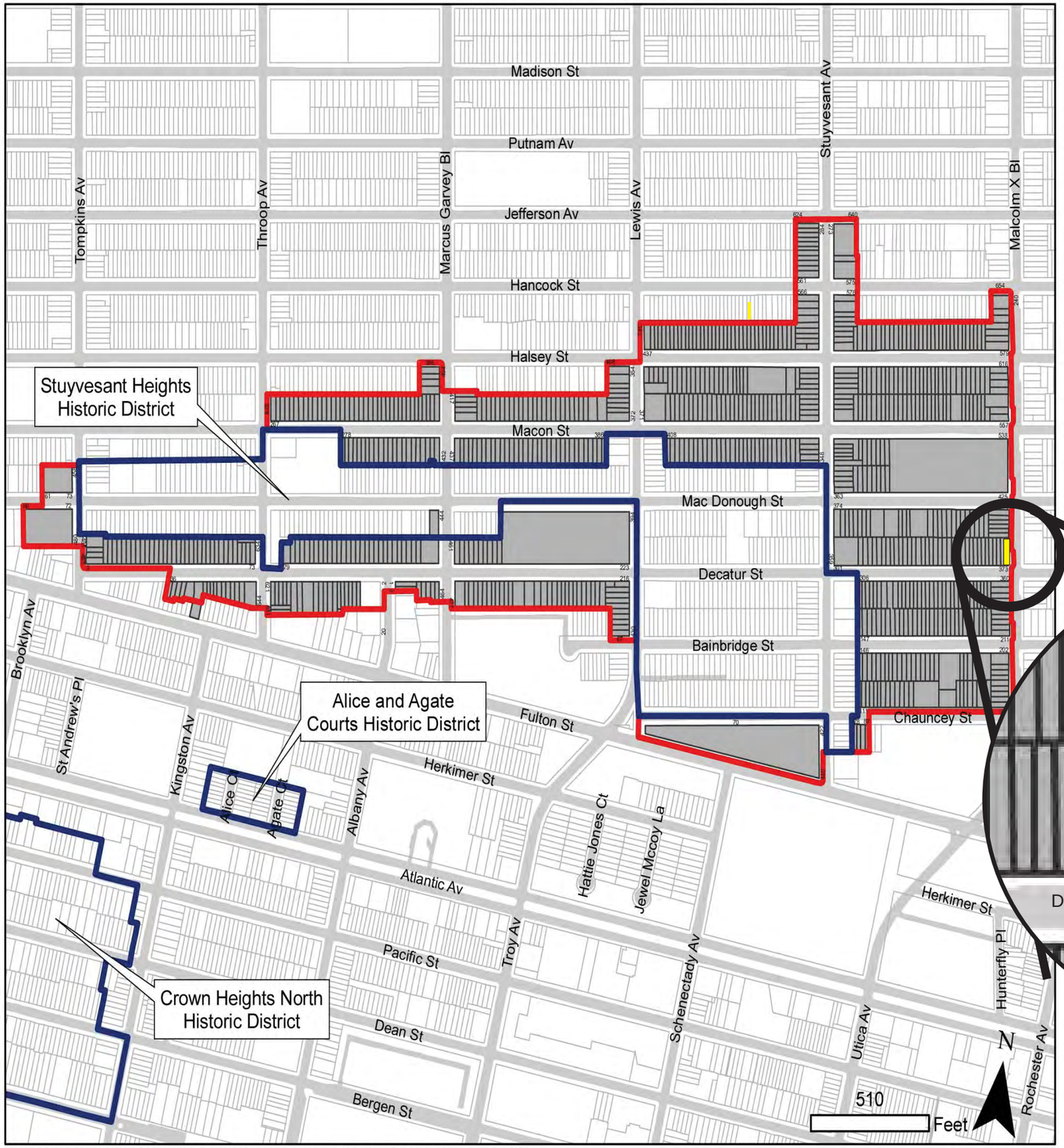
Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District



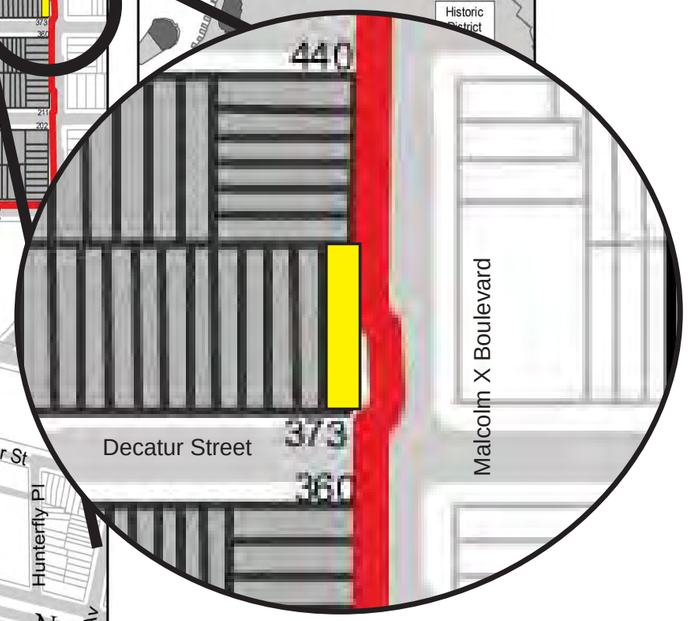
Landmarks Preservation Commission

Bedford Stuyvesant/
Expanded Stuyvesant Heights
Historic District
Borough Brooklyn, NY
[LP-2496]

Public Hearings:
September 21, 1993; August 2, 2011

Designated: April 16, 2013

- Boundaries of Existing Districts
- Boundary of District Extension
- Tax Map Lots, District Extension



Graphic Source: MapPLUTO, Edition 09v1, 2009. Author: Landmarks Preservation Commission, JM. Date: April 16, 2013

EML Design Studio
Brooklyn, NY 11205

CHEZ OSKAR
310 Malcolm X Blvd
Brooklyn, NY 11233

Project

Title
LOCATION MAP

Drawn by	Checked	File
Drawing Number 1	Revision	Scale
		Date

373 DECATUR STREET TAX PHOTO

373 Decatur Street (aka 310-318 Malcolm X Boulevard)
Borough of Brooklyn Tax Map Block 1676, Lot 47
Date: 1881 (NB 9-1881)
Architect/Builder: Thomas Miller (architect and builder)
Original Owner: Abel Miller
Type: Flats building

310 MALCOLM X BOULEVARD TAX PHOTO

EML Design Studio
Brooklyn, NY 11205

CHEZ OSKAR
310 Malcolm X Blvd
Brooklyn, NY 11233

Project

Title
1940 TAX PHOTO

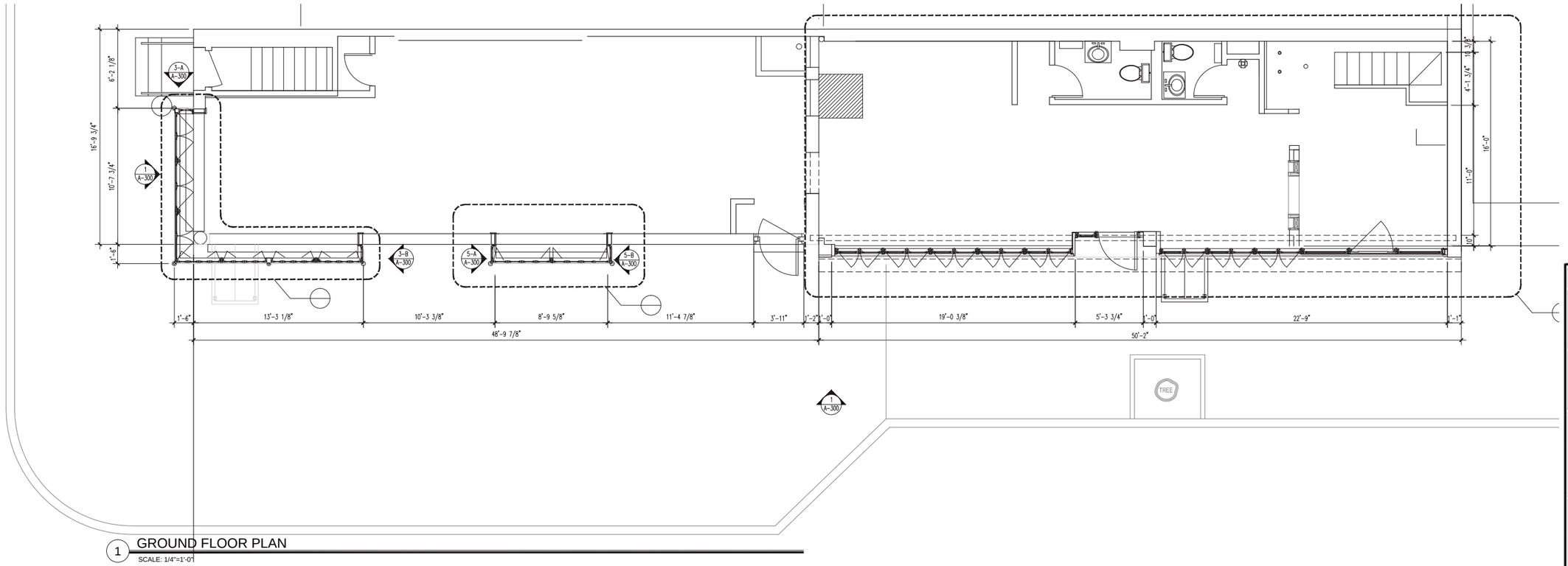
Drawn by | Checked | File

Drawing Number
2

Revision | Scale | Date

Street Veiw of Malcolm X Boulevard between Decatur and Mac Dounough

Street Veiw of the corner of Decatur and Malcom X Boulevard



1 GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"

EML Design Studio

Brooklyn, NY 11205

CHEZ OSKAR

310 Malcolm X Blvd

Brooklyn, NY 11233

Project

Title SITE PHOTOS
FLOOR PLAN

Drawn by	Checked	File
Drawing Number 3	Revision	Scale
		Date

EML Design Studio

Brooklyn, NY 11205

CHEZ OSKAR
310 Malcolm X Blvd
Brooklyn, NY 11233

Project

Title EXISTING PHOTO

Drawn by	Checked	File
Drawing Number 4A	Revision	Scale
		Date

EXTERIOR

INTERIOR

EXISTING CONDITIONS:
AWNING ATTACHED TO ORIGINAL STORE FRONT.
ROLL GATE ATTACHED TO ORIGINAL STORE FRONT
GLASS TILE FACING ON EXTERIOR
ALUMINUM PLEXIGLAS / GLASS PANEL BI-FOLD DOORS

