

May 13, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-25-02849

**310 Malcolm X Boulevard (aka 373 Decatur Street, 310-318 Malcolm X Boulevard)
– Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 161 195 3742

Passcode: 579429

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

CHEZ OSKAR

AWNING, MURAL, & HISTORIC WINDOW REPLACEMENT

310 Malcolm X Boulevard, Brooklyn, NY 11205
Borough of Brooklyn Tax Map
Block 1676, Lot 47

BEDFORD STUYVESANT/EXPANDED STUYVAESANT HEIGHTS
HISTORIC DISTRICT - LP-2496

BOROUGH OF BROOKLYN

LANDMARKS PRESEVATION COMMISSION

DRAWING LIST

EXISTING DRAWINGS & PHOTOS

A - AWNING PROPOSAL

M - MURAL PROPOSAL

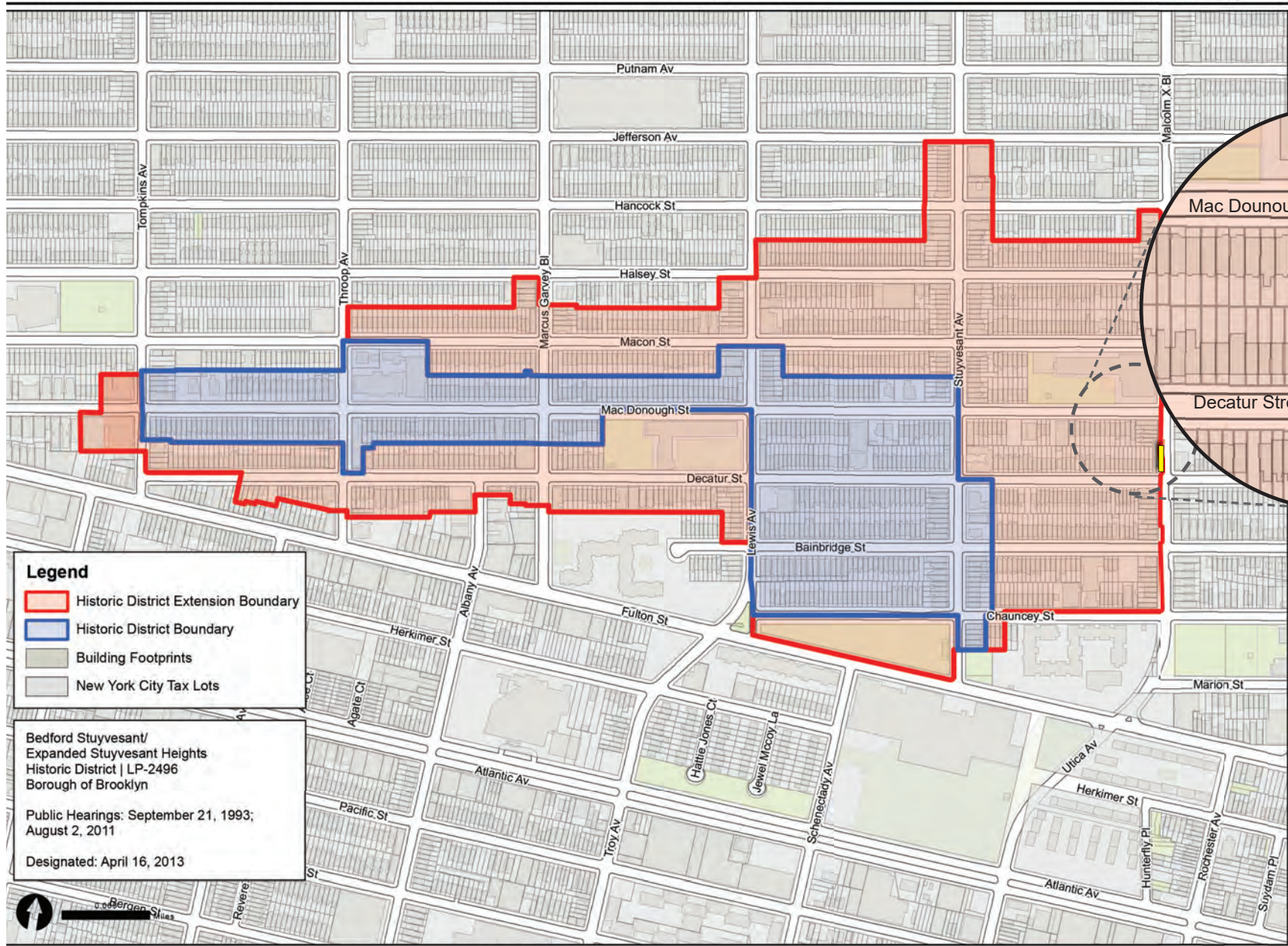
W - WINDOW REPLACEMENT PROPOSAL

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TITLE PAGE

Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District | LP-2496



Legend

- Historic District Extension Boundary
- Historic District Boundary
- Building Footprints
- New York City Tax Lots

Bedford Stuyvesant/
Expanded Stuyvesant Heights
Historic District | LP-2496
Borough of Brooklyn

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

Designated: April 16, 2013



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.27.2019

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LOCATION MAP



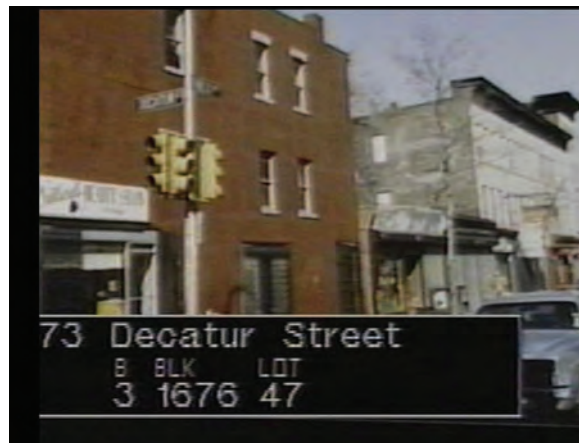
373 DECATUR STREET 1940 TAX PHOTO



373 DECATUR STREET 1940 TAX PHOTO



373 DECATUR STREET 1980 TAX PHOTO



373 DECATUR STREET 1980 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: Altered Renaissance
Revial

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TAX PHOTO

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VIEW OF RESTURANT FROM SOUTH WEST OF MALCOLM X BLVD & MAC DONOUGH STREET



VIEW OF RESTURANT FROM SOUTH WEST OF MALCOLM X BLVD & MAC DONOUGH STREET

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EXISTING STREET
VIEWS



CONDITION AS OF 2016

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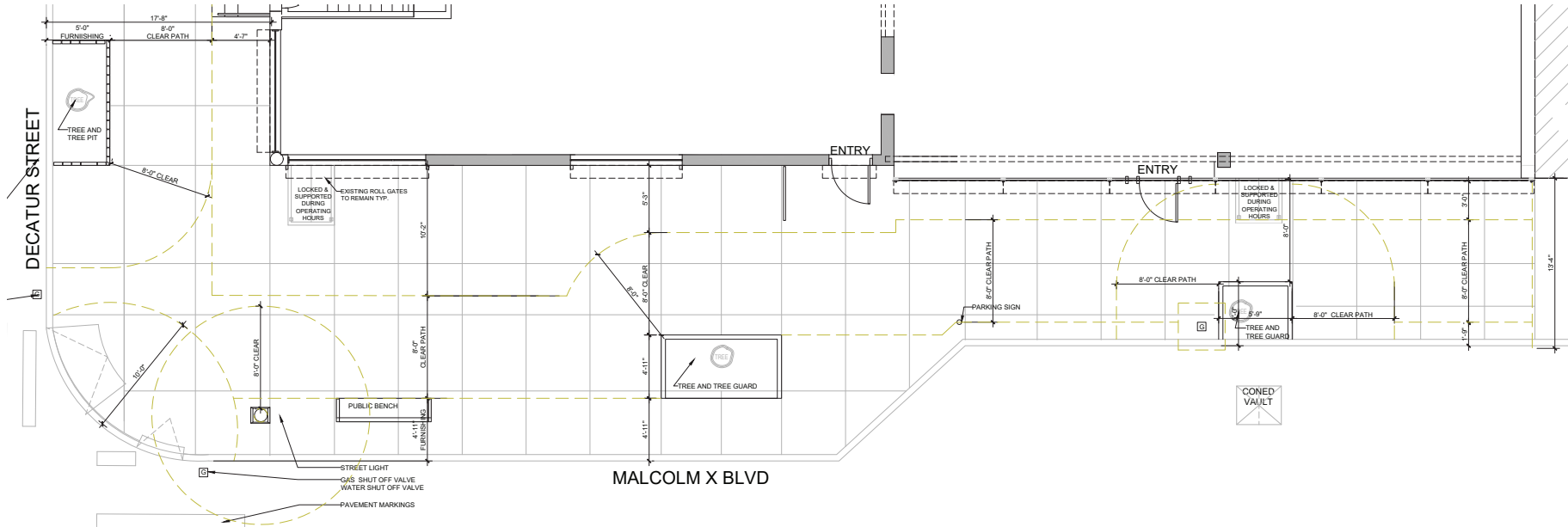
CONDITION
AS OF 2016



STREET VIEW OF MALCOLM X BOULEVARD BETWEEN DECATUR AND MAC DONOUGH (GOOGLE 2019)



STREET VIEW OF THE CORNER OF DECATUR AND MALCOLM X BOULEVARD (GOOGLE 2019)



1 EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

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EXISTING C ONDITION AS OF 2016
6



1 EXISTING EAST ELEVATION @MALCOLM X BLVD
A-200 SCALE: 1/4" = 1'-0"



EXISTING ELEVATION @ 310 Malcolm X Boulevard -(Google Photo 2019)

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EXIST ELEVATIONS
CONDITION
AS OF 2016

7



1 EXISTING SOUTH ELEVATION @DECATUR
A-201 SCALE: 1/4" = 1'-0"



2 EXISTING NORTH REAR ELEVATION
A-201 SCALE: 1/4" = 1'-0"



CORNER VIEW FROM DECATUR STREET AND MALCOLM X BOULEVARD (GOOGLE 2019)



CORNER VIEW SOUTH MALCOLM X BOULEVARD - VIEW OF STORE FRONT AND REAR OF BUILDING (GOOGLE 2019)

EXISTING GRAPHICS FROM
FORMER STORE ICE CREAM
NOVELTY SHOP TO REMAIN.
CHEZ OSKAR ARTIST MURAL
FORMER DEKALB LOCATION

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EXIST ELEVATIONS
CONDITION
AS OF 2016



EXTERIOR (2025)

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



EXTERIOR (2016)

NOTE: BURGANDY AWNING WAS INSTALLED PRIOR TO LANDMARK DESIGNATION.

EXISTING AWNING PENETRATION
 AND HUNG FROM HISTORIC
 PARAPET

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STOREFRONT
 EXISTING
 STOREFRONT



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

INTERIOR (2025)



INTERIOR (2016)

EXTENT OF 2016 INTERIOR RENOVATION:

THE SCOPE OF THE 2016 RENOVATION WAS LIMITED TO THE INTERIOR BUILD-OUT OF THE RESTAURANT SPACE. DUE TO FINANCIAL CONSTRAINTS, THE STOREFRONT FACADE WAS NOT ADDRESSED AT THAT TIME. THE EXISTING ROLL-DOWN SECURITY GATES AND PANEL BI-FOLD DOORS WERE RETAINED, WITH THE SOLE MODIFICATION BEING THE REMOVAL OF ONE SET OF BI-FOLD DOORS TO ACCOMMODATE THE INSTALLATION OF AN EXTERIOR ACCESS DOOR. THE EXISTING CAST IRON STRUCTURAL COLUMN REMAINS UNALTERED.

PROPOSED STOREFRONT FACADE AND SECOND-FLOOR WINDOW PLANS:

FUTURE PLANS ENTAIL A COMPREHENSIVE RENOVATION OF THE STOREFRONT FACADE. THIS WORK WILL BE UNDERTAKEN IN CONJUNCTION WITH THE REPLACEMENT OF THE SECOND-FLOOR WINDOWS. A SEPARATE APPLICATION DETAILING THE PROPOSED STOREFRONT AND WINDOW MODIFICATIONS WILL BE SUBMITTED TO THE COMMISSION FOR REVIEW AND APPROVAL AT A LATER DATE.

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STOREFRONT
EXISTING
STOREFRONT



EXTERIOR (2025)

EXISTING CONDITIONS:
ORIGINAL COLUMN INSIDE EXISTING STORE FRONT

3 EXISTING COLUMN - CAFE



EXTERIOR (2016)

NOTE: BURGANDY AWNING WAS INSTALLED PRIOR TO LANDMARK DESIGNATION.

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STOREFRONT
EXISTING
STOREFRONT

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INTERIOR (2025)

EXISTING CONDITIONS:
ORIGINAL COLUMN INSIDE EXISTING STORE FRONT



INTERIOR (2016)

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STOREFRONT
EXISTING
STOREFRONT

12



EXTERIOR (2025)

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



EXTERIOR (2016)

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STOREFRONT
 EXISTING
 STOREFRONT

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INTERIOR (2025)

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.

