



Date:	3/23/2021
LPC Docket #:	LPC-20-04504
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 274 Malcolm X Boulevard

**Borough:** Brooklyn

**Block:** 1666      **Lot:** 47

**Historic District:** Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District

**Description:** A store and flats building built c. 1879. Application is to modify the front façade, install storefront infill, modify windows at the rear façade, and install a fire escape and rooftop mechanical equipment.

### COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District. The Commission further NOTED that the existing building was originally constructed as a frame building c. 1879; and that after the 1980s the building was altered by widening the building and installing a cement block façade, infilling the ground floor storefront, and modifying window openings. The Commission finally NOTED that the Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District is characterized primarily by rowhouses, flats and small apartment buildings with ground floor storefronts, and institutional buildings, primarily constructed in the late 19th century; and that the west side of the Malcolm X Boulevard streetscape features small mixed- used frame and masonry buildings, many of which have been highly altered.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL WITH MODIFICATIONS, finding:

- that the existing building is not one for which the historic district was designated, and that the alterations will not eliminate significant historic fabric;
- that the proposed composition of the Malcolm X Boulevard façade, featuring a ground floor storefront, punched windows, and a cornice, is in keeping with the composition of late 19th century mixed-use buildings found within the historic district;
- that the front and rear façades have been reconstructed, resulting in the loss of the original frame walls and all significant architectural features, therefore the use of masonry for the proposed facades, though different than the original construction, will be consistent with other buildings in the streetscape;
- the proposed primary façade materials palette, including a red brick blend and limestone-colored cast stone, and a metal storefront, fiberglass cornice and metal-clad wood windows, all with a black finish, will harmonize with the materials and finishes of buildings found on Malcolm X Boulevard and throughout this historic district;
- that the ground floor storefront infill, featuring decorative metal piers, display windows, entrance doors, signband, and profiled cornice, will be compatible with commercial ground floors of buildings throughout the historic district;
- that the fenestration pattern at the primary façade, featuring double-hung windows with simple cast stone lintels and sills, will be proportionate to the widened façade;
- that the bracketed upper cornice will be typical of other historic buildings found within the district;
- and that the stucco-clad rear façade with punched window openings will be in keeping with rear facades on buildings of this scale throughout the historic district.

However, in voting to grant this approval, the Commission REQUIRED:

- that the applicant work with staff to refine the details and proportions of the storefront infill, cornices, and brick façade with precast detailing to be more in keeping with traditional buildings found within the historic district.

#### VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Goldblum, John Gustafsson, Jeanne Lutfy, Anne HolFord Smith, Everardo Jefferson

10-0-0



Date:	3/23/2021
LPC Docket #:	LPC-20-04504
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Goldblum, J.Gustafsson, J.Lutfy, A.HolFord Smith, E.Jefferson  
Oppose =  
Abstain =  
Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law