2 EXISTING SOUTH CORNER - CAFE
SCALE: NTS

EXTERIOR

INTERIOR

EXISTING CONDITIONS:
ORGINAL COLUMN INSIDE EXISTING STORE FRONT

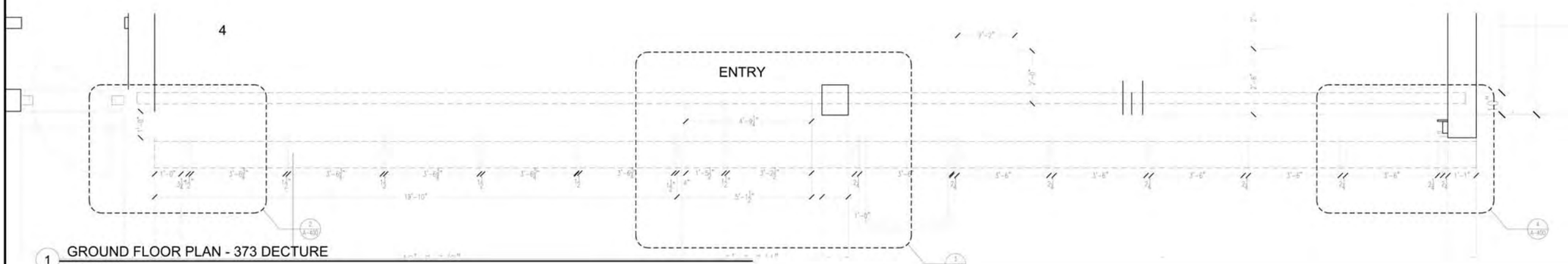
3 EXISTING COLUMN - CAFE
SCALE: NTS

EXTERIOR

INTERIOR

EXISTING CONDITIONS:
AWNING ATTACHED TO ORIGINAL STORE FRONT.
ROLL GATE ATTACHED TO ORIGINAL STORE FRONT
GLASS TILE FACING ON EXTERIOR
ALUMINUM PLEXIGLAS / GLASS PANEL BI-FOLD DOORS
CONCRETE BOARD COVERING END OF ROLL GATE.

4 EXISTING NORTH CORNER - CAFE
SCALE: NTS



1 GROUND FLOOR PLAN - 373 DECTURE
SCALE: 1/2"=1'-0"

01 LIQUOR LICENCE 11.14.2015

Revision	Description	Date

EML Design Studio

Brooklyn, NY 11205

CHEZ OSKAR
310 MALCOLM X BLVD
BROOKLYN, NY 11233

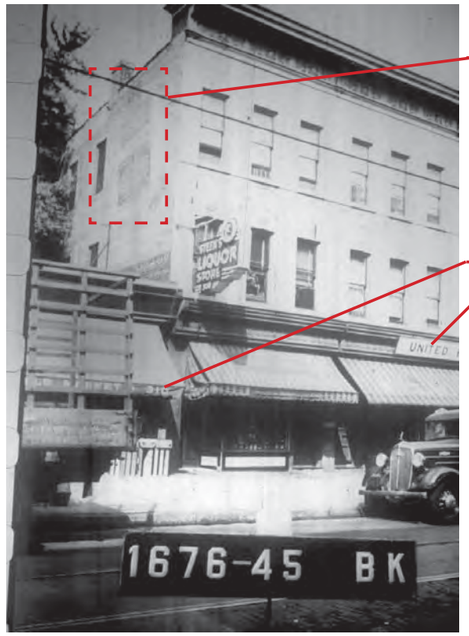
Project

Title
STOREFRONT
EXISTING CONDITIONS

EXISTING PHOTO

Drawn by	Checked	File
EML		

Drawing Number	Revision	Scale
4B		1/2" = 1'-0"
		Date 2/29/16



1940 310 MALCOLM X BOULEVARD TAX PHOTO

REMNANT OF PAINTED CIGARETTE ADVERTISEMENT, EITHER SALEM OR WINSTON CIGARETTES

STORE IDENTIFING GRAPHICS PRINTED ON AWNING

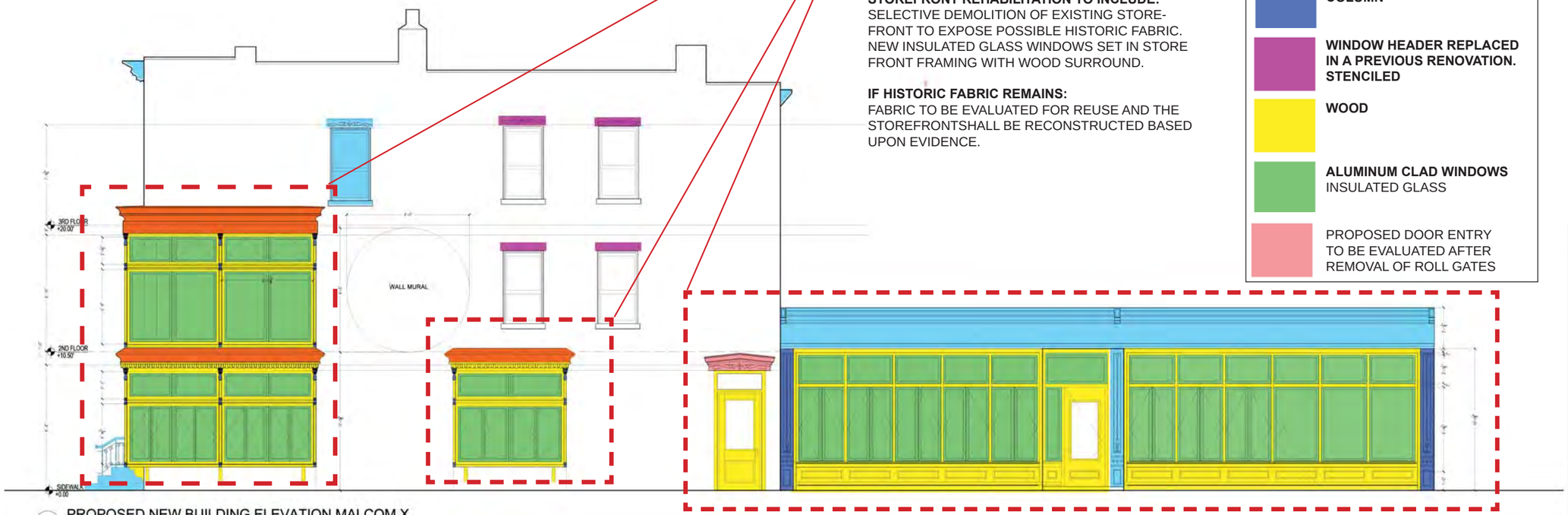
UNITED PAINT SIGNAGE APPLIED DIRECTLY ON TO METAL STOREFRONT

310 MALCOLM X BOULEVARD - EXISTING

SCOPE OF WORK INCLUDES:
REMOVAL OF EXISTING ROLL GATE AND ALUMINUM BIFOLD DOORS, CORNICE RESTORATION. PAINTING AND RESTORATION ORGINAL STOREFRONT, AND WOOD TRIM.INSTALLATION OF NEW CUSTOM WOOD DOORS AND ALUMINUM CLAD WINDOWS.

STOREFRONT REHABILITATION TO INCLUDE:
SELECTIVE DEMOLITION OF EXISTING STOREFRONT TO EXPOSE POSSIBLE HISTORIC FABRIC. NEW INSULATED GLASS WINDOWS SET IN STORE FRONT FRAMING WITH WOOD SURROUND.

IF HISTORIC FABRIC REMAINS:
FABRIC TO BE EVALUATED FOR REUSE AND THE STOREFRONTSHALL BE RECONSTRUCTED BASED UPON EVIDENCE.



1 PROPOSED NEW BUILDING ELEVATION MALCOM X
SCALE: 1/4"=1'-0"

SCOPE OF MATERIAL KEY

- **EXISTING TO REMAIN** REPAIR, RESTORE AND PAINT
- **METAL CORNICE**
- **CAST TO REPLICATE ORGINAL COLUMN**
- **WINDOW HEADER REPLACED IN A PREVIOUS RENOVATION. STENCILED**
- **WOOD**
- **ALUMINUM CLAD WINDOWS** INSULATED GLASS
- PROPOSED DOOR ENTRY TO BE EVALUATED AFTER REMOVAL OF ROLL GATES