EXISTING NORTH CORNER - CAFE



INTERIOR (2016)

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STOREFRONT
 EXISTING
 STOREFRONT



EXTERIOR ELEVATION 2016

NOTE: BURGANDY AWNING WAS INSTALLED PRIOR TO LANDMARK DESIGNATION.

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EXISTING BUILDING 2016
15



EXTERIOR ELEVATION STOREFRONT DETAIL 2016

NOTE:
WINE BAR AWING ATTACHED THROUGH EXISTING HISTORIC METAL CORNICE

NOTE: BURGANDY AWNING WAS INSTALLED PRIOR TO LANDMARK DESIGNATION.

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EXISTING STOREFRONT
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AWNING

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AWNING
TITLE SHEET

A-1



310 MALCOLM X BOULEVARD - EXISTING



310 MALCOLM X BOULEVARD ELEVATION - PROPOSED

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310 MALCOLM X
PROPOSED
ELEVATION

A-2



310 MALCOLM X BOULEVARD - EXISTING

SCOPE OF MATERIAL KEY

EXISTING HISTORIC METAL
AWNING, COLUMN, FEATURES
TO REMAIN

CORRUGATED CLEAR POLY
CARBONATE COVERING AWNING

AWNING STRUCTURE:
PIPE & FITTINGS &
WALL PLATES



310 MALCOLM X BOULEVARD ELEVATION - PROPOSED

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310 MALCOLM X
ELEVATION
MATERIAL KEY

A-3



373 DECATUR STREET 1940 TAX PHOTO



373 DECATUR STREET ELEVATION- EXISTING PHOTO



373 DECATUR STREET ELEVATION- PROPOSED

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373 DECATUR
PROPOSED
ELEVATION

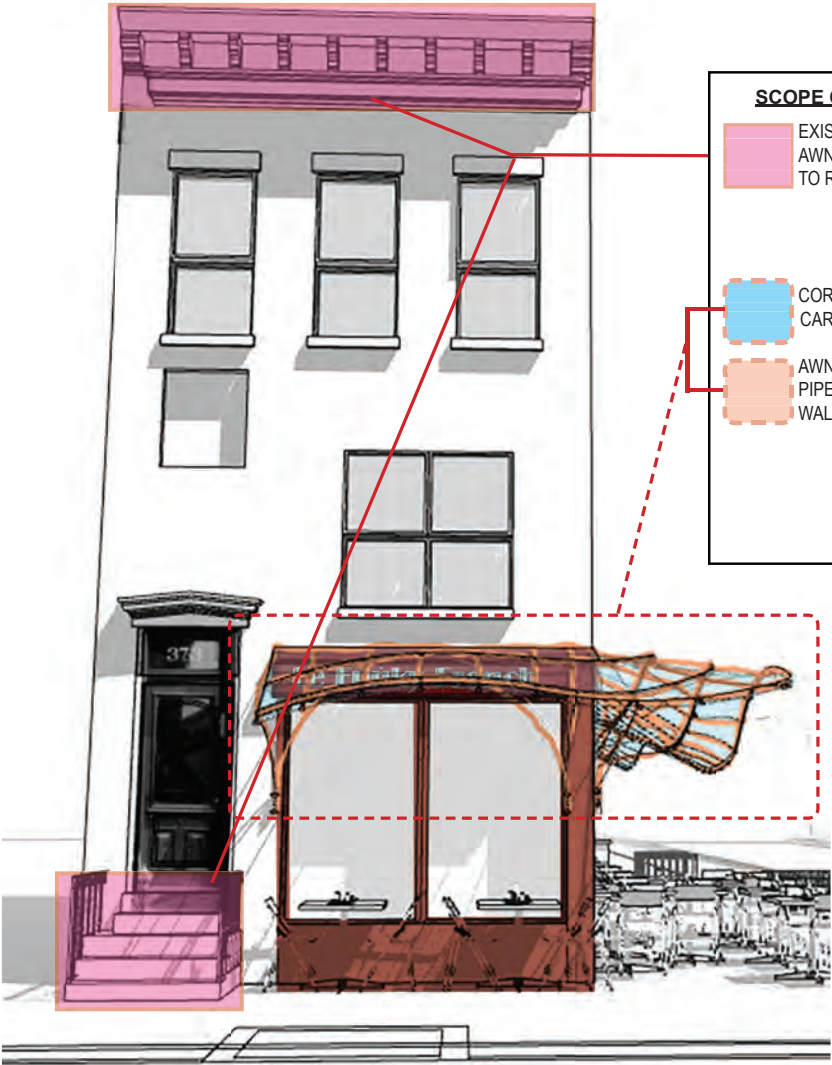
A-4



373 DECATUR STREET 1940 TAX PHOTO



373 DECATUR STREET ELEVATION- EXISTING PHOTO



373 DECATUR STREET ELEVATION- PROPOSED

SCOPE OF MATERIAL KEY

EXISTING HISTORIC METAL
AWNING, COLUMN, FEATURES
TO REMAIN

CORRUGATED CLEAR POLY
CARBONATE COVERINGAWNING

AWNING STRUCTURE:
PIPE & FITTINGS &
WALL PLATES

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373 DECATUR
ELEVATION
MATERIAL KEY

A-5



PROPOSED AWNING PHOTOS

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PROPOSED AWNING
PHOTOS

A-6



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PROPOSED AWNING
CORNER OF
DECATURE/MALCOLM X

A-7



PROPOSED PHOTOS



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EXISTING / PROPOSED
AWNING PHOTOS

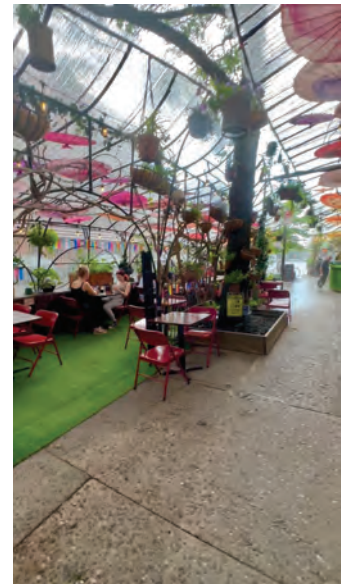


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EXISTING / PROPOSED
AWNING PHOTOS

A-9



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CHEZ OSKAR
COVID DINING
SET - UP

A-10



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LIGHTING

A-11



Outdoor Spot Lights

To be relocated under
Chez Oskar Mural

Wall Mounted Conduit

Proposed conduit painted to match exterior.

Havana Collection

Wall-Mount 1-Light Outdoor Matte Black Light Fixture (5261BK/CL)

by Acclaim Lighting

An easy design that works well with any architectural style. The Havana collections features a large acrylic globe atop a matte black body. A cast aluminum constructions ensures it will stand up against the elements.

Product Specification

Dimensions:	Height: 17.00"	Width: 9.88"
	FinishMatte Black	OptionWet Rated
	GlassClear	



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LIGHTING

A-12



AWNING INSPIRATION
BROOKLYN FIRE-ESCAPE
AESTHETIC &
AREAWAY
IRON WORK INSPIRATION

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FIRE ESCAPE
AESTHETIC

A-13



BUILDING ACROSS THE STREET: 360-366 DECATUR STREET



Chez Oskar's awning design finds its spark in the iconic New York City fire escape, a ubiquitous feature of our urban landscape. We're looking to the intricate ironwork often found in neighboring areaways, a detail rich in local history and craftsmanship that resonates with Landmarks preservation and conservation efforts. By abstracting the strong vertical and horizontal lines of fire escapes and incorporating the elegant curves seen in traditional area-way ironwork, we aim to create an awning that feels both familiar and fresh, deeply rooted in our local visual language.

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FIRE ESCAPE AESTHETIC
A-14



BUILDING ACROSS THE STREET: 368 DECATURE STREET



370 DECATURE STREET



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FIRE ESCAPE
AESTHETIC

A-15



AWNING INSPIRATION

FRENCH BISTRO ART NOUVEAU SIDEWALK CAFE

Stepping into Chez Oskar offers a taste of Parisian charm infused with the unmistakable vibrancy of Bed-Stuy. Envision a French Art Nouveau bistro where elegant, flowing lines and natural motifs meet the neighborhood's dynamic energy. Picture an outdoor cafe spilling onto the thoroughfare, alive with conversation and laughter, echoing the artistic spirit celebrated in nearby murals. Chez Oskar aims to be a unique destination, a place where the ornate details of Art Nouveau create a welcoming and stylish backdrop for experiencing the local Bed-Stuy flavor. It's a space that honors both the building's history and the neighborhood's contemporary pulse, offering a distinctive and inviting atmosphere on this lively edge of the historic district.

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AWNING
TITLE SHEET

A-16



HECTOR GOURMAND - PARIS METRO 1913



LE PETIT ZINC RESTURANT- PARIAN RESTURANT, ST GERMAIN DES - PREZ PARIS - 2009

The proposed sidewalk café awning draws inspiration from the iconic Art Nouveau Parisian outdoor cafés and the distinctive Hector Guimard Paris Métro entrances. This design seeks to evoke a vibrant and authentic French dining experience, translating the charm of Parisian street life to the Bed-Stuy neighborhood. Originally conceived as a response to the Covid-19 outdoor dining needs, the awning has become a beloved feature, contributing to the revitalization and unique character of the area.

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HISTORICAL AWNING INSPIRATION
A-17



The dining structure at Place des Artistes in Grasse Old Town, known as the Café des Artistes, was designed by architect George Mort Pollard and built in 1917.



Le Dôme Café claims to be the first of the Montparnasse cafes to woo the intellectuals and artists when it was founded in 1898. The “in crowd” even had their own name, “Dômiers,” who delighted in discussing the 1905

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HISTORICAL AWNING INSPIRATION
A-18



LE PERSHE BAKERY AND BAR

230 Warren Street
Hudson, New York 12534

Canopy structure with automated shades, vents and ceiling fan.

"The structure is not only beautiful but cost-effective. When we initially looked into covering the courtyard, every other solution was two or three times more expensive and nowhere near as unique."

Jeff Gimmel, Proprietor, Le Perche

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HUDSON NY
OUT DOOR DINING
STRUCTURES

A-19



Hudon Milliner Art Salon - Backyard Event Space
 415 Warren Street
 Hudson, New York

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HISTORICAL
 AWNING
 INSPIRATION

A-20



DRAWINGS & DETAILS


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AWNING
TITLE SHEET


A-21


LEGEND


 ELECTRICAL PANEL


 EXISTING DOOR TO REMAIN

 EP96 FLEX PIPE

 REINFORCED FLEX PIPE

 1/2" BLACK PIPE PLUMBING PIPE

 NOISE EP96 FLEX PIPE SEE DETAIL A310

 SIDEWALK CLEARANCES

KEY NOTES

1. XXX

SIDEWALK CAFE

DECATUR ST.:

LENGTH (1) 21'-0"

WIDTH 3'-0"

MALCOLM X BLVD:

LENGTH (2) 52'-0"

WIDTH 10'-2" - 4'-8"

LENGTH (3) 49'-2"

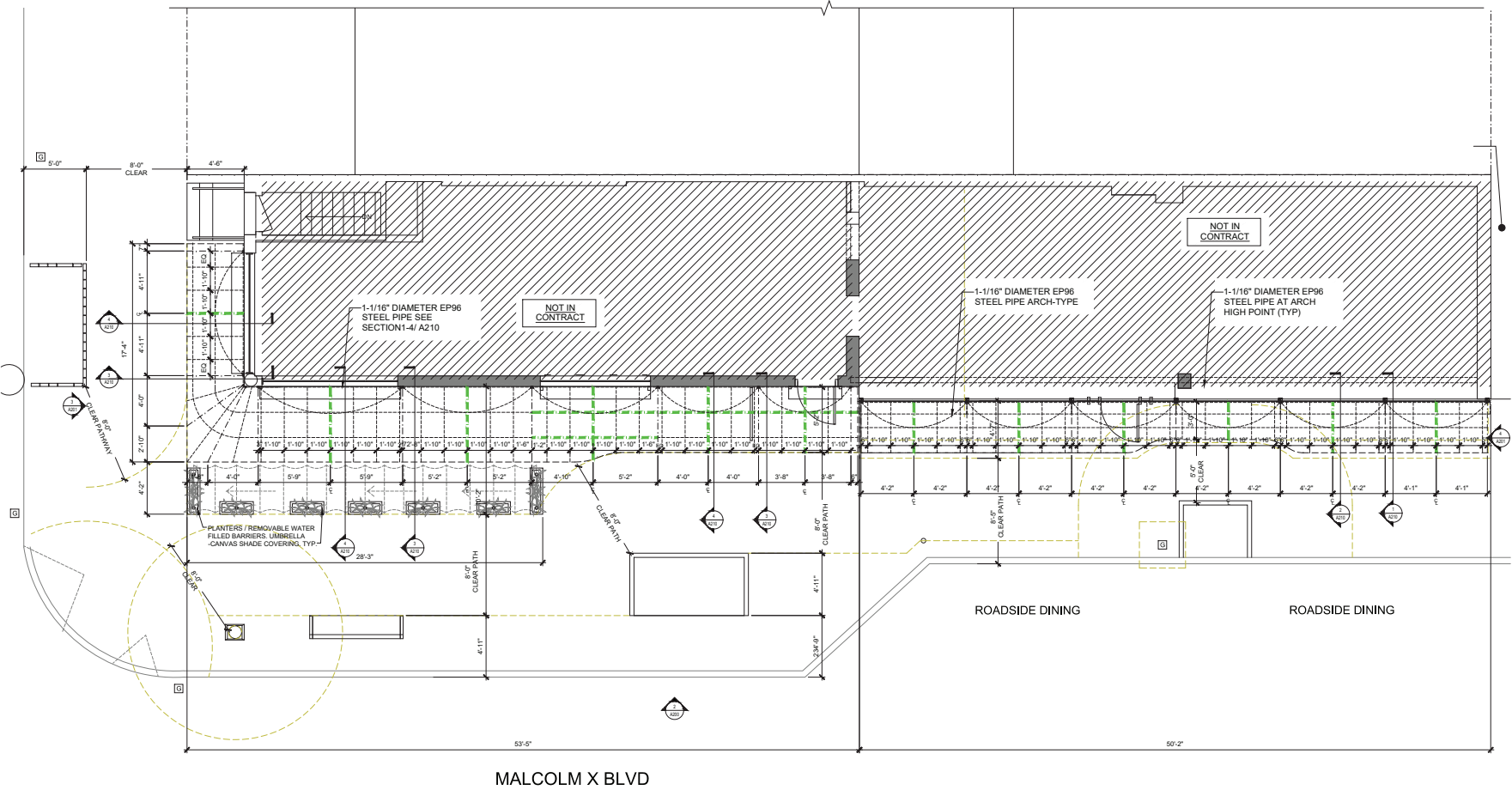
WIDTH 3'-0" - 2'-5"

TOTAL SQ FOOTAGE: 533.9 SQ. FT.

