

September 15, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-26-11330

281 Sterling Street – Prospect Lefferts Gardens Historic District Borough – of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 165 187 7336

Passcode: 066380

By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US 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.

281 Sterling Street
Prospect Lefferts Gardens Historic District
Application to alter the front areaway



Proposal to lower the areaway to sidewalk level for wheelchair access to the ground floor



Existing condition



Proposed removal of curb, front fence, and planter



Located on the north side of Sterling Street between Rogers and Nostrand Avenues, one in a row of 23 homes (231-283 Sterling Street)



1940s tax photograph (left)



Designation photograph



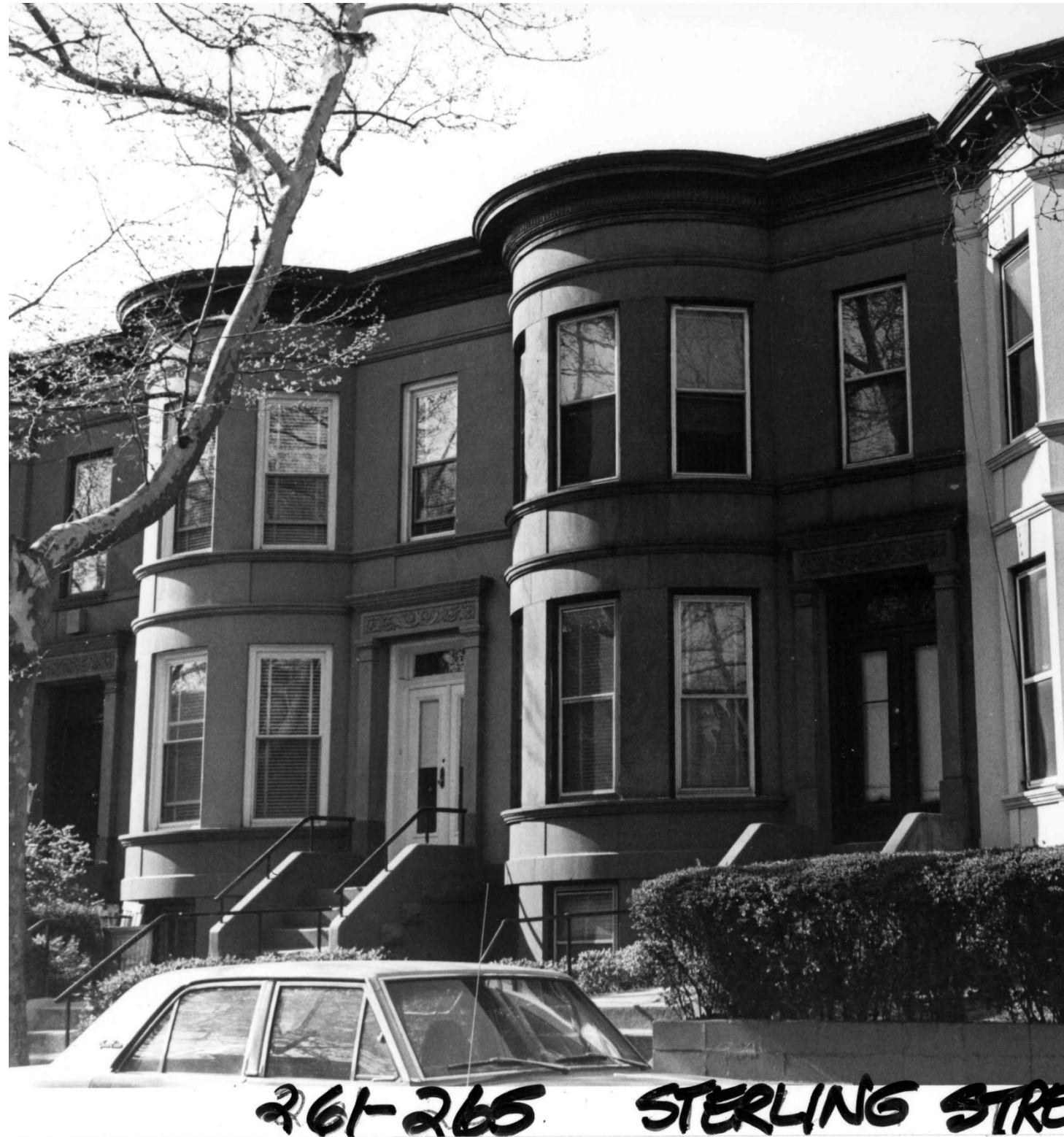
263 Sterling Street – lowered areaway



Cheek wall with stucco finish and railing



Flush areaway with fence and gate



263 Sterling Street – fall protection railings present at designation



263 Sterling Street – 1940s tax photograph



Removal of concrete curb and concrete areaway wall
Excavate of the areaway to lower it to sidewalk level
Install new concrete paving flush with the sidewalk



Removal of concrete paving and excavation to lower the areaway
Stucco finished cheek walls installed adjacent to the stoop and lot line
Paint brick masonry at the facade exposed by excavation



*Front portion of existing fence to be removed
Salvaged for reuse at the sidewalk stair landing*



New fence in matching design and height with 42" wide gate

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