EML Design Studio
Brooklyn, NY 11205

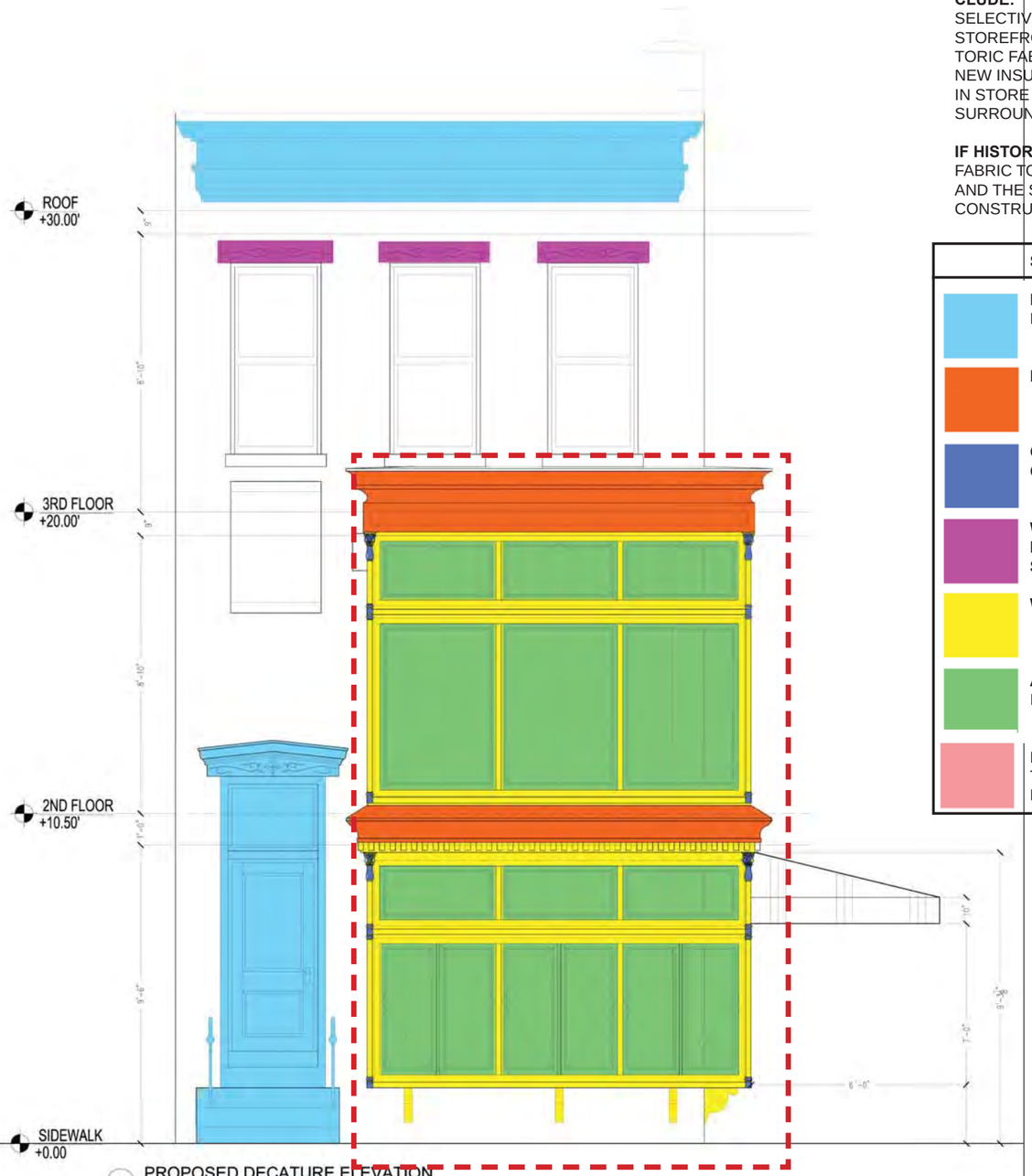
CHEZ OSKAR
310 MALCOLM X BLVD
BROOKLYN, NY 11233

Project

Title
310 MALCOLM X ELEVATION

Drawn by	Checked	File
Drawing Number 5	Revision	Scale / Date

1940 373DECATUR TAX PHOTO



1 PROPOSED DECATURE ELEVATION
SCALE: 1/2"=1'-0"

SCOPE OF WORK INCLUDES:
REMOVAL OF EXISTING ROLL GATE AND ALUMINUM BIFOLD DOORS, CORNICE RESTORATION. PAINTING AND RESTORATION ORGINAL STOREFRONT, AND WOOD TRIM.INSTALLATION OF NEW CUSTOM WOOD DOORS AND ALUMINUM CLAD WINDOWS.

STOREFRONT REHABILITATION TO INCLUDE:
SELECTIVE DEMOLITION OF EXISTING STOREFRONT TO EXPOSE POSSIBLE HISTORIC FABRIC.
NEW INSULATED GLASS WINDOWS SET IN STORE FRONT FRAMING WITH WOOD SURROUND.

IF HISTORIC FABRIC REMAINS:
FABRIC TO BE EVALUATED FOR REUSE AND THE STOREFRONTSHALL BE RECONSTRUCTED BASED UPON EVIDENCE.

SCOPE OF MATERIAL KEY

EXISTING TO REMAIN
REPAIR, RESTORE AND PAINT

METAL CORNICE

CAST TO REPLICATE ORGINAL COLUMN

WINDOW HEADER REPLACED IN A PREVIOUS RENOVATION. STENCILED

WOOD

ALUMINUM CLAD WINDOWS
INSULATED GLASS

PROPOSED DOOR ENTRY TO BE EVALUATED AFTER REMOVAL OF ROLL GATES

EML Design Studio
Brooklyn, NY 11205

CHEZ OSKAR
310 MALCOLM X BLVD
BROOKLYN, NY 11233

Project

Title
373 DECATUR ELEVATION

Drawn by	Checked	File
Drawing Number 6	Revision	Scale
		Date

1 PROPOSED NEW BUILDING ELEVATION MALCOM X

SCALE: 1/4"=1'-0"

CHEZ OSKAR MURAL IS 10'-0"X10'-0"
RESTURANT GRAPHIC IS 1'-0"X 5'-6"

3 MURAL DETAIL

SCALE: 1"=1'-0"

1 PROPOSED NEW BUILDING ELEVATION MALCOM X

SCALE: 1/4"=1'-0"

Revision	Description	Date

EML Design Studio

Brooklyn, NY 11205

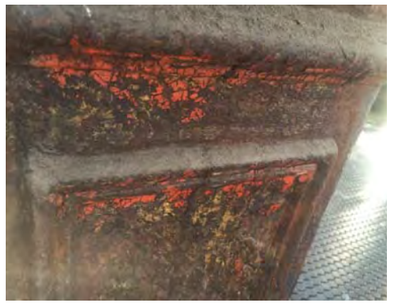
CHEZ OSKAR
373 DECATUR
BROOKLYN, NY 11233

Project

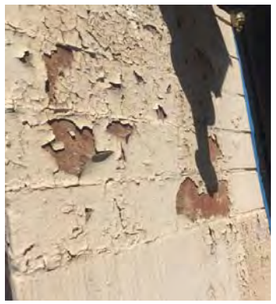
COLOR RENDERING
MURAL & COLORS

Drawn by	Checked	File
EML		
7	Revision	Scale: AS NOTED
		Date: 2/29/16

EXISTING COLORS



PAINT CHIP FROM EXISTING COLUMN



PAINT CHIP EXISTING BRICK

PROPOSED COLORS

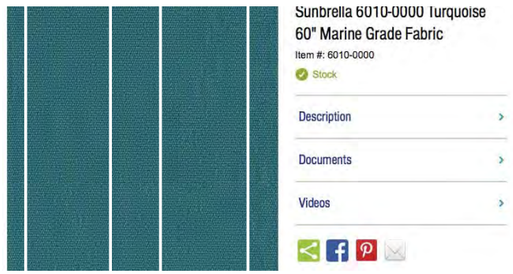
BENJAMIN MOORE
Opal
OP-73

BENJAMIN MOORE
Brush Blue
CW-675

BENJAMIN MOORE
Greenhow Vermillion
CW-340

BENJAMIN MOORE
Carrage Red
CW-250

AWNING FABRIC SELECTION



EML Design Studio
Brooklyn, NY 11205

CHEZ OSKAR
310 MALCOLM X BLVD
BROOKLYN, NY 11233

Project

Title EXISTING & PROPOSED COLOR

Drawn by	Checked	File
Drawing Number 8	Revision	Scale
		Date

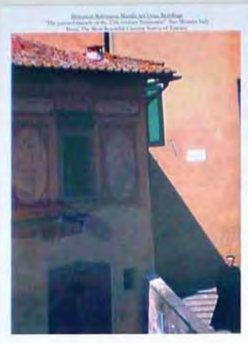
EXISTING CHEZ OSKAR MURAL AND AWNING

SCALE: NTS

Historical References: Murals/Art Onto Buildings, Paris

Historical & Landmark References: Awnings over Sidewalk Cafés, New York & Tuscany

Historical References: Murals/Art Onto Buildings, Tuscany



Revision	Description	Date

EML Design Studio

Brooklyn, NY 11205

CHEZ OSKAR
310 Malcolm X Blvd
Brooklyn, NY 11233

Project

Title
RESTURANT IDENITY
MURAL GRAPHICS
HISTORICAL & LOCAL CONTEXT

Drawn by	Checked	File
EML		
Drawing Number	Revision	Scale
9		
		Date 3/1/16

845 Manhattan Avenue, Brooklyn
SCALE: NTS

117 2nd Avenue, Manhattan
SCALE: NTS

519 Hudson St, Manhattan
SCALE: NTS

230 Dekalb Ave, Brooklyn
SCALE: NTS

Revision	Description	Date

EML Design Studio

Brooklyn, NY 11205

CHEZ OSKAR
310 Malcolm X Blvd
Brooklyn, NY 11233

Project

Title
BUILDING OF SIMILAR CONTEXT
LANDMARKED STORE FRONTS

Drawn by	Checked	File
EML		
Drawing Number	Revision	Scale
10		
		Date 3/1/16

RIKERS DINER: Seventh Avenue southwards,at the north west corner of WWest 4th Streets

Brooklyn: Broadway - Monroe Street 1941

PEPPER POT RESTURANT: Sixth Avenue, east side, from W. 3rd (right) to W. 4th Streets (left),showing this frontage cleared of former buildings. This was necessitated by subway con struction. The Pepper Pot, a Greenwich Village restaurant is at No. 148 W. 4th Street.

