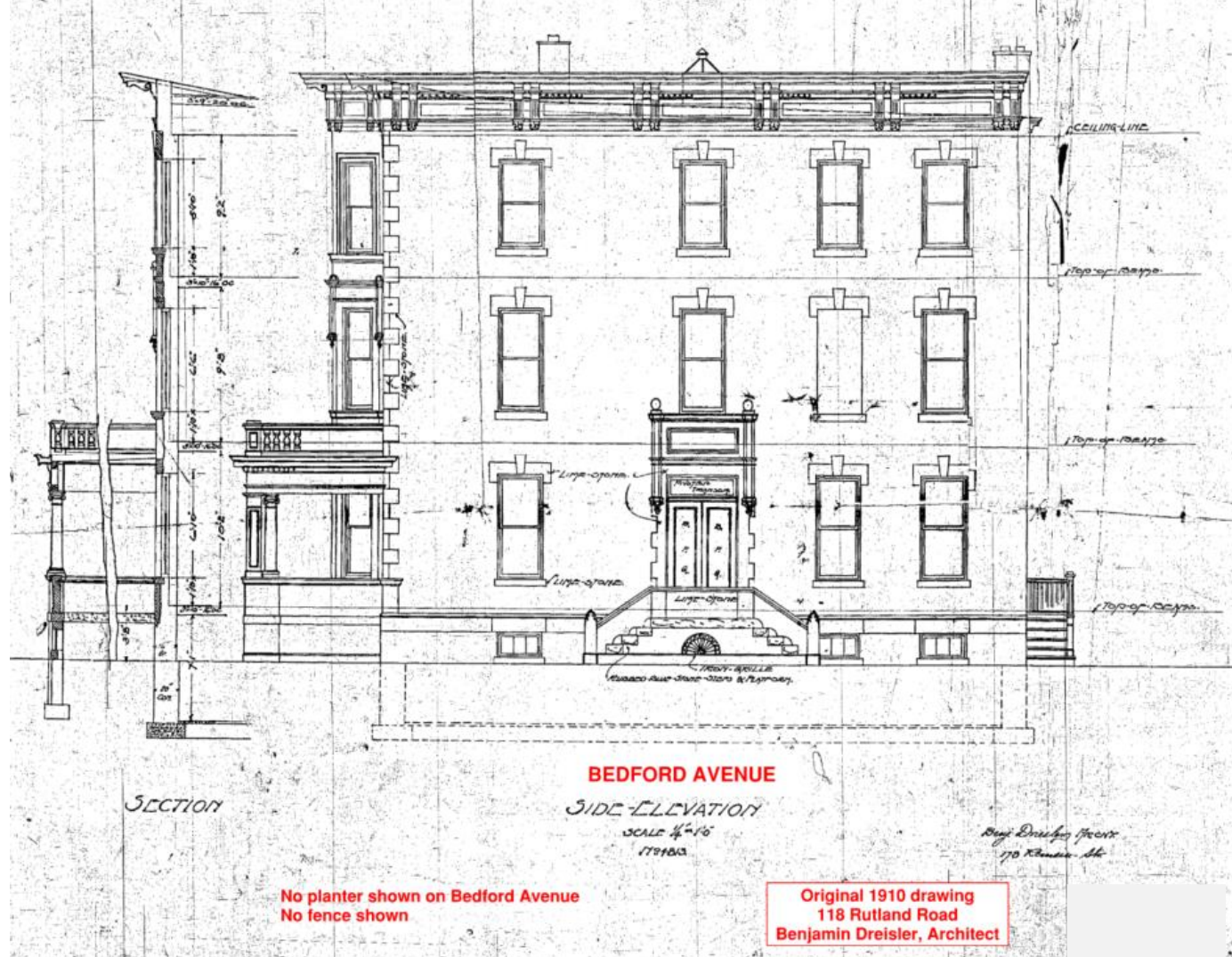


Original 1910 drawings

118 Rutland Road (bottom) & adjoining properties by Benjamin Dreisler, Architect

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

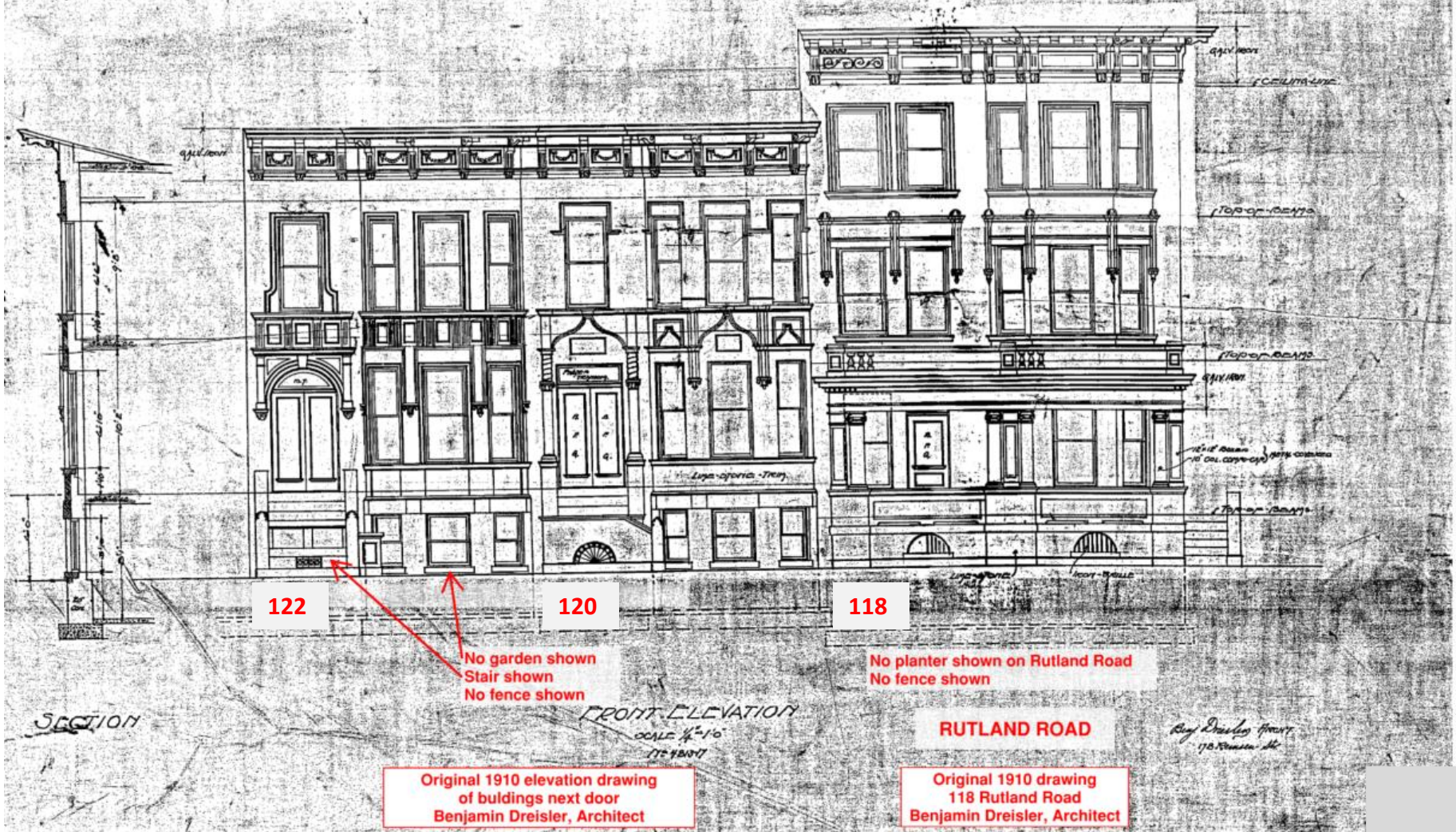
- This elevation does not show the curb continuously framing the building along the Bedford Avenue Façade.



Original 1910 drawings

Bedford Avenue elevation 118 Rutland Road by Benjamin Dreisler, Architect

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



Original 1910 drawings

Rutland Road elevations by Benjamin Dreisler, Architect

- This elevation does not show the curb continuously framing the building along the Rutland Road Facade.

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

- The circa 1940 Tax Photo does illustrate the decorative rail having been installed on top of an areaway curb along Rutland Road and Bedford Avenue. So, by 1940 the railing and areaway curb had been installed.



