



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Michael Budabin Chair / **Joseph Marziliano** District Manager

TO: All Board Members
FROM: Laura James, Landmarks Committee
DATE: July 12, 2023
RE: 319 38 Road
Block 8068, Lot 31

On Tuesday, July 11, 2023, the CB11 Landmarks Committee met to review the above-referenced application to the NYC Landmarks Preservation Commission (LPC).

Present

Laura James, Committee Chair
Paul DiBenedetto, Board Chair
Henry Euler, 2nd Vice Chair
Douglas Montgomery, Committee Member
Bernard Haber, Community Committee Member
Ed LaGrassa, Community Committee Member

CB11 Staff

Joseph Marziliano, District Manager

Guests

Qin Liu, Architect, Ameriland Brook LLC
Jian Feng Dai,
Angela McCarthy,

Ms. James called the meeting to order. This application was presented to CB11 in February 2023. Ms. James asked Mr. Liu to address the changes to the application that are being proposed now. It was stated that this is a non-contributing house in Douglas Manor.

Mr. Liu said the extension on the right side of the building should be reduced in size. He stated that the side wing will be removed from the plans and a two-car garage will be added in the rear. The lot coverage is now 25.89; slightly larger than before. The structure will not be as wide; it will now be deeper. The floor area will be about 16% larger. The roof will be asphalt shingle.

The balcony was discussed next. Ms. James said that this Committee previously commented that the balcony concept was too ornate and not in keeping with the design of the building. Mr. Liu remarked that the balcony would offer protection from the rain. Mr. Haber stated that the house may look more attractive if the balcony were removed.

Mr. DiBenedetto asked if the windows were double hung. Mr. Liu said yes, and they are wood, six over six, true divided light windows. Mr. LaGrassa questioned shutters in the front but not on the sides of the house. Mr. Liu said this is due to the placement of the gutters. Mr. Montgomery stated that CB11 likes to see conformity. Mr. Haber pointed out that the rear porch is missing from the drawings.

Mr. LaGrassa asked about the attic. Mr. Liu said there will not be stairs to the attic; if there were, the attic would have to count as floor area. It will be used for storage. Mr. DiBenedetto remarked that the cellar is more than 50% below grade. Mr. Liu confirmed that. Mr. Haber asked about railings and spindles that were previously shown. Mr. Liu said he will adjust the plans. He also commented that they still need to meet with LPC so there may be more changes. Mr. Euler asked if LPC has seen the revised plans. Mr. Liu said yes and due to the changes, they requested that CB11 give their comments. Mr. Montgomery pointed out a section that this Committee objected to. It is not only still there; it has been expanded. Mr. Haber suggested preparing a rendering without the porch. Mr. LaGrassa suggested having more than one design for LPC so that if they don't care for one, an alternative can be presented.

Next, Mr. Liu showed the proposed retaining wall which was too long and needed landscaping as per the last meeting with CB11. It is now a stepped design with landscaping. It is higher than six feet from the first floor to the street.

Mr. Montgomery asked if it will be a completely new house. Mr. Liu said yes, only the basement will remain. Discussion ensued regarding things that could be done to keep the look of the house as original as possible. Mr. Montgomery asked if they had permission to cut down trees. Mr. Liu said yes. All trees on the property are less than 12" in diameter. They are going to try to get rid of the bamboo on the property. Although it is not an LPC issue, there was discussion regarding the absence of a powder room on the first floor and the house having two master bedrooms. The use of aluminum for the entry railings was questioned by Mr. Haber. Mr. Liu said LPC suggested that instead of wood. Mr. Montgomery said that many homes in the area use wrought iron. That may be an option they should consider. The material used for the garage will be the same brick as the house. The replacement of the septic tank was discussed as was the number of drywells. Mr. Montgomery stated they should also be shown on the plans. Several members agreed that the change of color of the house is a big improvement. Mr. Marziliano remarked that LPC seems to want more plantings and less grass. Mr. LaGrassa asked if there was a way of increasing the depth of the garage. He also suggested putting double entry doors for the basement so it is easier to store large equipment. Mr. DiBenedetto remarked about the loss of authenticity with the removal of the dentils; he also asked why the roof design has been changed. Mr. Liu said it is due to the sky exposure plane requirement.

At this point, the applicants left the meeting and the Committee members discussed the presentation. The changes presented are an improvement. However, adding some details would enhance the character of the building. Mr. Montgomery stated that they did make changes to the plans based on the comments CB11 gave them at the prior Committee meeting. Mr. LaGrassa requested a recommendation for shutters on the side of the building. Wrought iron should be used in place of aluminum for the railing. The septic tanks and dry wells need to be shown on the plans. Topographical surveys need to be included. Mr. DiBenedetto asked that we

recommend that they use some of the details from the prior design such as the dentils and the pediment.

A letter will be written to the Landmarks Preservation Commission.

Respectfully submitted July 12, 2023