FISH MARKET: Brooklyn: Saratoga Avenue - Decatur Street 1936

EML Design Studio

Brooklyn, NY 11205

CHEZ OSKAR
310 Malcolm X Blvd
Brooklyn, NY 11233

Project
HISTORICAL PHOTOS

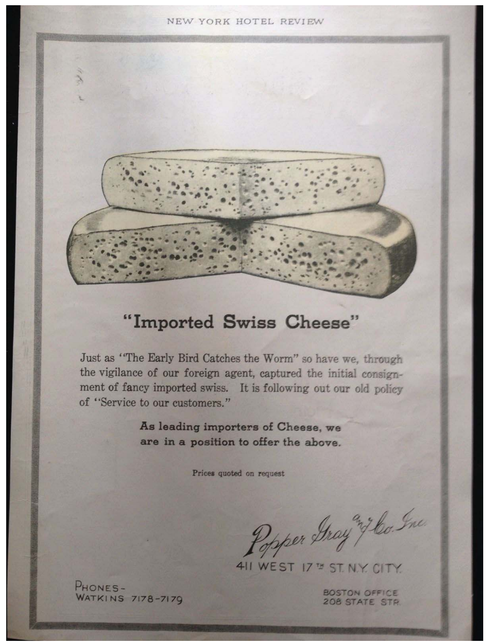
Title
Businesses Related Murals in Manhattan and nearby Locations

Drawn by	Checked	File
Drawing Number 11	Revision	Scale / Date

CHAS KOSCHES FURNITURE Manhattan: 1st Ave. - 74th St. 1932

POPPER GRAY CHEESE: Manhattan: 17th Street - 9th Avenue 1935

BEN CLOTHING STORE Brooklyn: Fulton Street - New York Avenue 1942



NEW YORK HOTEL REVIEW

"Imported Swiss Cheese"

Just as "The Early Bird Catches the Worm" so have we, through the vigilance of our foreign agent, captured the initial consignment of fancy imported swiss. It is following out our old policy of "Service to our customers."

As leading importers of Cheese, we are in a position to offer the above.

Prices quoted on request

Popper Gray & Co. Inc.
411 WEST 17TH ST. N.Y. CITY.

PHONES-
WATKINS 7178-7179

BOSTON OFFICE
208 STATE STR.

OBSERVATIONS:

Mural & Avertisements Span 2-3 Stories High approx 25 feet high by 20 feet wide or more.

EML Design Studio

Brooklyn, NY 11205

CHEZ OSKAR
310 MALCOLM X BLVD
BROOKLYN, NY 11233

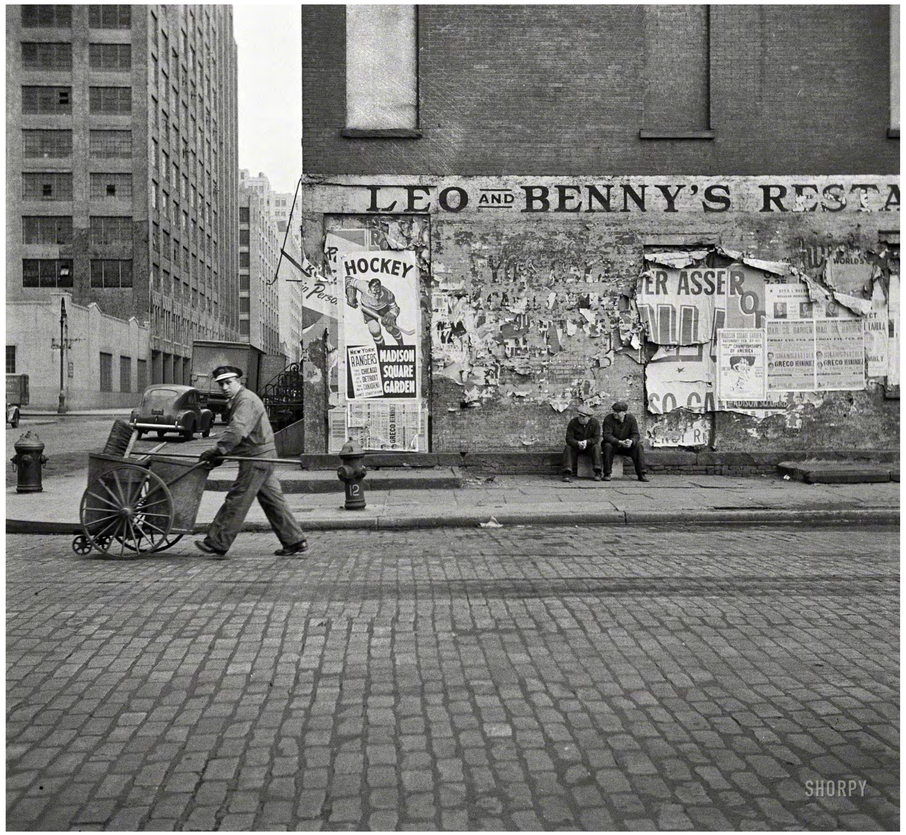
Project
HISTORICAL PHOTOS

Title
Businesses Related Murals in Manhattan and nearby Locations

Drawn by	Checked	File
Drawing Number 12	Revision	Scale
		Date

Miss Blanche Virginia Cigarettes – Leiden, NL – Vilmos Huszar Nehterelands 1926

July 1937. “Gas station in Washington, D.C.” Ott’s Esso Service



LEO AND BENNY’S RESTURANT: March 1943. New York. “A street cleaner on Washington Street

Manhattan: Broadway - Fulton Street 1936

EML Design Studio

Brooklyn, NY 11205

CHEZ OSKAR
310 Malcolm X Blvd
Brooklyn, NY 11233

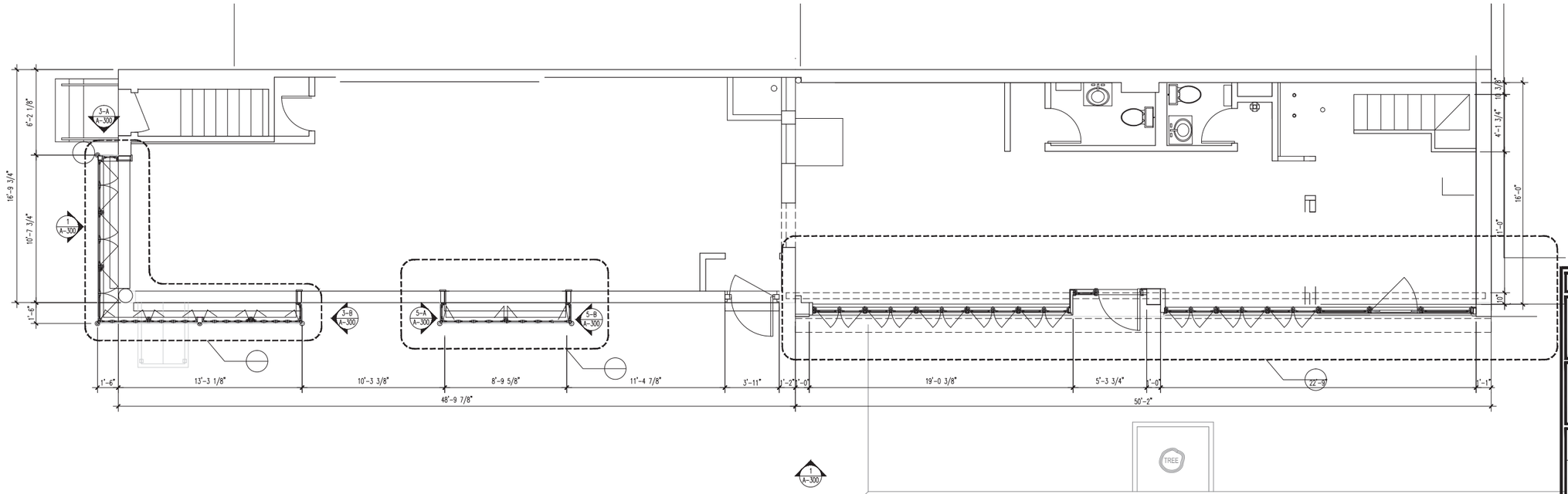
Project
HISTORICAL PHOTOS

Title
Businesses Related Murals in Manhattan and nearby Locations

Drawn by	Checked	File
Drawing Number 13	Revision	Scale / Date

1 PROPOSED NEW BUILDING ELEVATION MALCOM X

SCALE: 1/4"=1'-0"



2 BUILDING ELEVATION DETAIL

SCALE: 1/2"=1'-0"

Revision	Description	Date

EML Design Studio

Brooklyn, NY 11205

CHEZ OSKAR

310 Malcolm X Blvd

Brooklyn, NY 11233

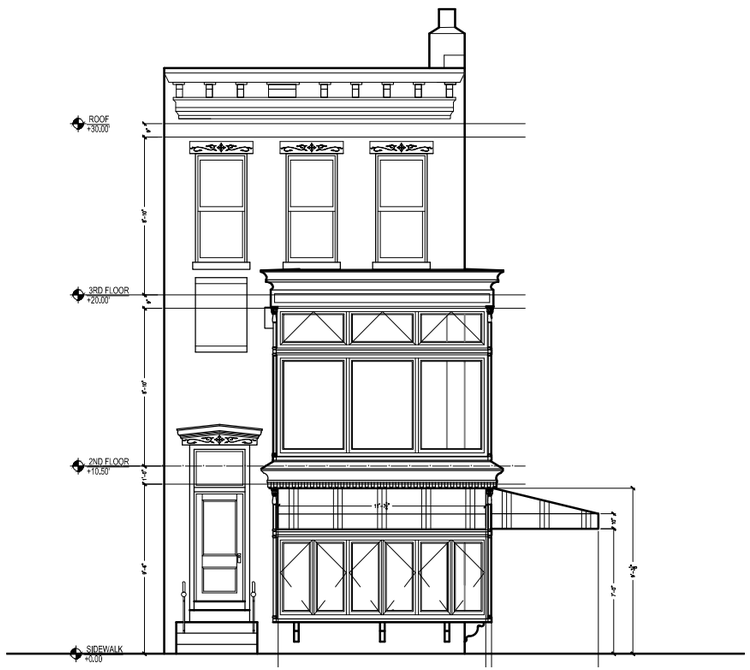
Project

Title
MALCOLM X BOULIVARD ELEVATION
GROUND FLOOR PLAN

Drawn by	Checked	File
EML		
Drawing Number	Revision	Scale
A-300		AS NOTED
		Date 2/29/16