Historic Tax Photo from the 1940s

Original construction 1911

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

The decorative rail on the curb tall and iron fence at the rear yard and ARE NOT similar in fabrication.

- The low decorative rail that was installed atop the curb was made with thinner stock material pieces including machine twisted verticals framing the scrolling.
- The iron fence framing the rear yard is fabricated from substantial solid iron square post material with decorative scrolling that matches the party line fence separating the neighboring yard. The scrolled pieces were hand shaped and wrapped to the upright fence pieces with metal strapping. The tall fence has an asymmetry to the delicate scrollwork and looks handmade.
- The fences don't intersect with one another and were clearly fabricated and installed in different construction eras.
- The low decorative railing is not 'original' to the property but was added at some point prior to the Tax Photo being taken. None of the other buildings along Rutland Road that were constructed at the same time as 118 have this kind of fencing.

Comparison of fences

Low decorative metal rail at front vs. tall iron fence at rear yard

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



The original tall rear yard fencing has been preserved and restored.

The low decorative fencing was removed during the repair and restoration work undertaken after the car accident so the entire curb could be resurfaced.

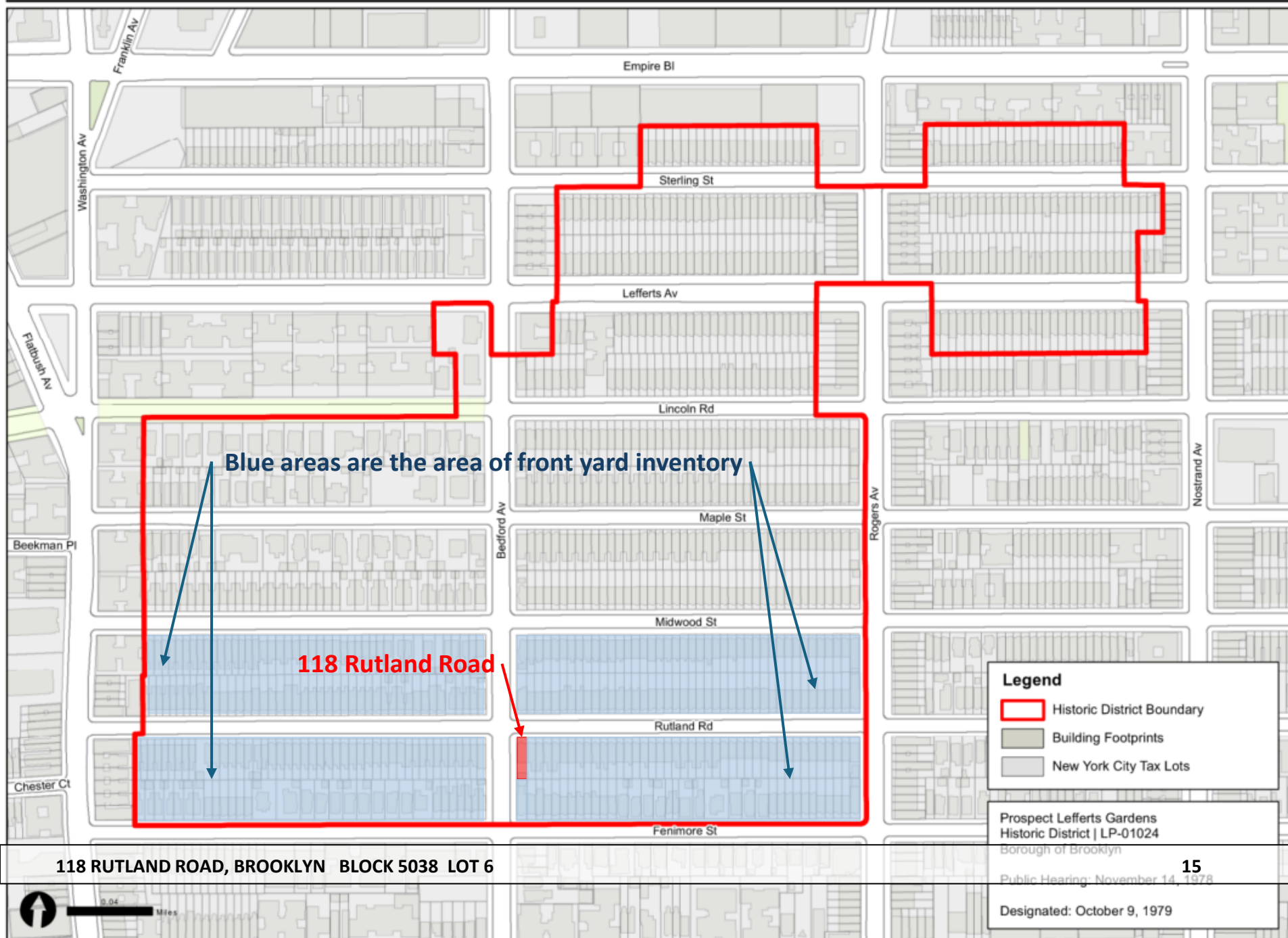
The Owners of 118 Rutland Road would prefer not to re-install a low iron fence atop the curb. The railing invited a great deal of loitering at their corner property because it was chair height and had a flat top—ideal for sitting.