SIDEWALK CAFE SEATING

24X24 TABLES (21)

36" CIRCULAR TABLE SEATS (44)



1 PROPOSED SIDEWALK PLAN
A-101 SCALE: 1/8" = 1'-0"

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PROPOSED
SIDEWALK CAFE
PLAN

A-22



2 PROPOSED EAST ELEVATION @MALCOLM X BLVD
A-200 SCALE: 1/4" = 1'-0"



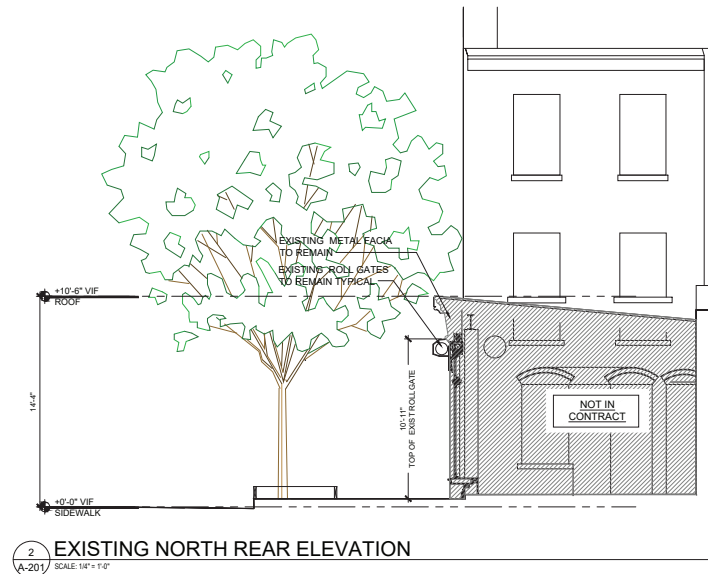
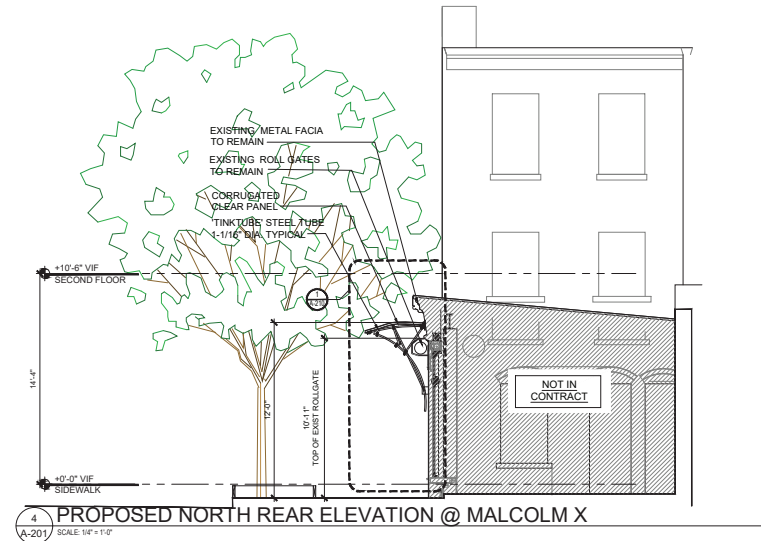
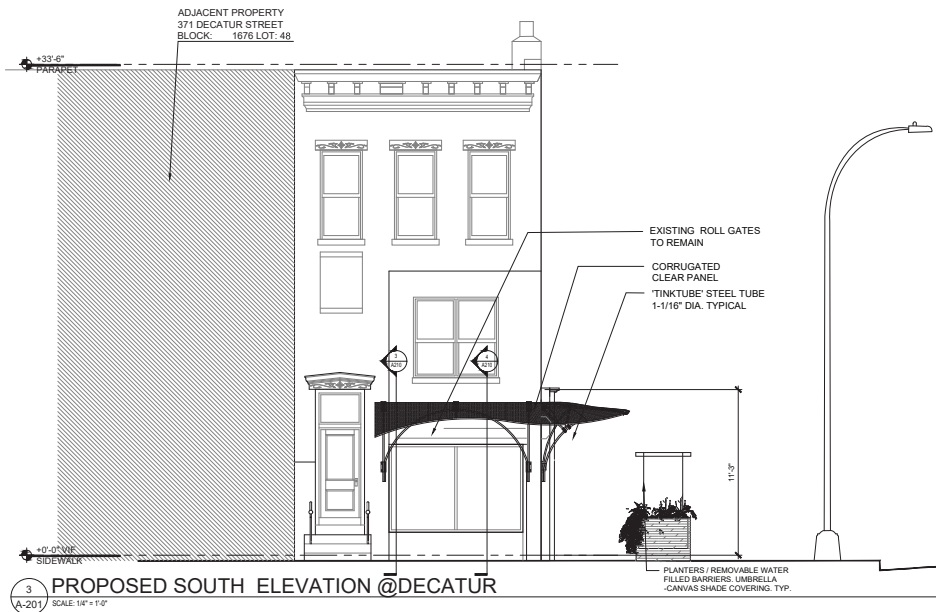
1 EXISTING EAST ELEVATION @MALCOLM X BLVD
A-200 SCALE: 1/4" = 1'-0"

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EXIST & PROPOSED
EAST ELEVATION

A-23

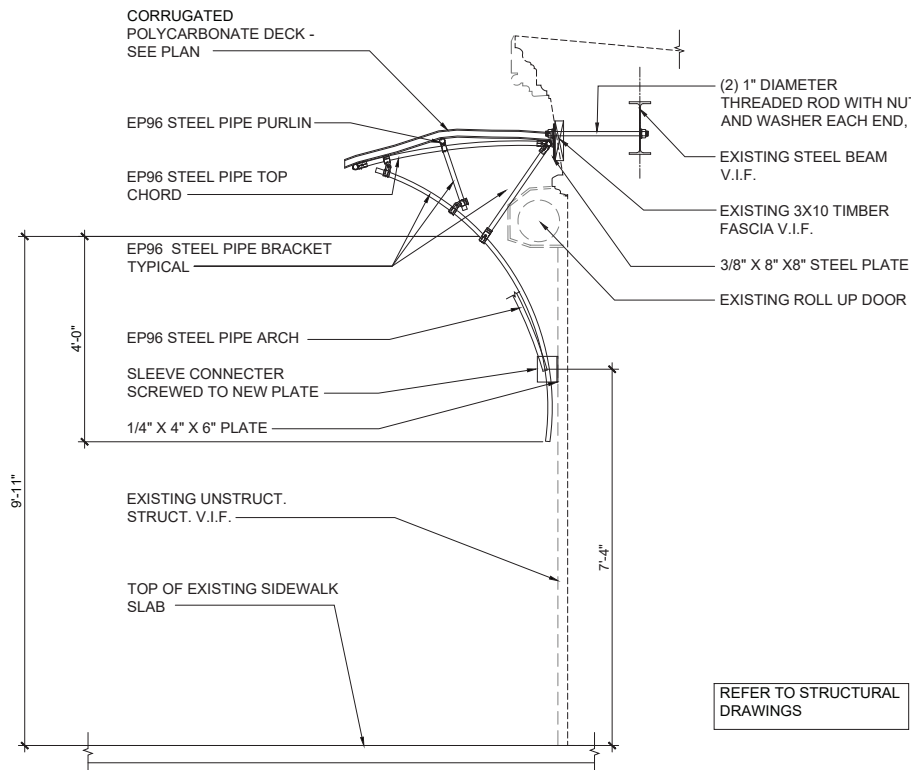


CHEZ OSKAR

LPC-25-02849
310 MALCOLM X BOULEVARD,
Brooklyn, NY 11233
1676-47

EXIST & PROPOSED
SOUTH & NORTH
ELEVATIONS

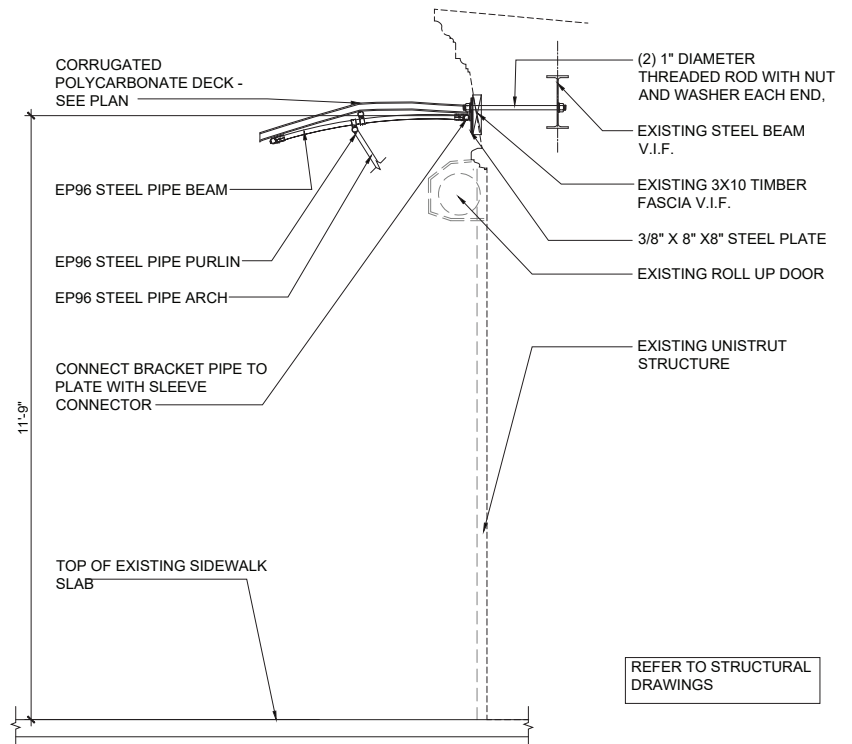
A-24



1
A-210

SECTION AT STORE FRONT

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



2
A-210

SECTION AT STORE FRONT-ARCH SUPPORT

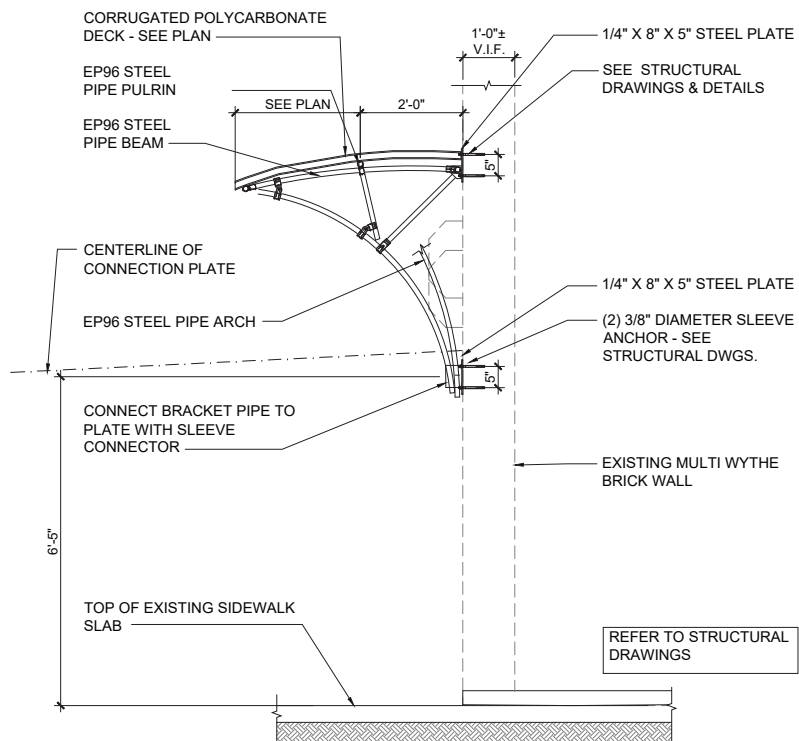
SCALE: 1/2" = 1'-0"