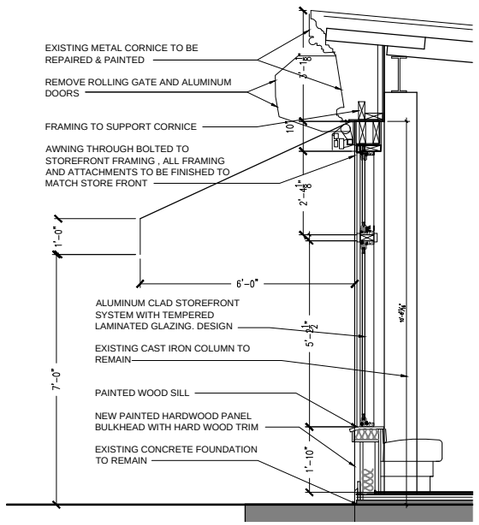
2 PROPOSED MALCOM X BOULEVARD ELEVATION

SCALE: 1/4"=1'-0"



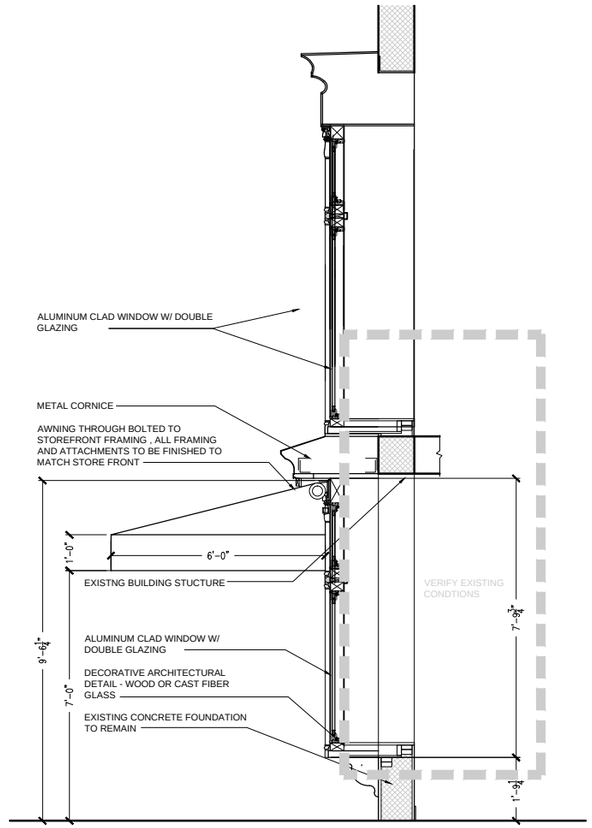
1 PROPOSED DECATUR ST ELEVATION

SCALE: 1/4"=1'-0"



3 MALCOLM X CAFE STOREFRONT SECTION

SCALE: 1/2"=1'-0"



4 DECATUR STOREFRONT SECTION

SCALE: 1/2"=1'-0"

Revision	Description	Date

EML Design Studio

Brooklyn, NY 11205

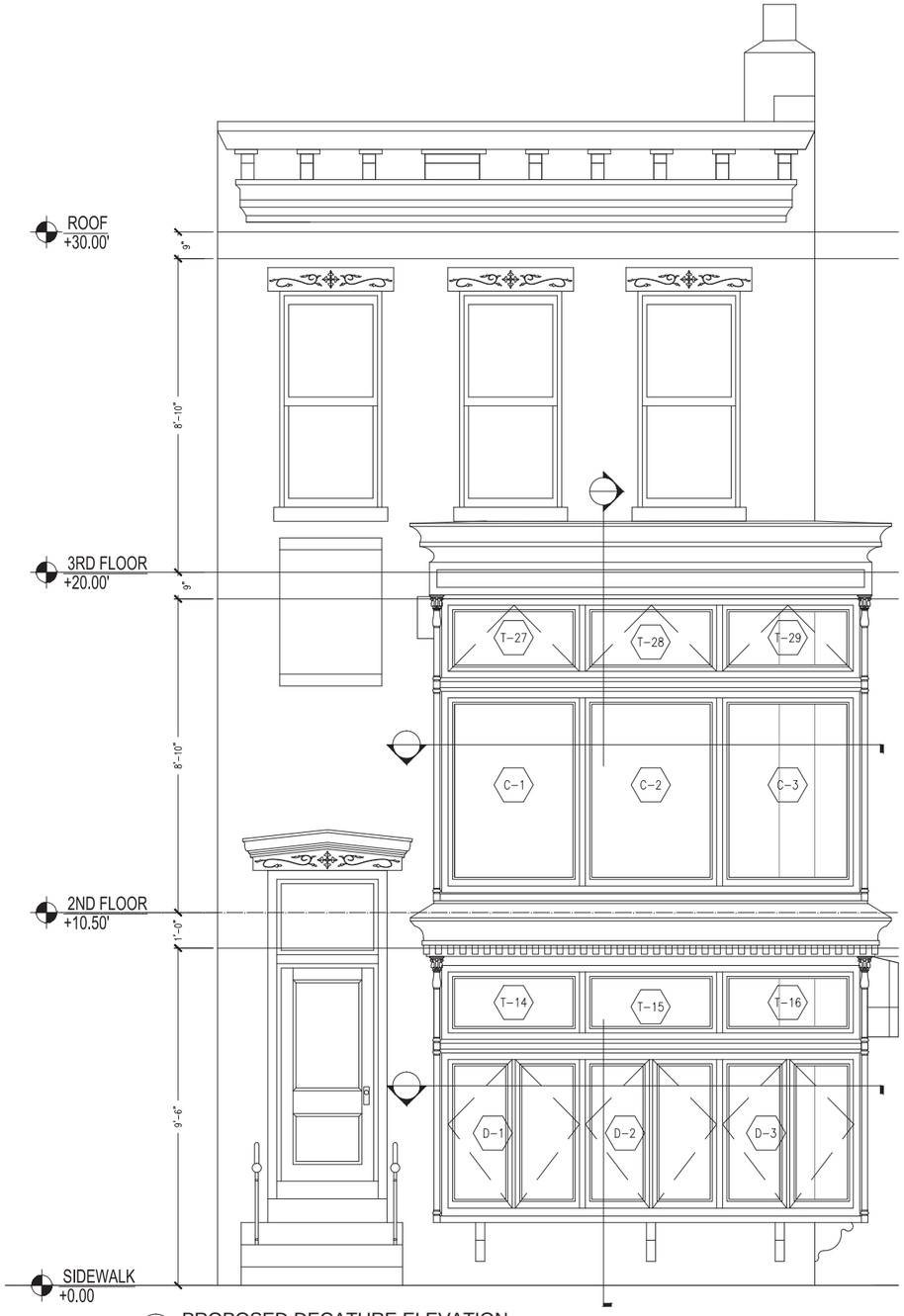
CHEZ OSKAR
310 Malcolm X Blvd
Brooklyn, NY 11233

Project

Title
MURAL, LOGO, AND
AWNING ELEVATIONS

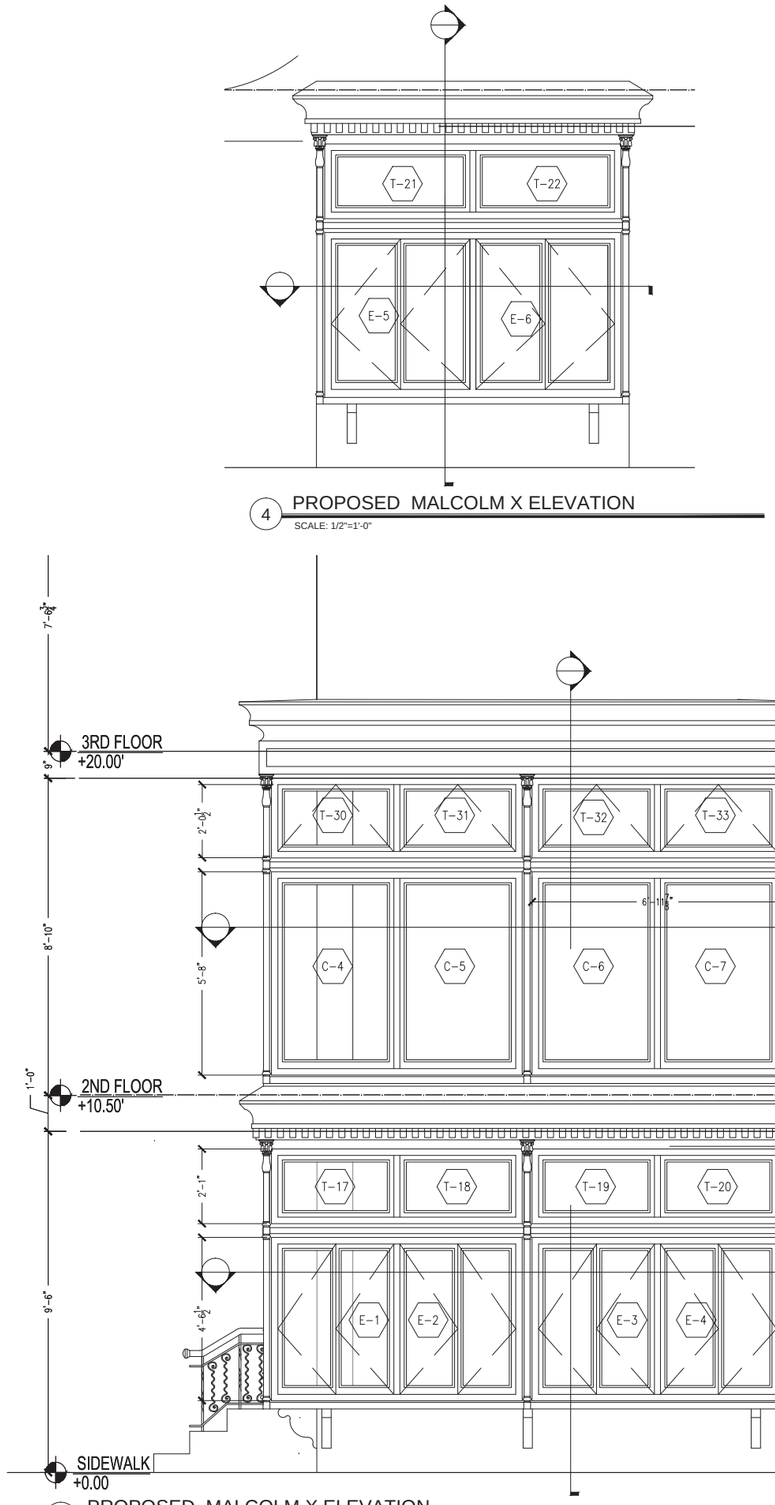
Drawn by	Checked	File
EML		
Drawing Number	Revision	Scale
A-300a		AS NOTED
		Date 4/9/16