The existing low decorative railing has been lost since its removal in 2018.

Installation of a new fence on the curb will introduce additional points of entry for moisture which will, over time, increase the need for maintenance of the curb.

The Owner has made a substantial investment in preserving and restoring the exterior of 118 Rutland Road as part of a largescale whole house renovation.

As the following survey of the surrounding blocks shows the areaway curbs are inconsistent in configuration.



Inventory of front yard configurations

Configurations vary widely throughout the survey area

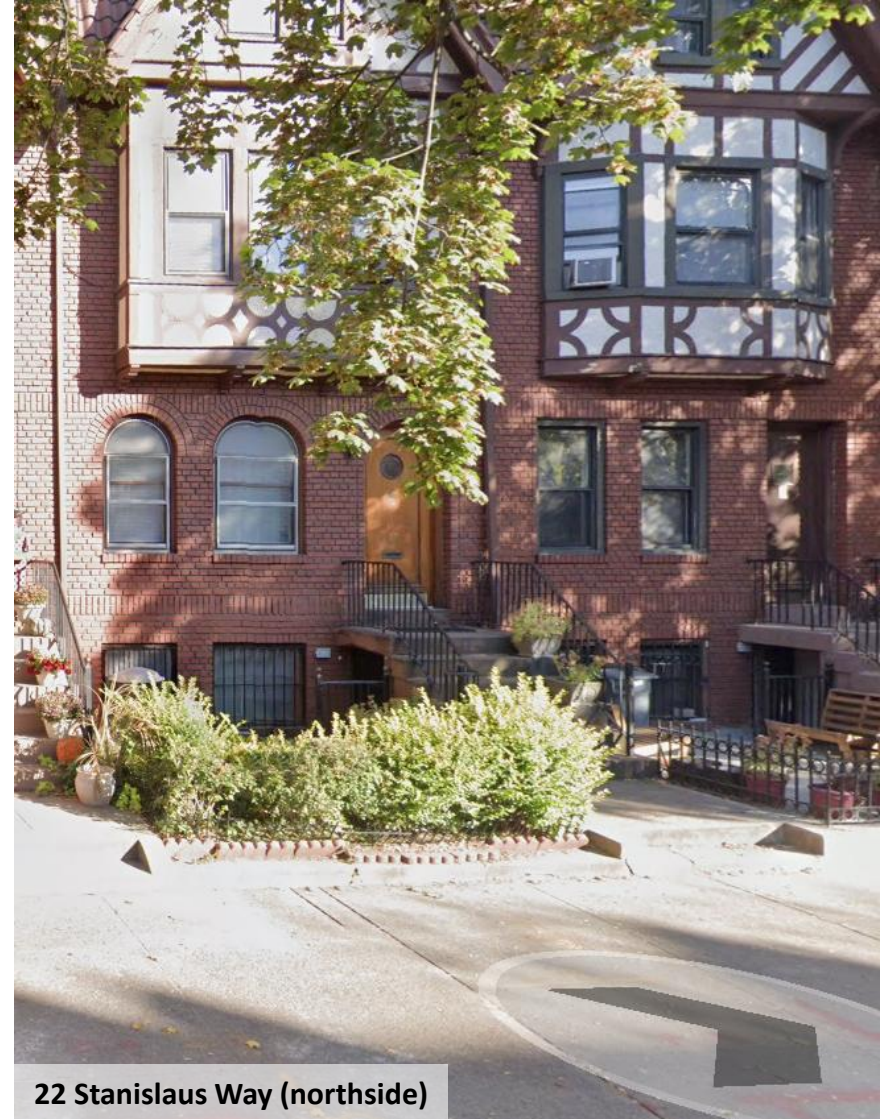
Yard Type	Number	Percent
Type A - No curb no fence	15	4.6%
Type B - Curb no fence	86	26.3%
Type C – Wall	33	10.1%
Type D - Fence w/o curb	89	27.2%
Type E - Fence on curb	104	31.8%
Type E - Historic fence on curb	13	4.0%
Total properties	327	100.0%