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Brooklyn, NY 11233
1676-47

MOUNTING
BRACKET
SECTIONS

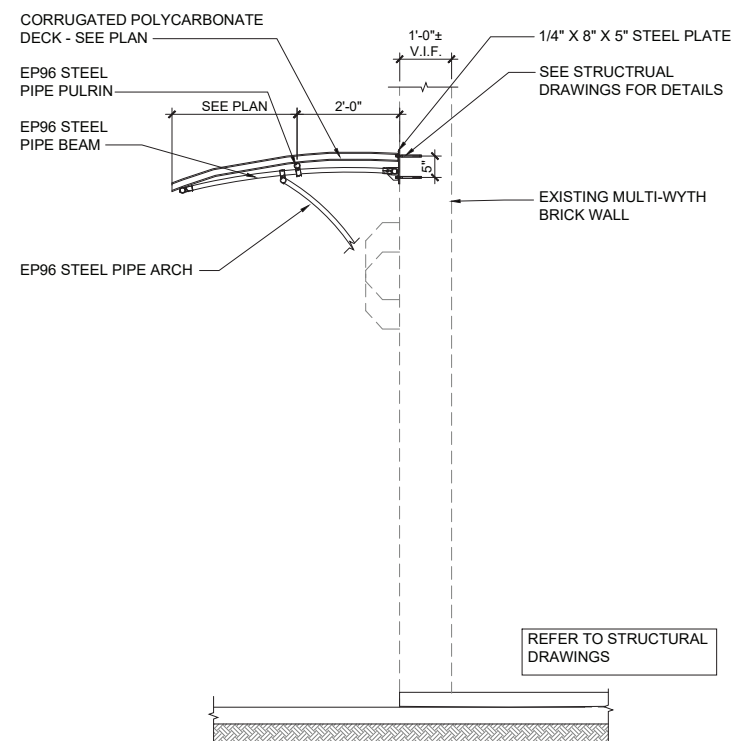
A-25



3
A-210

SECTION AT BRICK WALL

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



4
A-210

SECTION AT CENTER OF ARCH SUPPORT

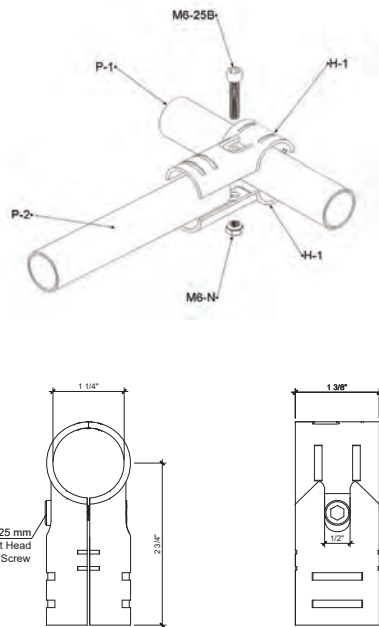
SCALE: 1/2" = 1'-0"

CHEZ OSKAR

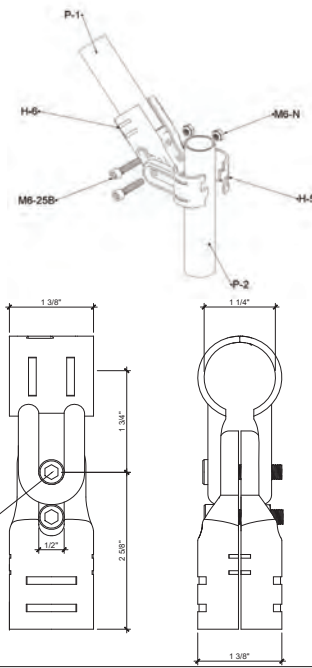
LPC-25-02849
310 MALCOM X BOULEVARD,
Brooklyn, NY 11233
1676-47

MOUNTING
BRACKET
SECTIONS

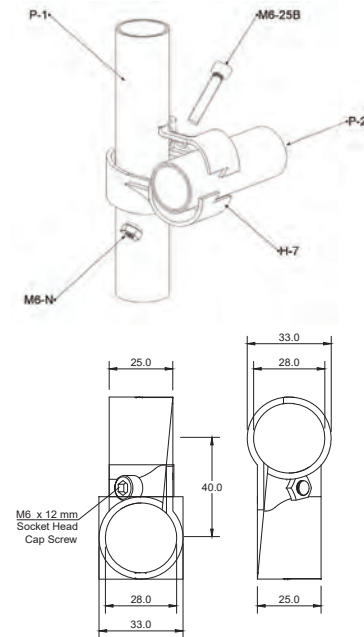
A-26



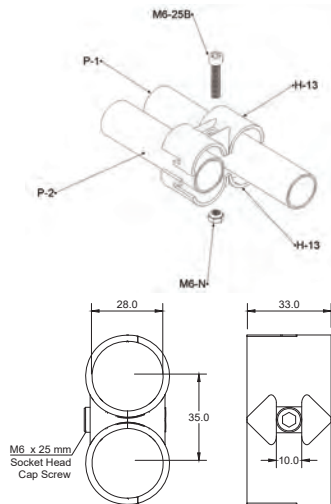
A HJ-1 TEE JOINT SET STEEL



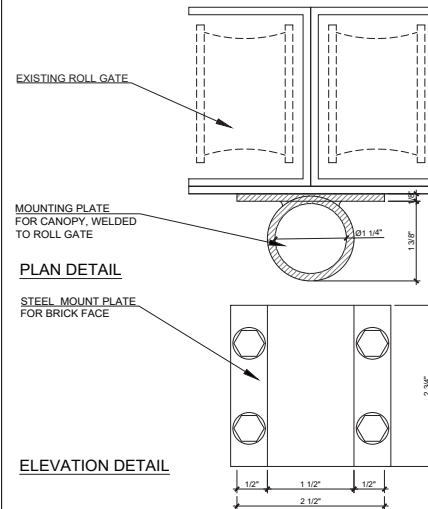
B HJ-6 PIVOT TEE JOINT SET STEEL



C HJ-7 INTERSECTION JOINT SET STEEL BK



D HJ-13 PARALLEL JOINT SET STEEL BK



E CANOPY MOUNT PLATE @ ROLL GATE



PAINTED STEEL PLATE- 9.5" H X 3.25" W
DEPTH TOP: 4.5"
6 HOLES
PAINTED BLACK TO MATCH AWNING PIPES

CHEZ OSKAR

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ENLARGED
AWNING
DETAILS

A-27

RED = PHOTO DETAIL OF NEW CONNECTION LOCATIONS
BLUE = PHOTO DETAIL OF ELECTRICAL = BLUE



2 PROPOSED EAST ELEVATION @MALCOLM X BLVD
 A-200 SCALE 1/4" = 1'-0"



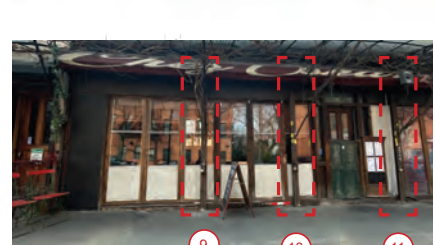
CLOSE UP OF BRACKET LOCATIONS AT CORNER WINDOW



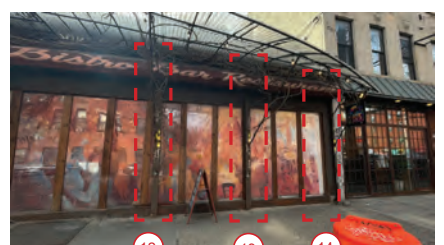
CLOSE UP OF BRACKET LOCATIONS AT CENTER WINDOW



BRACKET LOCATIONS AT ENTRY



BRACKET LOCATIONS AT STOREFRONT ENTRY @ROLLGATE



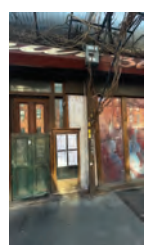
BRACKET LOCATIONS AT STOREFRONT@ ROLLGATE



A EXIST OUTLET

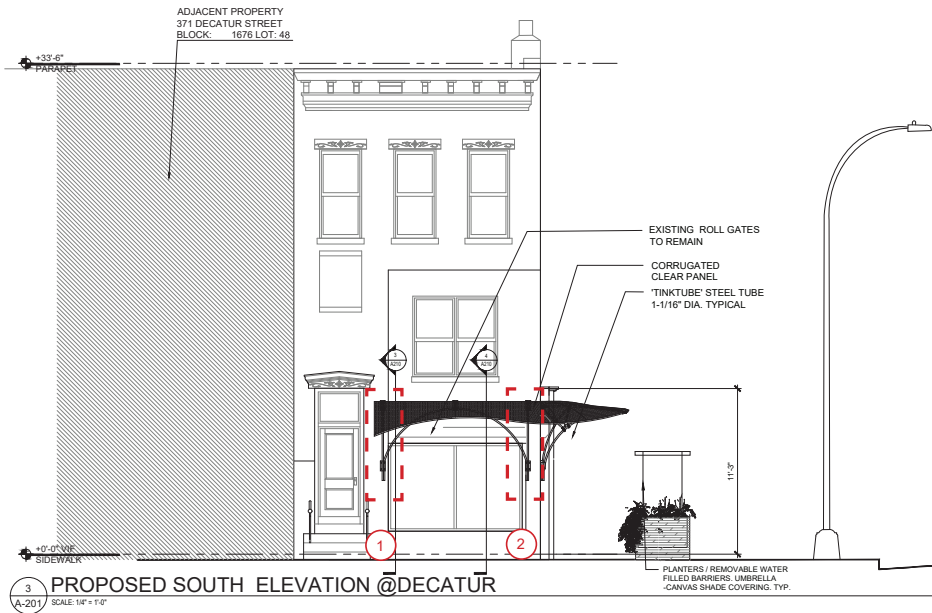


B EXIST OUTLET AT ENTRY



C EXIST JUNCTION BOX AT STORE FRONT

CHEZ OSKAR
LPC-25-02849 310 MALCOM X BOULEVARD, Brooklyn, NY 11233 1676-47
MOUNTING BRACKET LOCATIONS
A-28



RED = PHOTO DETAIL OF NEW CONNECTION LOCATIONS
 BLUE = PHOTO DETAIL OF ELECTRICAL = BLUE



C LOWER WALL PLATE BRACKET
 PAINTED STEEL PLATE- 9.5" H X 3.25" W
 DEPTH TOP: 4.5"
 6 HOLES
 PAINTED BLACK TO MATCH AWNING PIPES



CLOSE UP OF BRACKET LOCATIONS AT CORNER WINDOW

CHEZ OSKAR
LPC-25-02849 310 MALCOM X BOULEVARD, Brooklyn, NY 11233 1676-47
MOUNTING BRACKET LOCATIONS
A-29



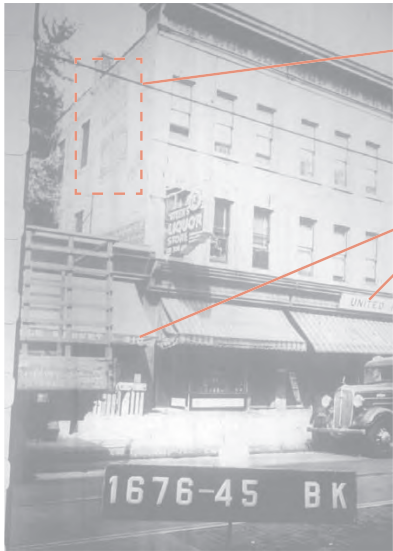
MURAL PROPOSAL

CHEZ OSKAR

LPC-25-02849
310 MALCOM X BOULEVARD,
Brooklyn, NY 11233
1676-47

TITLE SHEET

M-1



1940 310 MALCOLM X BOULEVARD TAX PHOTO

REMNANT OF PAINTED CIGARETTE ADVERTISEMENT, EITHER SALEM OR WINSTON CIGARETTES



STORE IDENTIFYING GRAPHICS PRINTED ON AWNING

UNITED PAINT SIGNAGE APPLIED DIRECTLY ON TO METAL STOREFRONT



310 MALCOLM X BOULEVARD - EXISTING



310 MALCOLM X BOULEVARD ELEVATION- PROPOSED

CHEZ OSKAR

LPC-25-02849
310 MALCOM X BOULEVARD,
Brooklyn, NY 11233
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310 MALCOLM X
PROPOSED
ELEVATION

M-2



SCOPE OF MATERIAL KEY

- CHEZ OSKAR RESTURANT
SIGNAGE & GRAPHICS
RELOCATED BTWN WINDOWS
- CHEZ OSKAR RESTURANT
SIGNAGE & GRAPHICS ON
ROLL GATES
- CHEZ OSKAR BRAND MURAL
BY OWNER