CATIONAL PRODU



1 PROPOSED DECATURE ELEVATION

SCALE: 1/2"=1'-0"

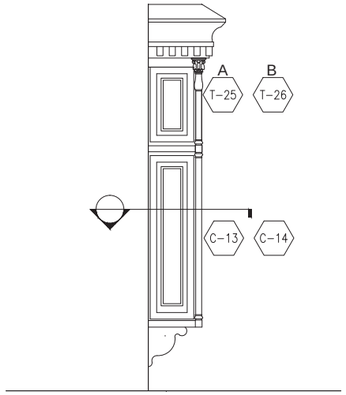


2 PROPOSED MALCOLM X ELEVATION

SCALE: 1/2"=1'-0"

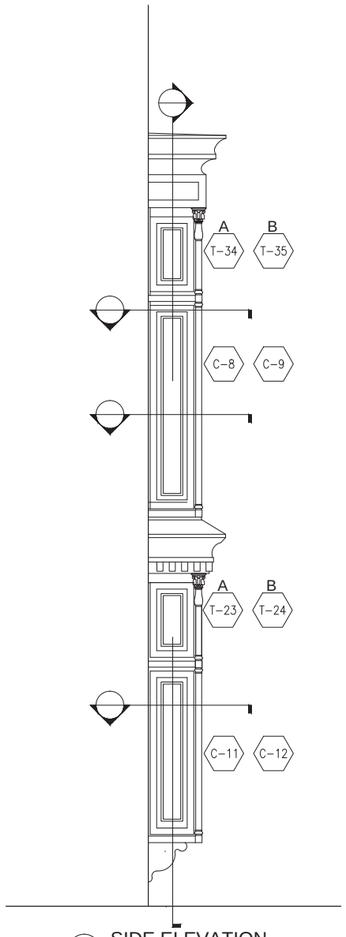
4 PROPOSED MALCOLM X ELEVATION

SCALE: 1/2"=1'-0"



5 SIDE ELEVATION

SCALE: 1/2"=1'-0"



3 SIDE ELEVATION

SCALE: 1/2"=1'-0"

Revision	Description	Date

EML Design Studio

Brooklyn, NY 11205

CHEZ OSKAR

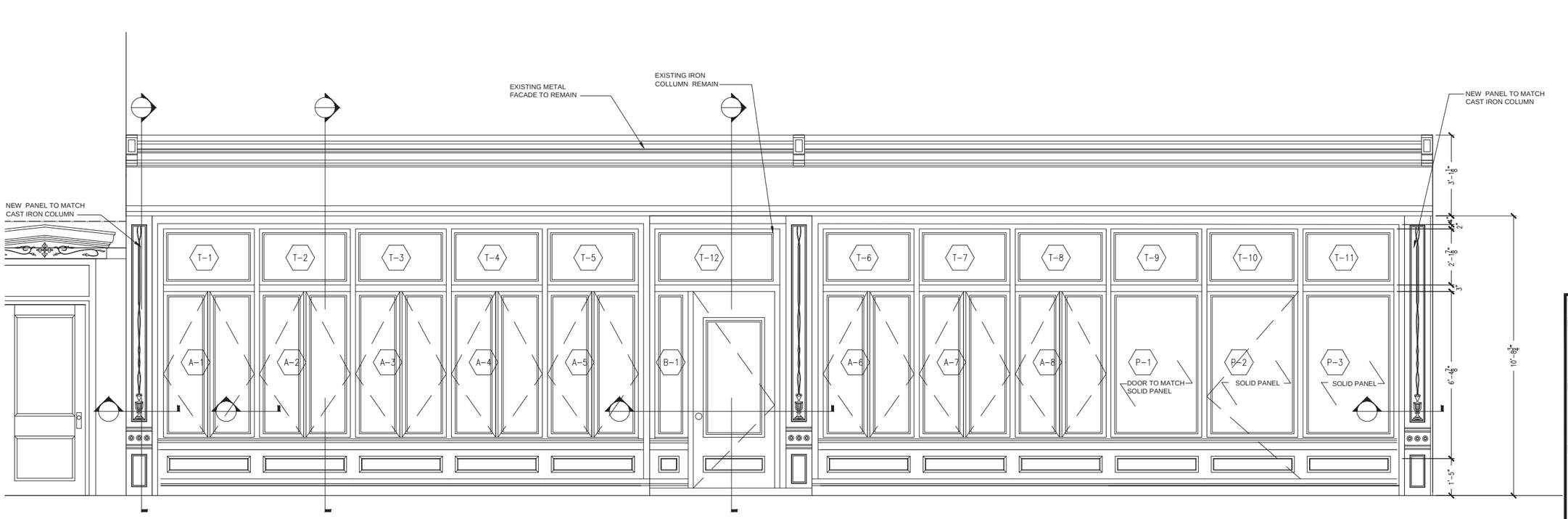
310 MALCOLM X BLVD

BROOKLYN, NY 11233

Project

Title
MALCOLM X BOULIVARD
ELEVATION DETAIL

Drawn by	Checked	File
EML		
Drawing Number	Revision	Scale
A-301		1/2" = 1'-0"
		Date 2/29/16



2 BUILDING ELEVATION DETAIL

SCALE: 1/2"=1'-0"

Revision	Description	Date

EML Design Studio

Brooklyn, NY 11205

CHEZ OSKAR

310 Malcolm X Blvd

Brooklyn, NY 11233

Project

Title
MALCOLM X BOULIVARD ELEVATION

Drawn by	Checked	File
EML		

Drawing Number	Revision	Scale
A-302		AS NOTED
		Date 2/29/16

DECATUR - STORE FRONT

NO.	WINDOW DISCRIPTION TYPE	MATERIAL	ROUGH OPENING	OPENING HEIGHT	WINDOW DETAILS HEAD	JAMB	SILL	VERT MULLION	MUTIN	MTG RAIL	HORZ MULLION	MICSCELANEOUS OBSCURE GLAZING	WIRE GLAZING	REMARKS
T-14	T-2	FIXED	3'-10 1/2"	2'-1										
T-15	T-2	FIXED	3'-10 1/2"	2'-1										
T-16	T-2	FIXED	3'-10 1/2"	2'-1										
T-17	T-2	FIXED	3'-6 1/4"	2'-1										
T-18	T-2	FIXED	3'-6 1/4"	2'-1										
T-19	T-2	FIXED	3'-6 1/4"	2'-1										
T-20	T-2	FIXED	3'-6 1/4"	2'-1										
T-21	T-2	FIXED	4'-7"	2'-1										
T-22	T-2	FIXED	4'-7"	2'-1										
T-23	T-2	FIXED	1'-4"	2'-1										
T-24	T-2	FIXED	1'-4"	2'-1										
T-25	T-2	FIXED	1'-4"	2'-1										
T-26	T-2	FIXED	1'-4"	2'-1										
T-27	T-2	AWNING	3'-10 1/2"	2'-1/2"										
T-28	T-2	AWNING	3'-10 1/2"	2'-1/2"										
T-29	T-2	AWNING	3'-10 1/2"	2'-1/2"										
T-30	T-2	AWNING	3'-6 1/4"	2'-1/2"										
T-31	T-2	AWNING	3'-6 1/4"	2'-1/2"										
T-32	T-2	AWNING	3'-6 1/4"	2'-1/2"										
T-33	T-2	AWNING	3'-6 1/4"	2'-1/2"										
T-34	T-2	FIXED	1'-4"	2'-1/2"										
T-35	T-2	FIXED	1'-4"	2'-1/2"										
C-1	C	FIXED	3'-6 1/4"	5'-8"										
C-2	C	FIXED	3'-6 1/4"	5'-8"										
C-3	C	FIXED	3'-6 1/4"	5'-8"										
C-4	C	FIXED	3'-6 1/4"	5'-8"										
C-5	C	FIXED	3'-6 1/4"	5'-8"										
C-6	C	FIXED	3'-6 1/4"	5'-8"										
C-7	C	FIXED	3'-6 1/4"	5'-8"										
C-8	C	FIXED	1'-4"	5'-8"										
C-9	C	FIXED	1'-4"	5'-8"										
C-11	C	FIXED	1'-4"	5'-8"										
C-12	C	FIXED	1'-4"	5'-8"										
C-13		FIXED	1'-4"	4'-6"										
C-14		FIXED	1'-4"	4'-6"										
~~D-1~~	~~D~~	~~CASEMENT~~	~~3'-10 1/2"~~	~~4'-6"~~										
D-2	D	CASEMENT	3'-10 1/2"	4'-6"										
D-3	D	CASEMENT	3'-10 1/2"	4'-6"										
E-1	E	ACCORDIAN	3'-6 1/4"	4'-6"										
E-2	E	ACCORDIAN	3'-6 1/4"	4'-6"										
E-3	E	ACCORDIAN	3'-6 1/4"	4'-6"										
E-4	E	ACCORDIAN	3'-6 1/4"	4'-6"										
E-5	E	ACCORDIAN	4'-7"	4'-6"										
E-6	E	ACCORDIAN	4'-7"	4'-6"										