SUMMARY

E – Fence w/ curb 31.8%	A to D – All other configurations 68.2%
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The blocks immediately adjacent to 118 Rutland Road were surveyed to understand the most typical configuration of front yards. The survey included residential properties bounded by Flatbush Ave and Rogers Ave including the north side of Fenimore Street, both sides of Rutland Road, and the southside of Midwood Street. See the previous slide for the survey area shown on the LPC Historic District Map. The survey method utilized Google Maps and Google Street View. During the survey it became clear that Google street addresses are not always correct or even internally consistent. Every effort was made to inventory the correct quantity of each configuration although street addresses may be slightly off due to Google's inconsistency.

Of the 104 examples of Type E – Fence on Curb, **only 13 or 4% appear to be historic** in the sense that they were installed at or very near the time of construction. Several of these properties were constructed later than 118 Rutland Road.



Type A – No curb and no fence

15 or less than 5% of properties are like this in the area surveyed -- All found west of Bedford Avenue

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



**52 to 74 Midwood Street –
12 similar properties west of Bedford Ave**



**174 to 180 Midwood Street –
16 similar properties east of Bedford Ave**

Type B – Curb but no fence
86 or about 26% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



Type C – Wall

33 or about 10% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



182 to 188 southside of Rutland Road –
10 similar properties west of Bedford Ave



76 to 88 southside of Midwood Street –
7 similar properties west of Bedford Ave

Type D – Fence without curb

89 or about 27% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



Type E – Fence on curb

104 or about 32% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

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APPENDIX

This presentation supports the application to legalize the removal of a low ironwork railing that was installed atop the property's areaway curb, along Rutland Road, and partially along the Bedford Avenue Street frontage, and the resurfacing and repair work to the areaway curbs.

This application is in response to the Landmarks Preservation Commission's LPC-VIO-25-0422 dated 1.30.25.

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



A-1

Inventory of front yard configurations

Configurations vary widely throughout the survey area

Survey area	A - no curb no fence	B - curb no fence	C - wall	D - fence w/o curb	E - fence on curb	Total
Southside of Midwood	10	28	16	7	26	87
Northside of Rutland	4	27	0	25	28	84
Southside of Rutland	0	31	14	10	32	87
Northside of Fenimore	1	0	3	47	18	69
TOTALS	15	86	33	89	104	327
	4.6%	26.3%	10.1%	27.2%	31.8%	100.0%

SUMMARY

E – Fence w/ curb 31.8%	A to D – All other configurations 68.2%
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The blocks immediately adjacent to 118 Rutland Road were surveyed to understand the most typical configuration of front yards. The survey included residential properties bounded by Flatbush Ave and Rogers Ave including the north side of Fenimore Street, both sides of Rutland Road, and the southside of Midwood Street. See the previous slide for the survey area shown on the LPC Historic District Map. The survey method utilized Google Maps and Google Street View. During the survey it became clear that Google street addresses are not always correct or even internally consistent. Every effort was made to inventory the correct quantity of each configuration although street addresses may be slightly off due to Google's inconsistency.

Of the 104 examples of Type E – Fence on Curb, **only 13 (less than 5%) appear to be historic** in the sense that they were installed at or very near the time of construction. Several of these properties were constructed later than 118 Rutland Road.