CHEZ OSKAR

LPC-25-02849
310 MALCOM X BOULEVARD,
Brooklyn, NY 11233
1676-47

310 MALCOLM X
ELEVATION
MATERIAL KEY

M-3

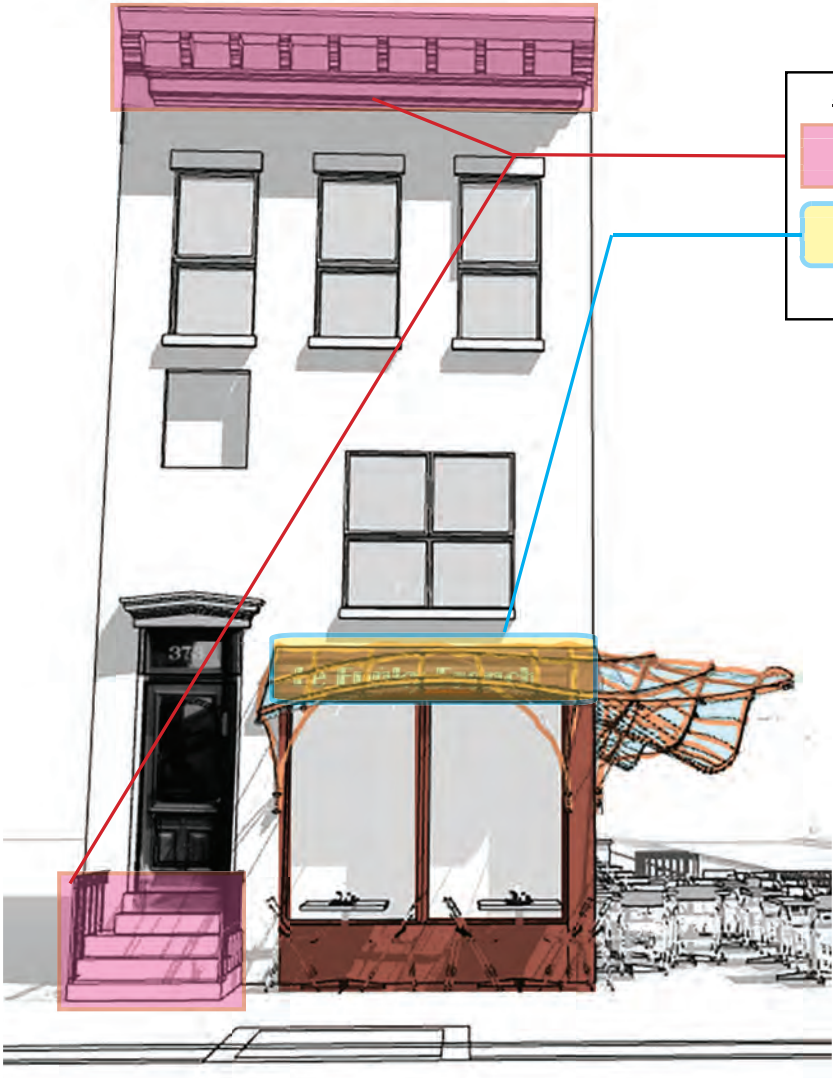
310 MALCOLM X BOULEVARD ELEVATION- PROPOSED



373 DECATURE STREET 1940 TAX PHOTO



373 DECATURE STREET ELEVATION- EXISTING PHOTO



373 DECATURE STREET ELEVATION- PROPOSED

SCOPE OF MATERIAL KEY

EXISTING HISTORIC METAL
AWNING, COLUMN, FEATURES
TO REMAIN

CHEZ OSKAR RESTURANT
SIGNAGE & GRAPHICS

CHEZ OSKAR

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373 DECATUR
ELEVATION
MATERIAL KEY

M-4

WALL ART

WALL ART IS COMPRISED OF HAND PAINTED BANNER ON PRE-PRIMED CANVAS WITH BENJAMIN MOORE PAINT SEALED WITH POLYURETHANE.
WALL ART TO BE GLUED ON TO SURFACE OF BRICK WITH ADHESIVE.

EXISTING VISIBLE WALL AREA = 1620 SQ FT
SIGNAGE NO MORE THAN 20% = 324 SQ FT
PROPOSED WALL ART = 75 SQ FT



CANVAS SPECIFICATION

2-Coat acrylic primed canvas
#12 Canvas is the industry standard 11.45 oz. per yard, <https://www.barronarts.com/services/canvas-linen>

Canvas adhered with PRO-880 Ultra® Clear Strippable Wallcovering Adhesive



BENJAMIN MOORE
OPAL
OC-73

BENJAMIN MOORE
BABY BOY BLUE
2056-50

BENJAMIN MOORE
CARRIAGE RED
CW-250

BENJAMIN MOORE
ROMANTICA
045

BENJAMIN MOORE
GREENHOW VERMILLI
CW-340



4 MALCOLM X BLVD: PROPOSED 3D PERSPECTIVE - WALL ART LOCATION
SCALE: NTS



BANNER PHOTO

CHEZ OSKAR

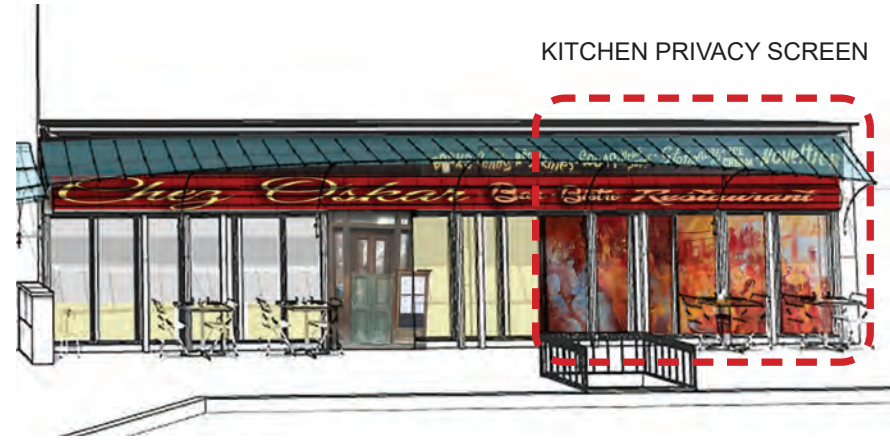
LPC-25-02849
310 MALCOM X BOULEVARD,
Brooklyn, NY 11233
1676-47

WALL ART
RELOCATION

M-5



MALCOLM X BOULEVARD ELEVATION - Photo 2019



EXISTING RENDERING OF STOREFRONT



SIGNATURE ARTWORK CHEZ OSKAR from Original Location in Clinton Hill.

The exterior of Chez Oskar features a full-scale reproduction of original artwork, a signature element carried over from its Clinton Hill location. This mural, strategically placed to shield the kitchen area and enhance privacy, significantly contributes to the restaurant's iconic identity and ambiance. Situated on the storefront between the glass, the artwork does not impact the historic fabric of the building's exterior. This incorporation of artistic expression aligns with the neighborhood's noted local mural art scene, further emphasizing Chez Oskar's connection to the area's vibrant culture within this edge condition of the LPC boundary and mixed-use commercial thoroughfare.

CHEZ OSKAR

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JAZZ ART
INSTALLATION
AT KITCHEN

M-6



EXISTING CHEZ OSKAR MURAL AND AWNING
SCALE: NTS



HABANA OUTPOST
757 Fulton St, Brooklyn, NY 11217



CHEZ OSKAR

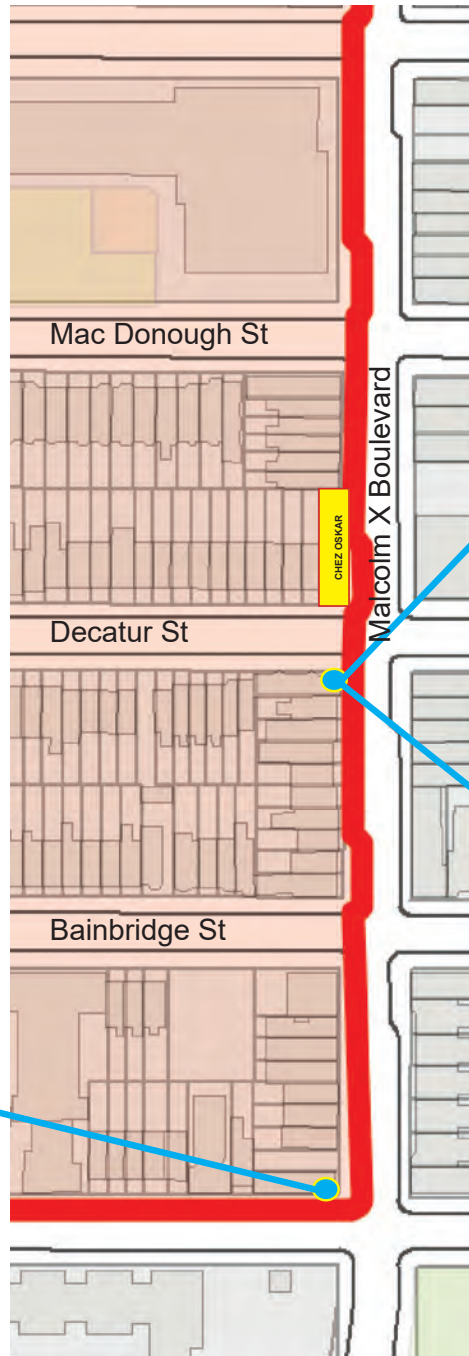
LPC-25-02849
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Brooklyn, NY 11233
1676-47

RESTURANT IDENTITY
MURAL GRAPHICS
HISTORICAL & LOCAL CONTEXT

M-7



360 Malcolm X Boulevard - 1940 Tax Photo



320 Malcolm X Boulevard - March 2025
EXISTING WALL MURAL



320 Malcolm X Boulevard - 1940 Tax Photo

CHEZ OSKAR

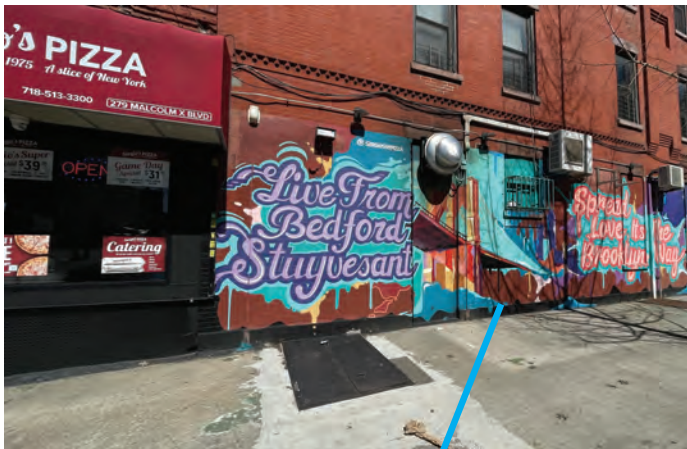
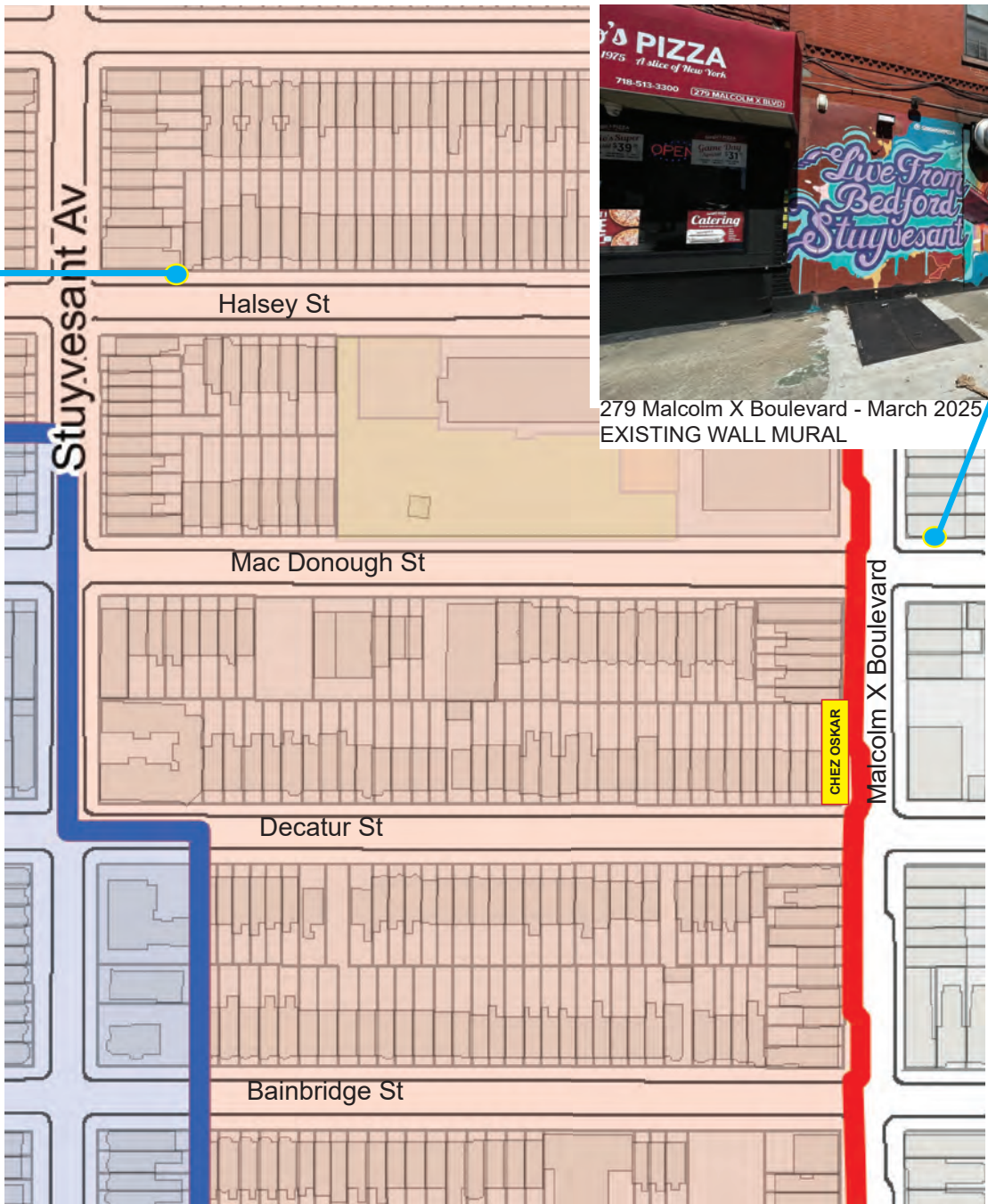
LPC-25-02849
310 MALCOM X BOULEVARD,
Brooklyn, NY 11233
1676-47