DECATUR - STORE FRONT

NO.	WINDOW DISCRIPTION TYPE	MATERIAL	ROUGH OPENING	OPENING HEIGHT	WINDOW DETAILS HEAD	JAMB	SILL	VERT MULLION	MUTIN	MTG RAIL	HORZ MULLION	MICSCELANEOUS OBSCURE GLAZING	WIRE GLAZING	REMARKS
T-14	T-2	FIXED	3'-10 1/2"	2'-1										
T-15	T-2	FIXED	3'-10 1/2"	2'-1										
T-16	T-2	FIXED	3'-10 1/2"	2'-1										
T-17	T-2	FIXED	3'-6 1/4"	2'-1										
T-18	T-2	FIXED	3'-6 1/4"	2'-1										
T-19	T-2	FIXED	3'-6 1/4"	2'-1										
T-20	T-2	FIXED	3'-6 1/4"	2'-1										
T-21	T-2	FIXED	4'-7"	2'-1										
T-22	T-2	FIXED	4'-7"	2'-1										
T-23	T-2	FIXED	1'-4"	2'-1										
T-24	T-2	FIXED	1'-4"	2'-1										
T-25	T-2	FIXED	1'-4"	2'-1										
T-26	T-2	FIXED	1'-4"	2'-1										
T-27	T-2	AWNING	3'-10 1/2"	2'-1/2"										
T-28	T-2	AWNING	3'-10 1/2"	2'-1/2"										
T-29	T-2	AWNING	3'-10 1/2"	2'-1/2"										
T-30	T-2	AWNING	3'-6 1/4"	2'-1/2"										
T-31	T-2	AWNING	3'-6 1/4"	2'-1/2"										
T-32	T-2	AWNING	3'-6 1/4"	2'-1/2"										
T-33	T-2	AWNING	3'-6 1/4"	2'-1/2"										
T-34	T-2	FIXED	1'-4"	2'-1/2"										
T-35	T-2	FIXED	1'-4"	2'-1/2"										
C-1	C	FIXED	3'-6 1/4"	5'-8"										
C-2	C	FIXED	3'-6 1/4"	5'-8"										
C-3	C	FIXED	3'-6 1/4"	5'-8"										
C-4	C	FIXED	3'-6 1/4"	5'-8"										
C-5	C	FIXED	3'-6 1/4"	5'-8"										
C-6	C	FIXED	3'-6 1/4"	5'-8"										
C-7	C	FIXED	3'-6 1/4"	5'-8"										
C-8	C	FIXED	1'-4"	5'-8"										
C-9	C	FIXED	1'-4"	5'-8"										
C-11	C	FIXED	1'-4"	5'-8"										
C-12	C	FIXED	1'-4"	5'-8"										
C-13		FIXED	1'-4"	4'-6"										
C-14		FIXED	1'-4"	4'-6"										
D-1	D	CASEMENT	3'-10 1/2"	4'-6"										
D-2	D	CASEMENT	3'-10 1/2"	4'-6"										
D-3	D	CASEMENT	3'-10 1/2"	4'-6"										

Revision	Description	Date

EML Design Studio

Brooklyn, NY 11205

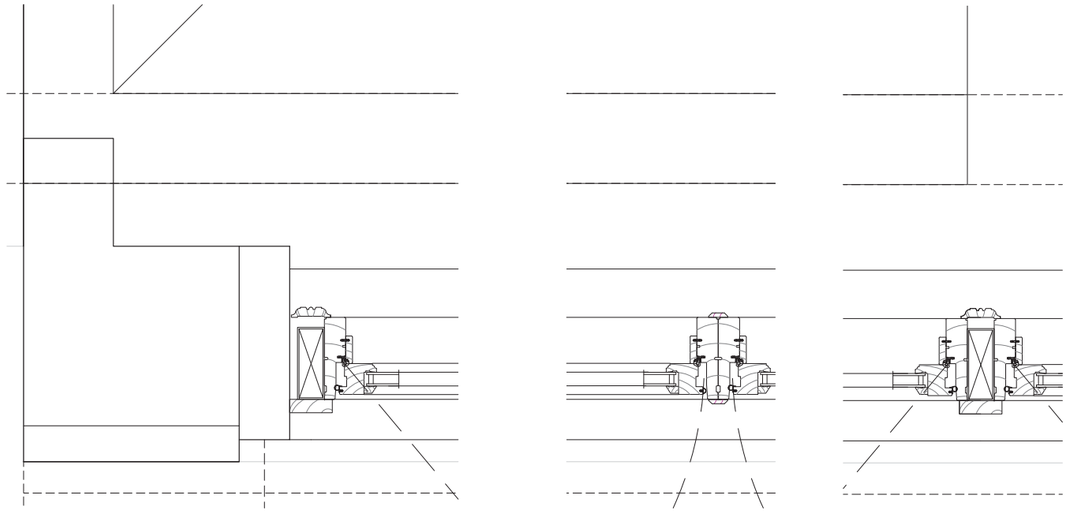
CHEZ OSKAR
310 Malcolm X Blvd
Brooklyn, NY 11233

Project

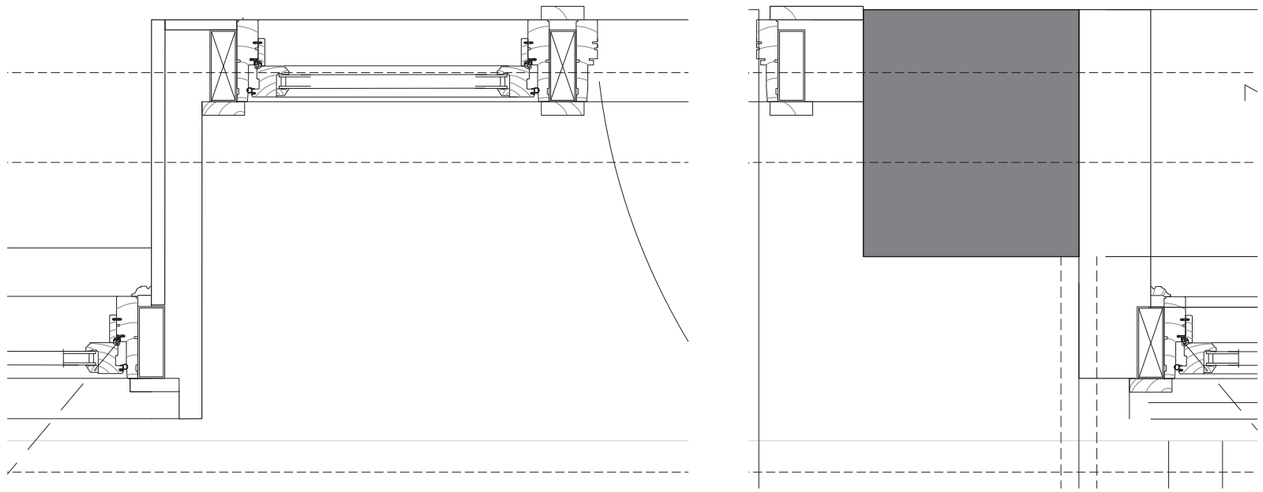
Title
WINDOW SCHEDULE

Drawn by	Checked	File
EML		

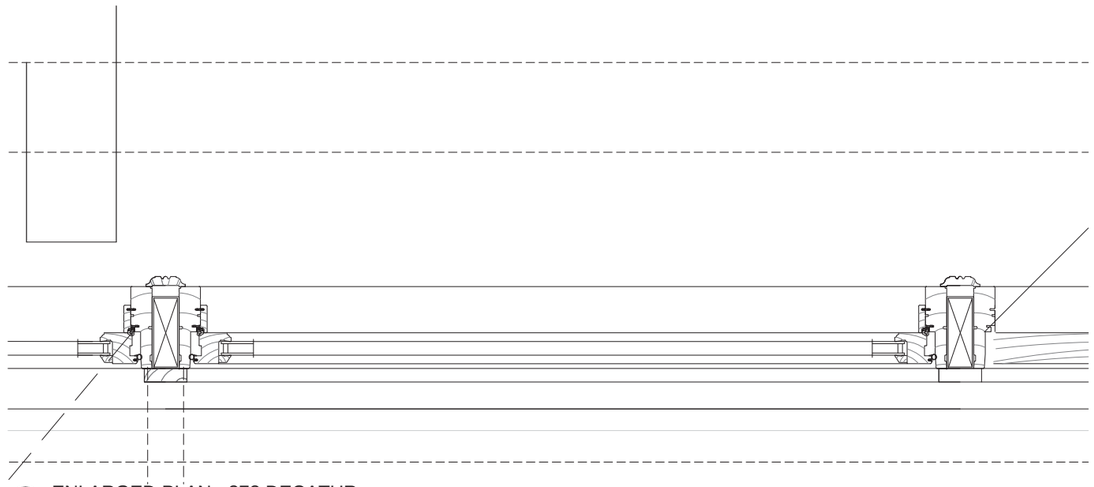
Drawing Number	Revision	Scale
A-400		1/2" = 1'-0"
		Date 09/21/2015



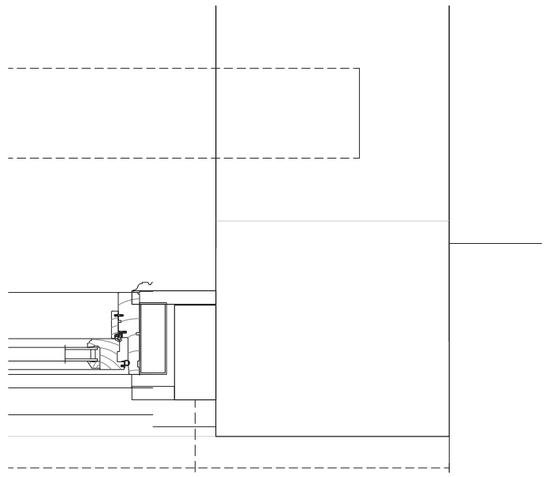
2 ENLARGED PLAN - 373 DECATUR
SCALE: 3"=1'-0"