Type A – No curb and no fence (continued)

15 or less than 5% of properties are like this in the area surveyed -- All found west of Bedford Avenue

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

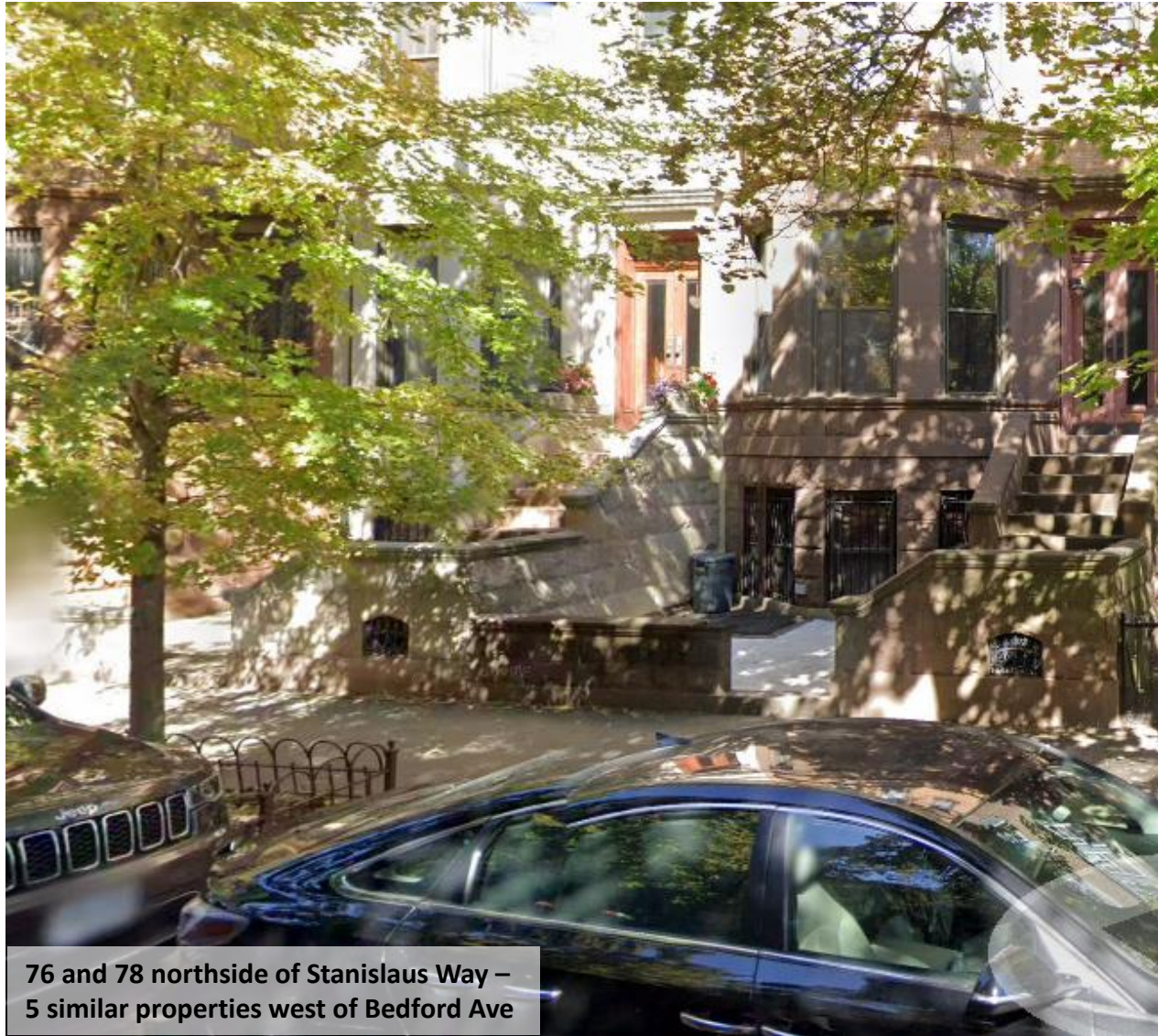
A-3



Type B – Curb but no fence (continued)

86 or about 26% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



Type B – Curb but no fence (continued)

86 or about 26% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



Type B – Curb but no fence (continued)