LOCAL
HISTORICAL
CONTEXT

M-8



Mannys wine -562 Halsey
EXISTING WALL MURAL



279 Malcolm X Boulevard - March 2025
EXISTING WALL MURAL

Chez Oskar occupies a significant location at the edge of the Bedford Stuyvesant/Expanded Stuyvesant Heights designated line, situated along a vibrant mixed-use thoroughfare. This positioning allows the restaurant to embrace the unique local flavor of Bed-Stuy while maintaining the historical integrity of its building and the surrounding neighborhood. Chez Oskar serves as a distinctive presence, contributing to the area's identity as a culinary destination without compromising the architectural heritage that defines the historic district.

CHEZ OSKAR

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LOCAL
HISTORICAL
CONTEXT

M-9



When Women Pursue Justice - Mural
498 Green St



Malcolm X Mural
352 Malcom X Boulevard



BROOKLYN WALLS
Lexington Avenue between Styvesant Avenue and Lewis Avenue

The enclosed documentation of nearby local murals serves to illustrate Chez Oskar's integral connection to the vibrant artistic culture that flourishes in the immediate vicinity. While these murals are situated just outside the boundaries of the historic district, their presence within a few blocks of the restaurant underscores the rich artistic tapestry of the broader neighborhood. Chez Oskar's embrace of local flavor aligns with and complements this dynamic cultural landscape.

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Brooklyn, NY 11233
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LOCAL
HISTORICAL
CONTEXT

M-10



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 construction. The Pepper Pot, a Greenwich Village restaurant is at No. 148 W. 4th Street.



FISH MARKET: Brooklyn: Saratoga Avenue - Decatur Street 1936

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Brooklyn, NY 11233
1676-47

HISTORICAL PHOTO
Businesses Related Murals
Manhattan &
Nearby Locations

M-11



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



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

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HISTORICAL PHOTO Businesses Related Murals Manhattan & Nearby Locations
M-12



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

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Brooklyn, NY 11233
1676-47

HISTORICAL PHOTO
Businesses Related Murals
Manhattan &
Nearby Locations

M-13



HISTORIC WINDOW REPLACEMENT

CHEZ OSKAR

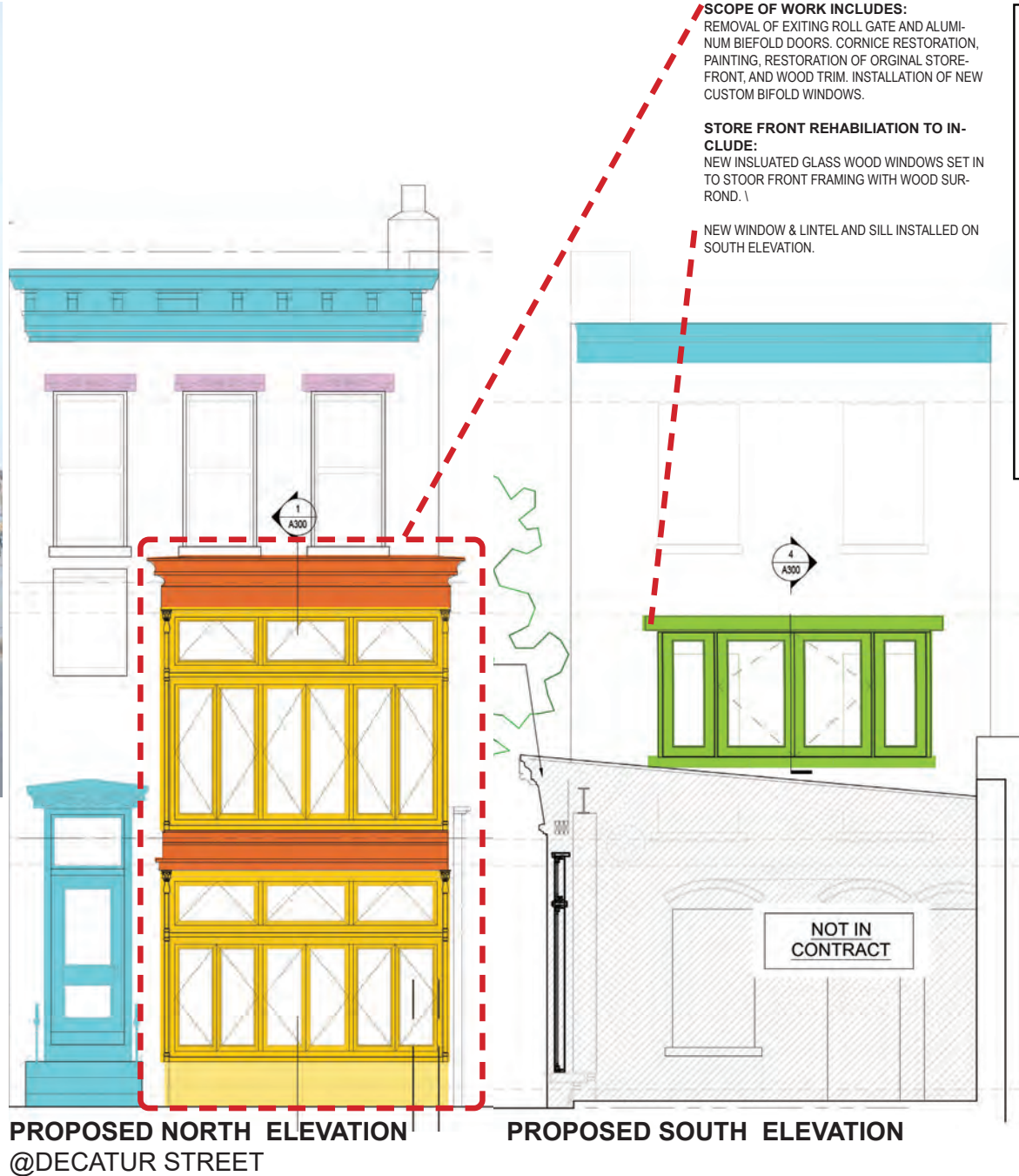
LPC-25-02849
310 MALCOM X BOULEVARD,
Brooklyn, NY 11233
1676-47

HISTORIC WINDOW
TITLE SHEET

W-1



373 DECATUR STREET
1940 TAX PHOTO



SCOPE OF MATERIAL KEY	
	EXISTING TO REMAIN REPAIR, RESTORE & PAINT
	METAL CORNICE
	CAST TO REPLICATE ORIGINAL COLUMN
	WINDOW HEADER REPLACEMENT IN PREVIOUS RENOVATION-
	WOOD
	METAL CLAD WOOD WINDOWS, INSULATED GLASS, NEW LENTIL AND SILL

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Brooklyn, NY 11233
1676-47

NORTH & SOUTH
ELEVATION
MATERIAL KEY

W-2

SCOPE OF WORK INCLUDES:




REMOVAL OF EXISTING ROLL GATE AND ALUMINUM BIEFOLD DOORS. CORNICE RESTORATION, PAINTING, RESTORATION OF ORIGINAL STOREFRONT, AND WOOD TRIM. INSTALLATION OF NEW CUSTOM BIFOLD WINDOWS.

STORE FRONT REHABILITATION TO INCLUDE:

NEW INSULATED GLASS WOOD WINDOWS SET IN TO STOOR FRONT FRAMING WITH WOOD SURROUND. \

NEW WINDOW & LINTEL AND SILL INSTALLED ON SOUTH ELEVATION.

SCOPE OF MATERIAL KEY

	EXISTING TO REMAIN REPAIR, RESTORE & PAINT
	METAL CORNICE
	COLUMNS TO REPLICATE ORIGINAL INTERIOR STRUCTURAL CAST COLUMN (SEE PG 12)
	WINDOW HEADER REPLACEMENT IN PREVIOUS RENOVATION-
	WOOD
	METAL CLAD WOOD WINDOWS, INSULATED GLASS, NEW LENTIL AND SILL
	

**CHEZ OSKAR**

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310 MALCOM X BOULEVARD,
Brooklyn, NY 11233
1676-47

EAST ELEVATION
MATERIAL KEY

W-3

PROPOSED EAST ELEVATION
@ MALCOLM X BOULEVARD



1 PROPOSED EAST ELEVATION@MALCOLM X BLVD - HISTORIC WINDOW REPLACEMENT WITH AWNING
A-205 SCALE 1/4" = 1'-0"



1 PROPOSED EAST ELEVATION@MALCOLM X BLVD - HISTORIC WINDOW REPLACEMENT
A-205 SCALE 1/4" = 1'-0"

CHEZ OSKAR

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310 MALCOM X BOULEVARD,
Brooklyn, NY 11233
1676-47

310 MALCOLM X
ELEVATION
COLORS

W-4



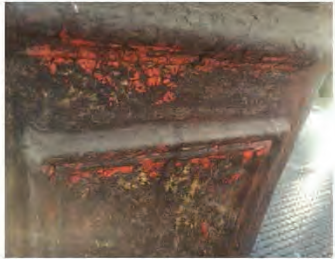
CHEZ OSKAR

LPC-25-02849
310 MALCOM X BOULEVARD,
Brooklyn, NY 11233
1676-47

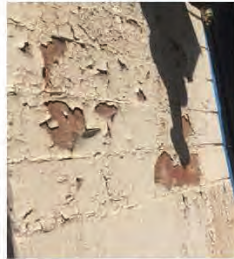
NORTH AND SOUTH
ELEVATION
COLORS

W- 5

EXISTING COLORS



PAINT CHIP FROM EXISTING COLUMN



PAINT CHIP EXISTING BRICK

PROPOSED COLORS



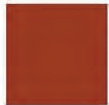
BENJAMIN MOORE

Opal
OP-73



BENJAMIN MOORE

Brush Blue
CW-675



BENJAMIN MOORE

Greenhow Vermillion
CW-340



BENJAMIN MOORE

Carriage Red
CW-250

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EXISTING AND
PROPOSED COLOR

W-6



845 Manhattan Avenue, Brooklyn
SCALE: NTS

117 2nd Avenue, Manhattan
SCALE: NTS



230 Dekalb Ave, Brooklyn
SCALE: NTS

CHEZ OSKAR

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Brooklyn, NY 11233
1676-47

BUILDINGS OF SIMILAR
CONTEXT LANDMARKED
STOREFRONTS

W-7



1 PROPOSED EAST ELEVATION@MALCOLM X BLVD - HISTORIC WINDOW REPLACEMENT WITH AWNING

A-205 SCALE 1/8" = 1'-0"



EXISTING ELEVATION @ 310 Malcolm X Boulevard -(Google Photo 2019)

CHEZ OSKAR

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310 MALCOLM X BOULEVARD,
Brooklyn, NY 11233
1676-47

310 MALCOLM X
ELEVATION
EXIST & PROPOSED

W-8



CORNER VIEW FROM DECATUR STREET AND MALCOLM X BOULEVARD (GOOGLE 2019)












CORNER VIEW SOUTH MALCOLM X BOULEVARD - VIEW OF STORE FRONT AND REAR OF BUILDING (GOOGLE 2019)