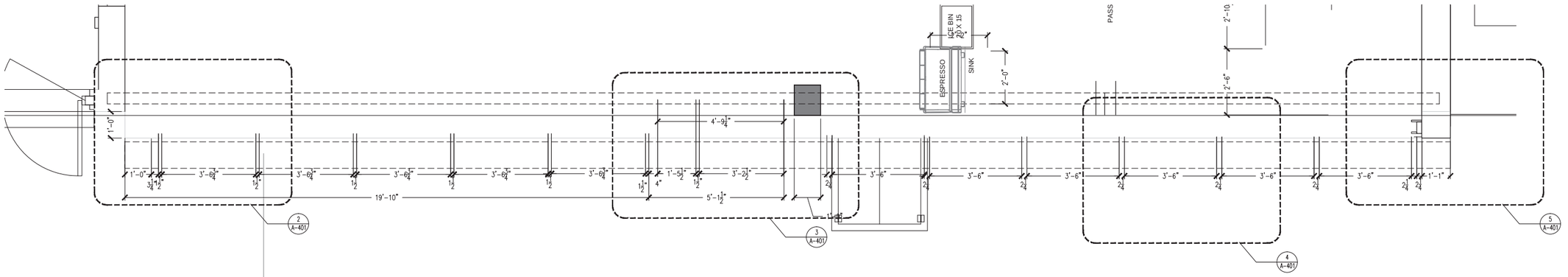
3 ENLARGED PLAN - 373 DECATUR - DOOR
SCALE: 3"=1'-0"



4 ENLARGED PLAN - 373 DECATUR
SCALE: 3"=1'-0"



5 ENLARGED PLAN - 373 DECATUR
SCALE: 3"=1'-0"



1 ENLARGED PLAN - 373 DECATUR
SCALE: 1"=1'-0"

Revision	Description	Date

EML Design Studio

Brooklyn, NY 11205

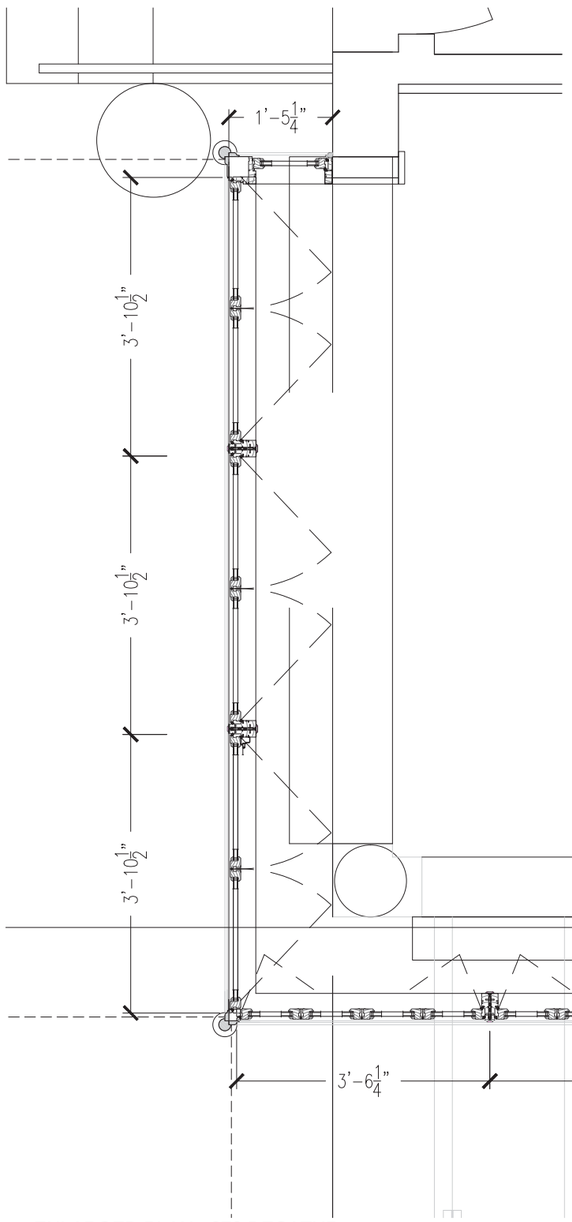
CHEZ OSKAR
310 MALCOLM X BLVD
BROOKLYN, NY 11233

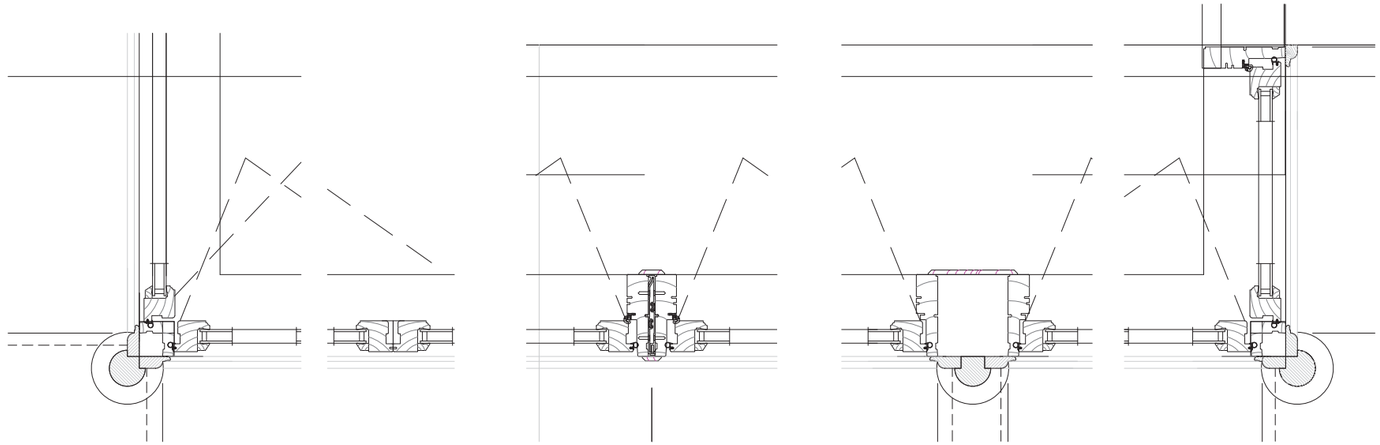
Project

Title
373 DECATURE STREET

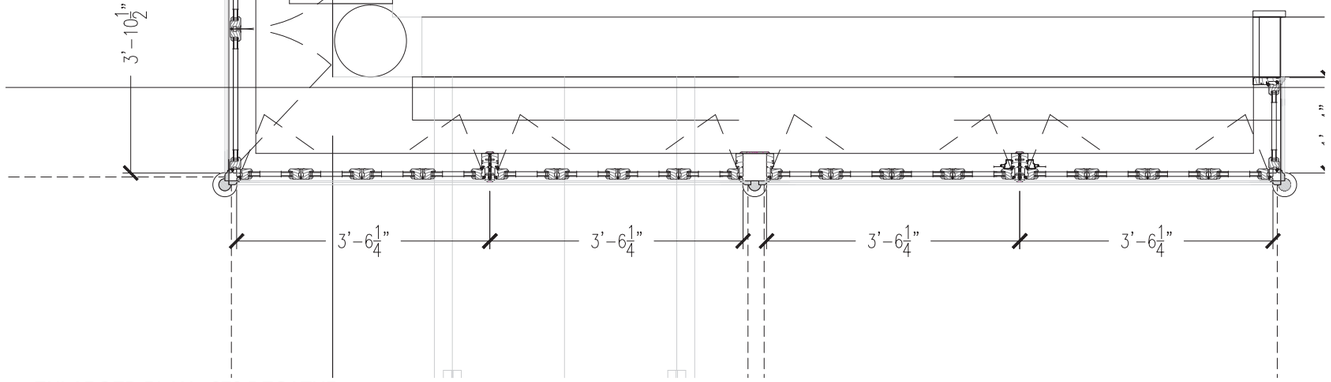
ENLARGED PLAN DETAILS

Drawn by	Checked	File
EML		
Drawing Number	Revision	Scale
A-401		1/2" = 1'-0"
		Date 09/21/2015

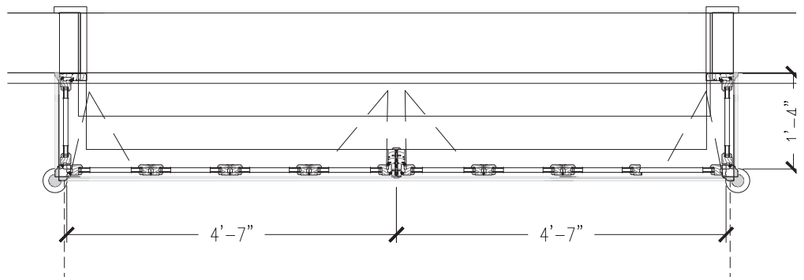




3 ENLARGED PLAN - 373 DECATUR
SCALE: 3"=1'-0"



1 ENLARGED PLAN - 373 DECATUR
SCALE: 1"=1'-0"



2 ENLARGED PLAN - 373 DECATUR
SCALE: 1"=1'-0"

Revision	Description	Date

EML Design Studio

Brooklyn, NY 11205

CHEZ OSKAR
310 Malcolm X Blvd
Brooklyn, NY 11233

Project

Title
373 DECATURE STREET

ENLARGED PLAN DETAILS

Drawn by	Checked	File
EML		
Drawing Number	Revision	Scale
A-402		1/2" = 1'-0"
		Date 09/21/2015