86 or about 26% of properties are like this in the area surveyed

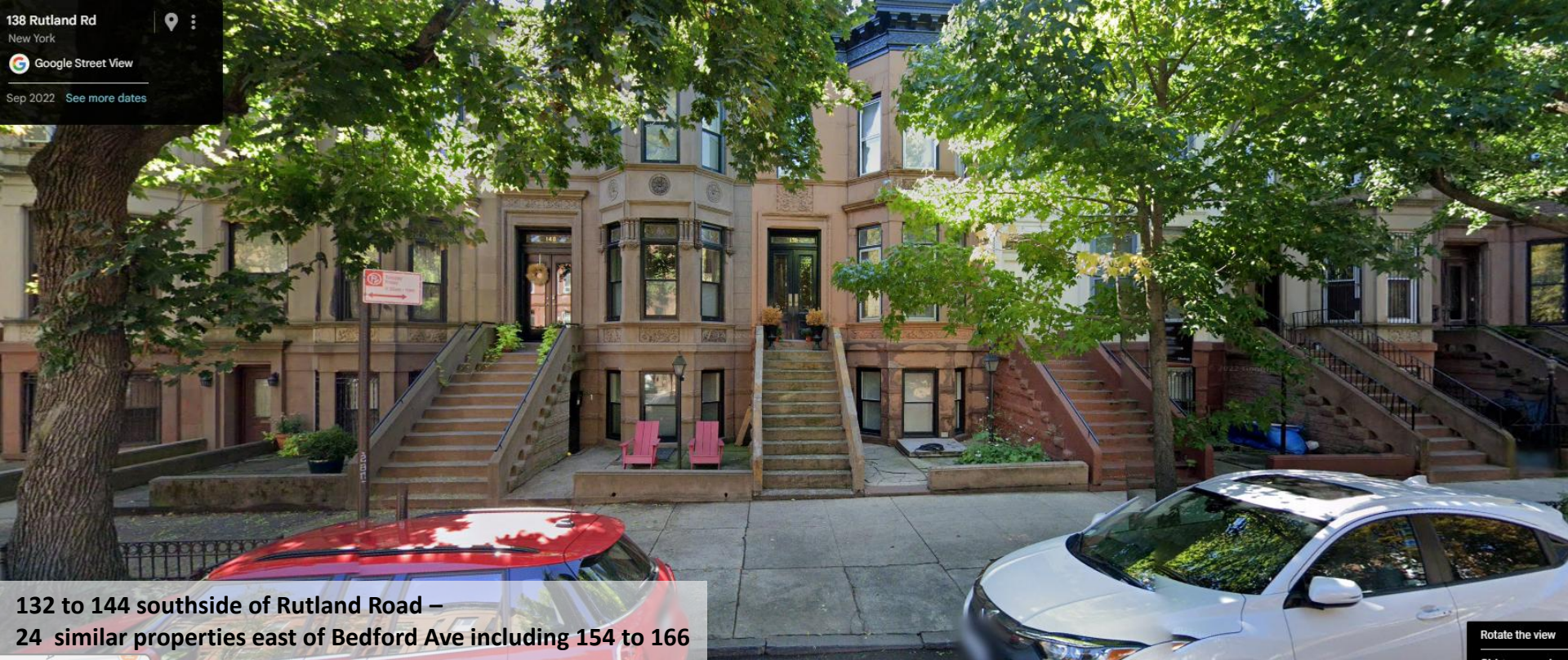
118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



Type B – Curb but no fence (continued)

86 or about 26% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



Type B – Curb but no fence (continued)

86 or about 26% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-8



Type C – Wall (continued)

33 or about 10% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



182 to 188 southside of Rutland Road –
10 similar properties west of Bedford Ave

Type D – Fence without curb (continued)
89 or about 27% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



Type D – Fence without curb (continued)

89 or about 27% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-11



183 to 263 northside of Fenimore Street –
28 similar properties east of Bedford Ave

Type D – Fence without curb (continued)
89 or about 27% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



Type D – Fence without curb (continued)

89 or about 27% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-13



136 to 140 southside of Midwood Street –
26 similar properties east of Bedford Ave and none west of Bedford Ave

Type E – Fence on curb (continued)

104 or about 32% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



168 to 174 southside of Rutland Road –
9 similar properties east of Bedford Ave

Type E – Fence on curb (continued)
104 or about 32% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



52 to 62 southside of Stanislaus Way –
23 similar properties west of Bedford Ave

Type E – Fence on curb (continued)