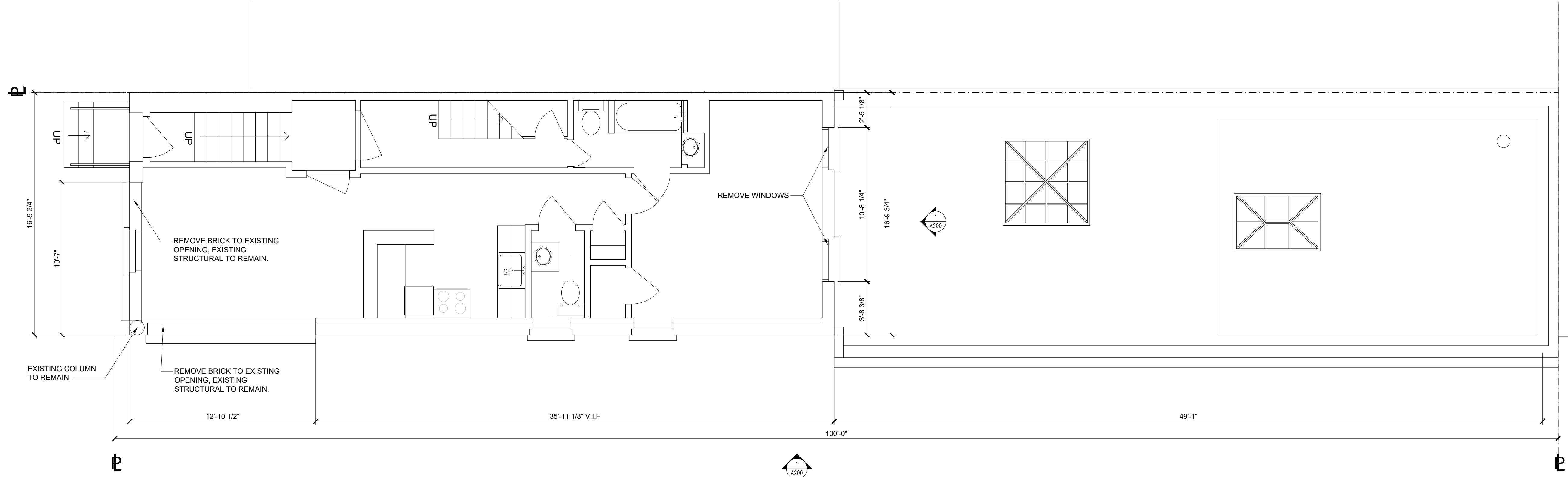
CHEZ OSKAR

LPC-25-02849
310 MALCOM X BOULEVARD,
Brooklyn, NY 11233
1676-47

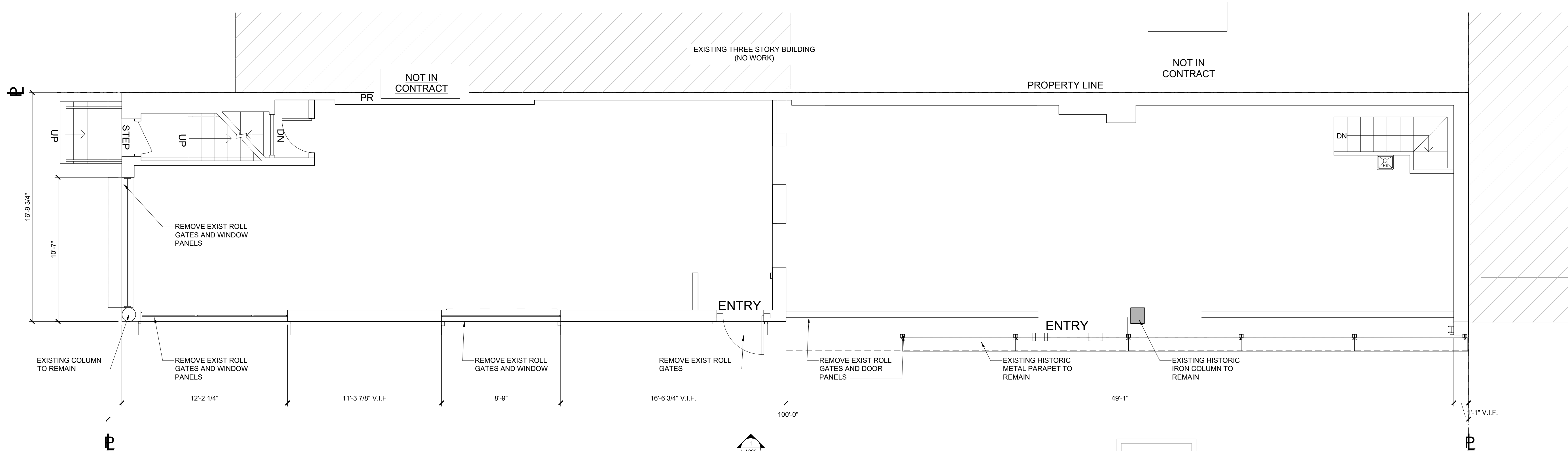
NORTH AND SOUTH
ELEVATION
EXIST & PROPOSED

W- 9

LEGEND	WALL CONSTRUCTION LEGEND	KEY NOTES
<div> EXISTING DOOR TO BE REMOVED</div> <div> EXISTING WINDOW TO BE REMOVED</div> <div> DENOTE ALL THAT WILL BE REMOVED</div> <div> ELEVATION TAG</div> <div> SECTION TAG</div> <div> FLOOR DRAIN/ ROOF DRAIN</div> <div> PROPERTY LINE</div>	<div> EXISTING WALL TO REMAIN</div> <div> EXISTING WALL TO BE REMOVED</div> <div><div>NOTES</div><div>1.</div></div>	<div>1. EX. WINDOWS AND ROLL GATES TO BE REMOVED</div>



2
A-103
EXISTING 2ND FLOOR PLAN AND DEMO PLAN
SCALE: 1/4" = 1'-0"



1
A-103
EXISTING 1ST FLOOR PLAN & DEMO PLAN
SCALE: 1/4" = 1'-0"

DOB
DOT

PROJECT

310 MALCOLM X
BOULEVARD

310 MALCOLM X BLVD
BROOKLYN, NY, 11233

ARCHITECT:
SHLOMO S. WYGODA
SWA ARCHITECTURE PLLC
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HUNTINGTON, NY 11743
631-424-8480
11 PARK PL. SUITE 816
NEW YORK, NY 10007
212-932-7566
EMAIL: SSRW@AOL.COM

STRUCTURAL ENGINEER:
CAREY NGAI CONSULTING ENGINEER
PLLC
48 28 VERNON BLVD
LONG ISLAND CITY, NEW YORK 11101

CAREYNGAI2@VERIZON.NET
917 902 9627

REVISIONS:

DOB B-SCAN
JOB #

DRAWING TITLE / INFORMATION:

EXISTING
1ST & 2ND
FLOOR PLAN


SEAL & SIGNATURE:


DATE: 2024-10-11
DWG No.:


A-103.00


SHEET OF 13


LEGEND


 EXISTING DOOR TO BE REMOVED


 EXISTING WINDOW TO BE REMOVED

 DENOTE ALL THAT WILL BE REMOVED

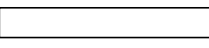
 ELEVATION TAG


 SECTION TAG

 FLOOR DRAIN/ ROOF DRAIN

 PROPERTY LINE

WALL CONSTRUCTION LEGEND

 EXISTING WALL TO REMAIN

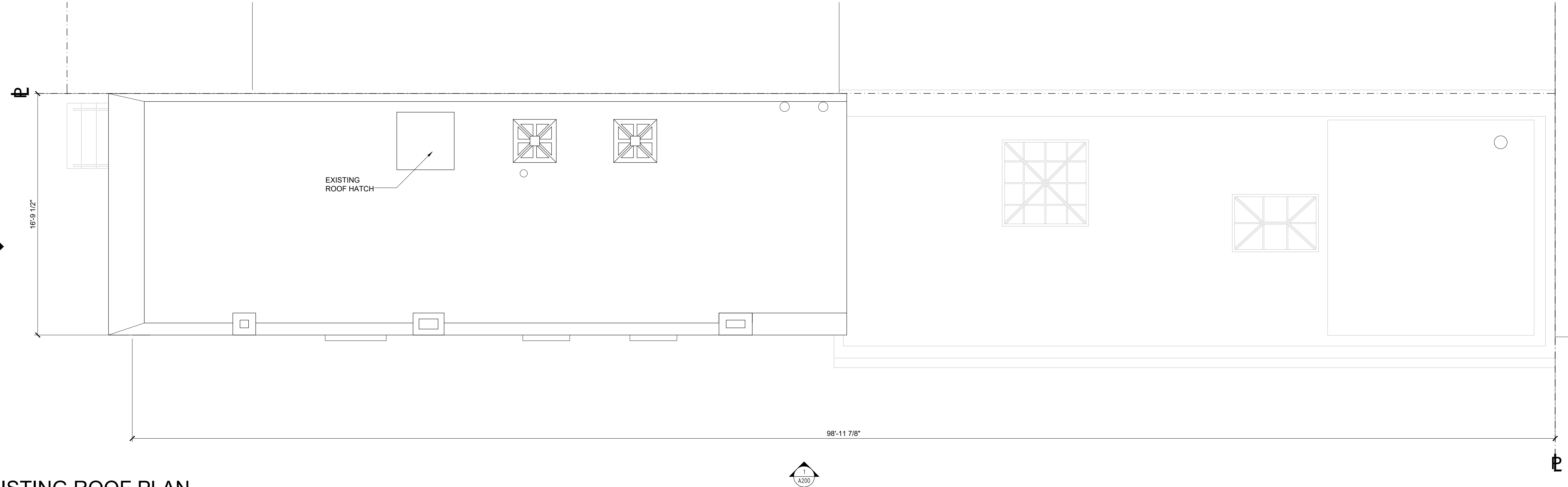
 EXISTING WALL TO BE REMOVED

NOTES

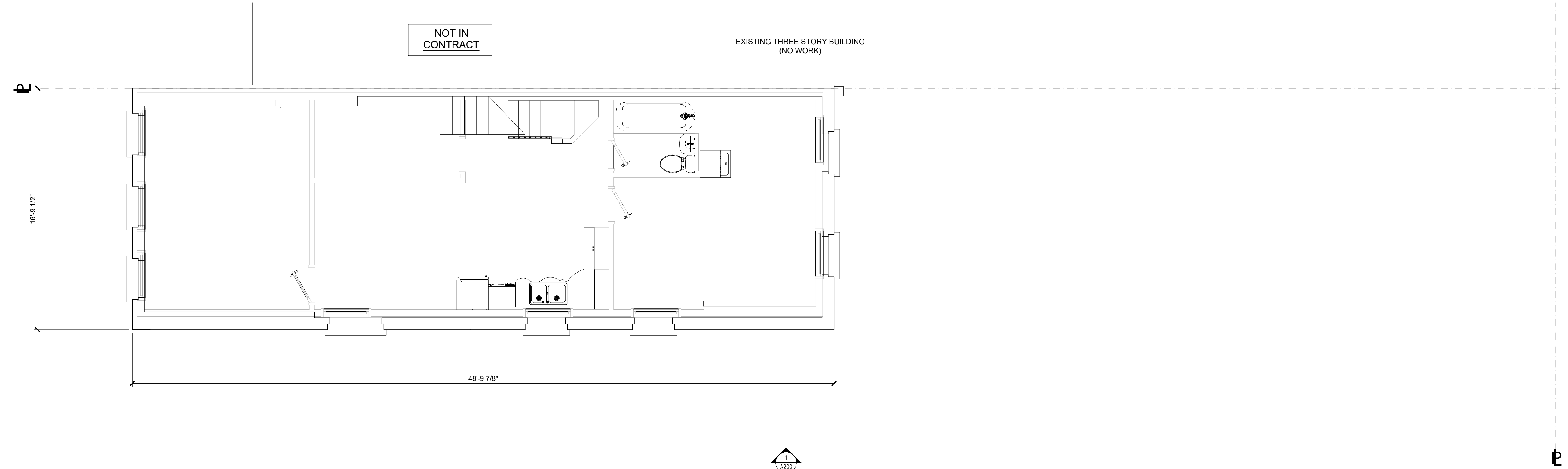
1.