104 or about 32% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6



175 to 181 northside of Fenimore Street –
8 similar properties east of Bedford Ave

Type E – Fence on curb (continued)
104 or about 32% of properties are like this in the area surveyed



Type E – Fence on curb (continued)

104 or about 32% of properties are like this in the area surveyed

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-18

Inventory of corner properties

Configurations vary at corner properties

Corner Properties on Bedford	A - no curb no fence	B - curb no fence	C - wall	D - fence w/o curb	E - fence on curb	F - Mixed	Total
at Fenimore				3	1		4
at Rutland*				1	2		3
at Midwood	1			2	1		4
at Maple				2		2	4
at Lincoln		1			1	2	4
	1	1	0	8	5	4	19
	5.3%	5.3%	0.0%	42.1%	26.3%	21.1%	100.0%

* 118 Rutland Rd is not included

SUMMARY – Corner Properties

E – Fence w/ curb 26.3%	A to F – All other configurations 73.7%
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The corner properties on Rutland Road at Fenimore Street, Rutland Road, Midwood Street, Maple Street, and Lincoln Road were surveyed. 118 Rutland Road was not included in the corner survey as it is the subject of this application. The southeast and southwest corners of Fenimore were included although they are not in the Historic District. The survey method utilized Google Maps and Google Street View.

For photos of the corner properties please reference the Appendix submitted with this presentation.



170 Fenimore Street at Bedford Avenue – SW corner

Type D – Front / side yard, fence low curb (outside Historic District)

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-20



171 Fenimore Street at Bedford Avenue – NW corner

Type D – Front / side yard, fence no curb

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-21



175 Fenimore Street at Bedford Avenue – NE corner

Type E – Front / side yard, fence on curb

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

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1919 Bedford Avenue at Fenimore Street – SE corner

Type D – Front / side yard, fence no curb (outside Historic District)

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-23



116 Rutland Road at Bedford Avenue – SW corner

Across Bedford Avenue from 118 Rutland Road: Type D – Side yard, no curb, damaged fence

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-24



115 Rutland Road at Bedford Avenue – NW corner

Across Bedford Avenue & Rutland Road from 118 Rutland: Type E – Brick curb, and newer fence



117 Rutland Road at Bedford Avenue – NE corner

Across Rutland Road from 118 Rutland Road: Type E – Painted curb, newer fence without detail



118 Rutland Road at Bedford Avenue – SE corner

Subject property: Repaired and refinished curb, stair, and wall

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-27



116 Midwood Street at Bedford Avenue – SW corner

One block north on Bedford Avenue: Type A – No fence and no curb



115 Midwood Street at Bedford Avenue – NE corner

One block north on Bedford Avenue: Type D – Newer high fence on low curb

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-29



117 Midwood Street at Bedford Avenue – NE corner

One block north on Bedford Avenue: Type D – Newer high fence at side yard



118 Midwood Street at Bedford Avenue – S corner

One block north on Bedford Avenue: Type E – Fence on curb

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-31



114 Maple Street at Bedford Avenue – SW corner

Two blocks north on Bedford Avenue: Type F – Mixed side yard with high fence & front with wall

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-32



111 Maple Street at Bedford Avenue – NW corner

Two blocks north on Bedford Avenue: Type D – Front / side yard with fence on low curb

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-33



125 Maple Street at Bedford Avenue – NE corner

Two blocks north on Bedford Avenue: Type D – Ornate high fence on low curb

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-34



126 Maple Street at Bedford Avenue – SE corner

Two blocks north on Bedford Avenue: Type F – Mixed partial high fence on low curb & wall



170 Lincoln Road at Bedford Avenue – SW corner

Three blocks north on Bedford Avenue: Type F – Mixed partial high fence on low curb

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-36



159 Lincoln Road at Bedford Avenue – NW corner

Three blocks north on Bedford Avenue: Type F – Mixed Fence on curb and fence w/o curb

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-37



177 Lincoln Road at Bedford Avenue – NE corner

Three blocks north on Bedford Avenue: Type E – Fence on curb

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-38



174 Lincoln Road at Bedford Avenue – SE corner

Three blocks north on Bedford Avenue: Type B – Curb, no Fence

118 RUTLAND ROAD, BROOKLYN BLOCK 5038 LOT 6

A-39

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