KEY NOTES

1. EX. WINDOWS AND ROLL GATES TO BE REMOVED



2
A-104
EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



1
A-104
EXISTING 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOB
DOT

PROJECT

310 MALCOLM X
BOULEVARD

310 MALCOLM X BLVD
BROOKLYN, NY, 11233

ARCHITECT:
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CAREYNGAI2@VERIZON.NET
917 902 9627

REVISIONS:

DOB B-SCAN
JOB #

DRAWING TITLE / INFORMATION:










EXISTING
3RD FLOOR &
ROOF PLAN

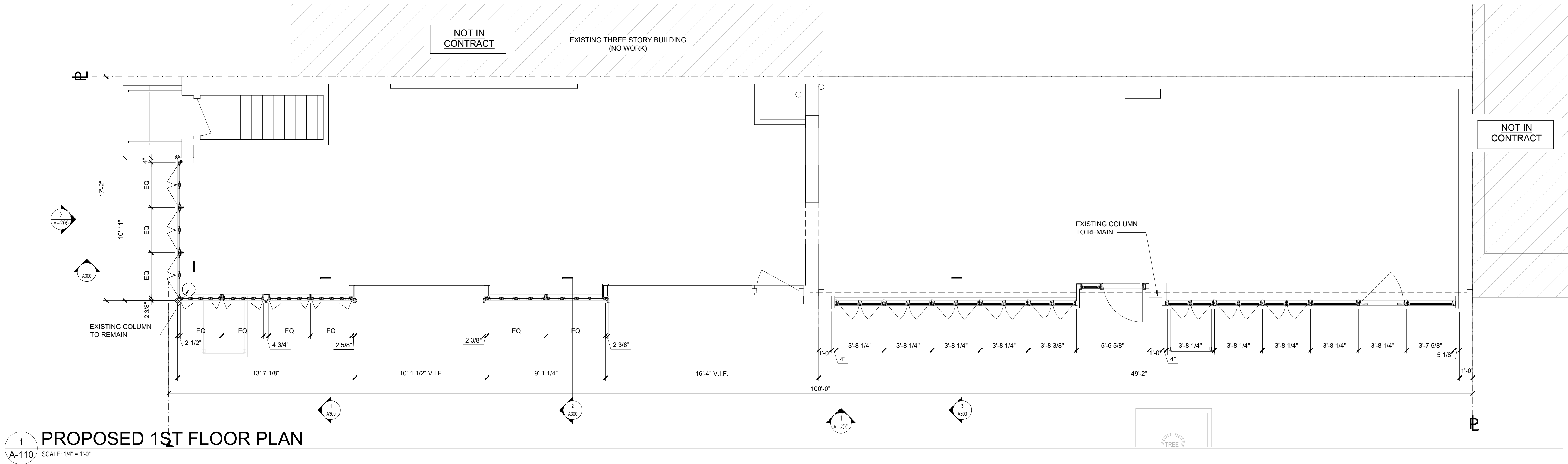
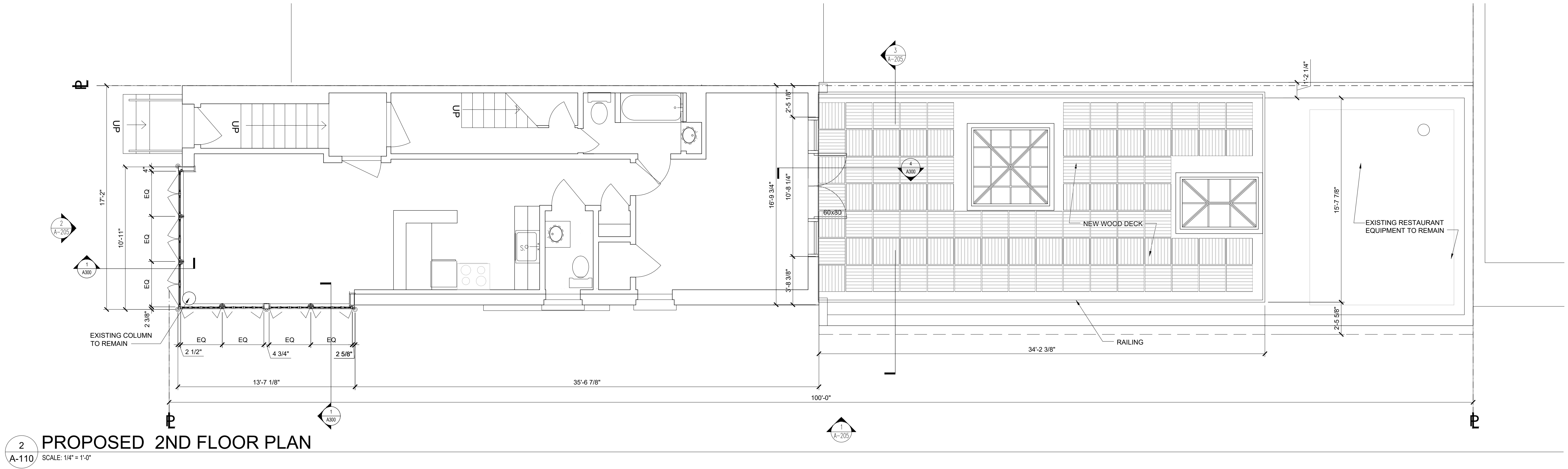
SEAL & SIGNATURE:

DATE: 2024-10-11
DWG No.:

A-104.00

SHEET OF 13

LEGEND	WALL CONSTRUCTION LEGEND	KEY NOTES
<div> EXISTING DOOR TO BE REMOVED</div> <div> EXISTING WINDOW TO BE REMOVED</div> <div> DENOTE ALL THAT WILL BE REMOVED</div> <div> ELEVATION TAG</div> <div> SECTION TAG</div> <div> FLOOR DRAIN/ ROOF DRAIN</div> <div> PROPERTY LINE</div>	<div> EXISTING WALL TO REMAIN</div> <div> EXISTING WALL TO BE REMOVED</div>	<div>1. EX. WINDOWS AND ROLL GATES TO BE REMOVED</div>
	<div>NOTES</div> <div>1.</div>	



DOB
DOT

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BOULEVARD

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REVISIONS:

DOB B-SCAN
JOB #

DRAWING TITLE / INFORMATION:

PROPOSED
1ST & 2ND
FLOOR PLAN

SEAL & SIGNATURE:

DATE: 2024-10-11
DWG No.:

A-110.00

SHEET OF 13



DOB
DOT

PROJECT

310 MALCOLM X
BOULEVARD

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REVISIONS:

DOB B-SCAN
JOB #

DRAWING TITLE / INFORMATION:

PROPOSED
ELEVATIONS WINDOW
REPLACEMENT

SEAL & SIGNATURE:

DATE: 2024-10-11
DWG No.:

A-205.00

SHEET 06 OF 13

DOB
DOT

PROJECT

310 MALCOLM X
BOULEVARD

310 MALCOLM X BLVD
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REVISIONS:

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DRAWING TITLE / INFORMATION:

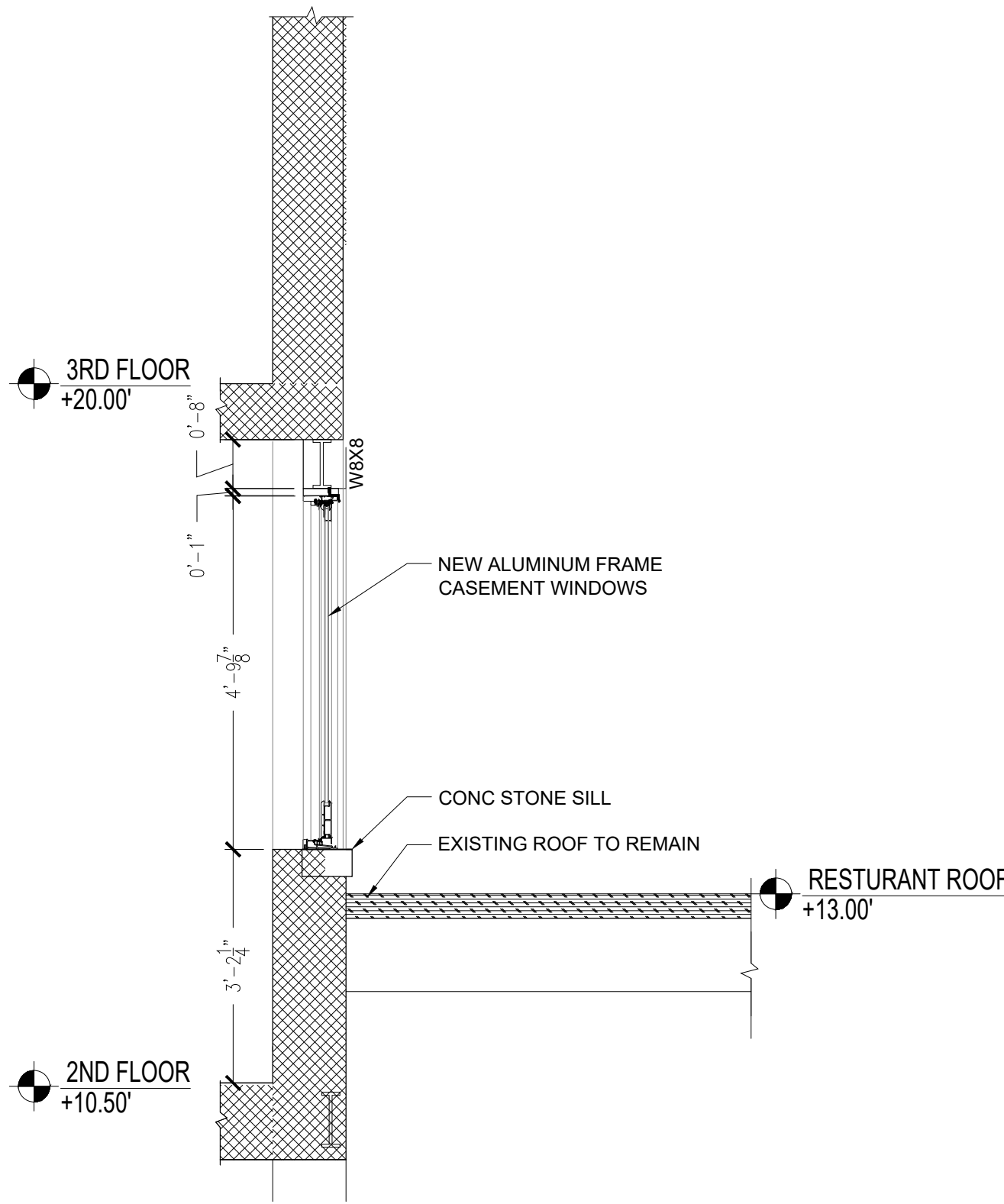
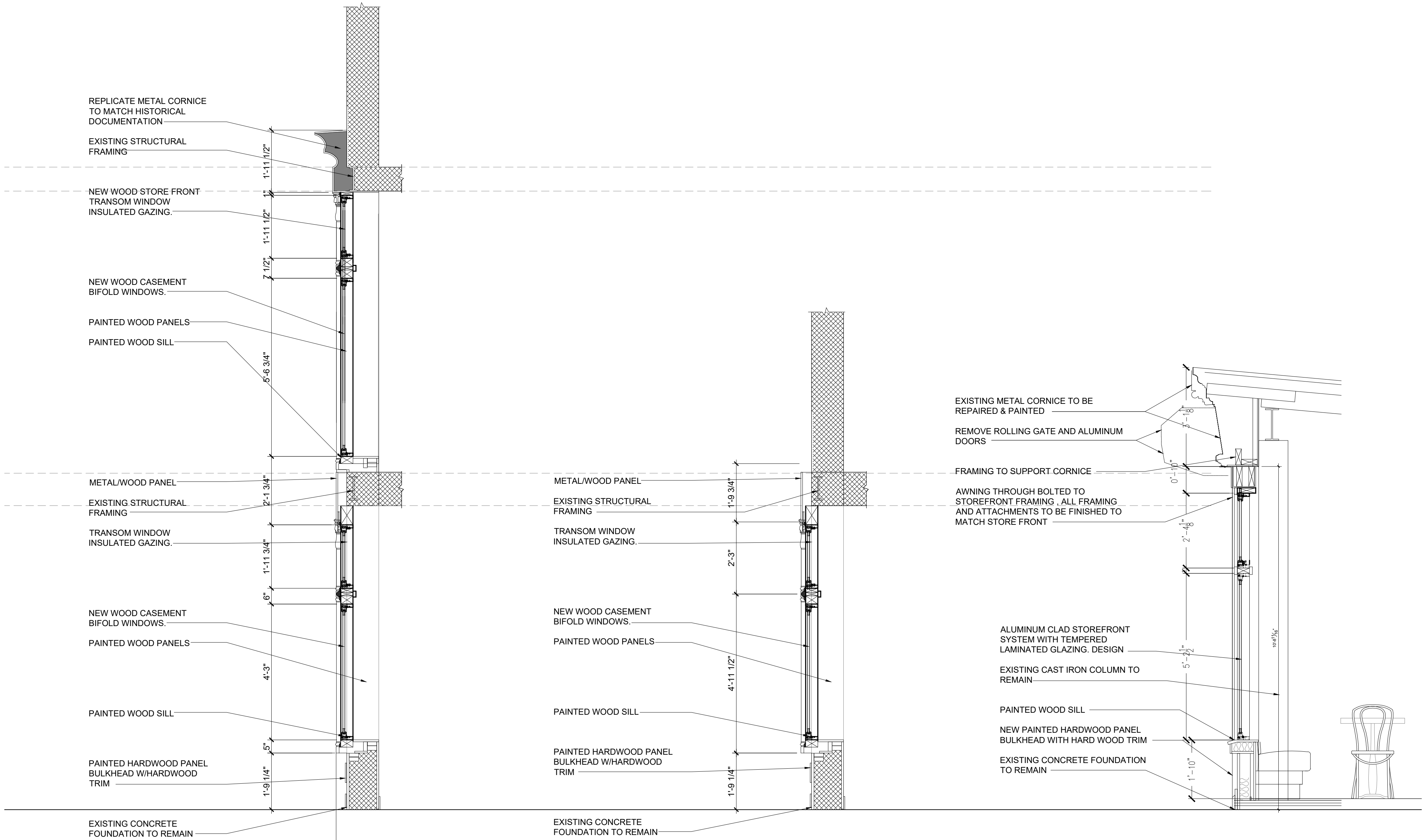
ENLARGED DETAILS

SEAL & SIGNATURE:

DATE: 2024-10-11
DWG No.:

A-300.00

SHEET 07 OF 13



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

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

3 STOREFRONT SECTION
SCALE: 1/2" = 1'-0"

4 SECTION AT 2ND FL WINDOWS
SCALE: 1/2" = 1'-0"

May 13, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-25-02849

**310 Malcolm X Boulevard (aka 373 Decatur Street, 310-318 Malcolm X Boulevard)
– Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 161 195 3742

Passcode: 579429

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.