Landmarks Preservation Commission

March 18, 2021
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-20-08505

326 Richmond Road,

Borough of Queens

How to Testify Via Zoom:
https://us02web.zoom.us/j/82205238373?pwd=b3NtbUg4cjNQYVlFVTFhc1BFMUVIdz09

Webinar ID: 822 0523 8373
Passcode: 036318

By Phone:

1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

Note: If you want to testify 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.

Douglaston

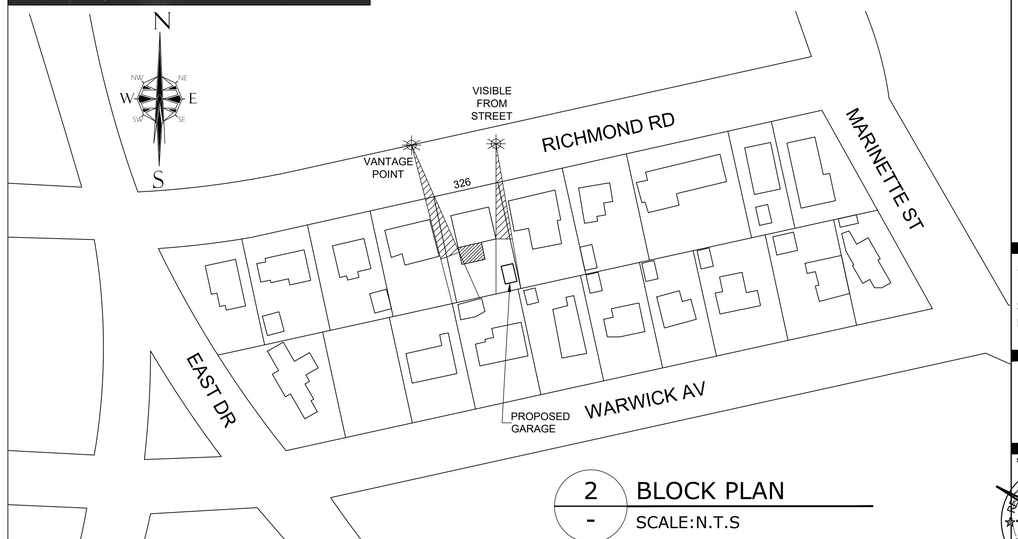
Douglaston Historic District
Queens
Designated June 24, 1997

Historic District Boundaries

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION

3 - TAX PHOTO
SCALE:N.T.S

EXTENSION THE THE REAR OF THE HOUSE BEEN PREVIOUSLY APPROVED BY THE LANDMARKS COMMISSION.



2 - BLOCK PLAN
SCALE:N.T.S

JLS Architecture DESIGNS
Joseph Sultana, A.I.A.
Architect
214-41 42nd Avenue, Suite 2C
Bayside, New York 11361
P. 718.224.3330 F. 718.224.5933
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JLS Designs, Architecture and Planning P.C., @ 2017

Client:
WOLFE RESIDENCE

326 RICHMOND ROAD
DOUGLAS MANOR, NY 11363

BLOCK:	8024
LOT:	14
BIN:	4168083
COMMUNITY BOARD:	411
ZONING MAP:	11A
ZONING DIST:	R1-2
OCCUPANCY CLASS:	J-3
CONSTRUCTION CL.:	2D
USE GROUP	1A

Scope of Work:
PROPOSED VERTICAL & HORIZONTAL ADDITION TO THE REAR OF AN EXISTING ONE FAMILY DETACHED DWELLING. INTERIOR RENOVATION TO EXISTING, PLUMBING WORK AND INCREASE WIDTH OF DRIVEWAY, ENTIRE SHINGLE ROOF TO BE REPLACED.

APPROVED PLANS MUST BE ON SITE AT ALL TIMES.

IF WORK DEVIATES FROM APPROVED PLANS, ARCHITECT MUST BE IMMEDIATELY NOTIFIED.

Issued:

Revisions:

2	2/27/2020	AMMENDMENT
3	5/15/2020	PUBLIC HEARING SET

Project:
WOLFE RESIDENCE
326 RICHMOND ROAD
DOUGLAS MANOR, NY 11363

LOCATION & BLOCK PLAN

seal & signature:
REGISTERED ARCHITECT ANGELO SULTANA No. 027351 STATE OF NEW YORK

DATE: 02/27/2020
PROJECT #: 17.002
DRAWING BY: C.R.
CHECKED BY: J.S.
DWG No:
LPC-01.00

CADD FILE NO: 17.005

FRONT VIEW

FRONT VIEW (DRIVEWAY)

MONTAGE OF PROPOSED WORK

SIDE VIEW (RIGHT)

REAR VIEW

GARAGE ENTRANCE

Joseph Sultana, A.I.A.
Architect

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DOUGLAS MANOR, NY 11363

PHOTOS PRIOR TO ALTERATION & MONTAGE

seal & signature:

REGISTERED ARCHITECT JOSEPH ANGELO SULTANA No. 27351 STATE OF NEW YORK

DATE: 02/27/2020
PROJECT #: 17.002
DRAWING BY: C.R.
CHECKED BY: J.S.
DWG No: LPC-02.00

CADD FILE NO: 17.005

1 - EXISTING FRONT FACADE
NORTH

2 - VIEW FROM STREET
SOUTH

3 - VIEW FROM STREET
NORTH WEST

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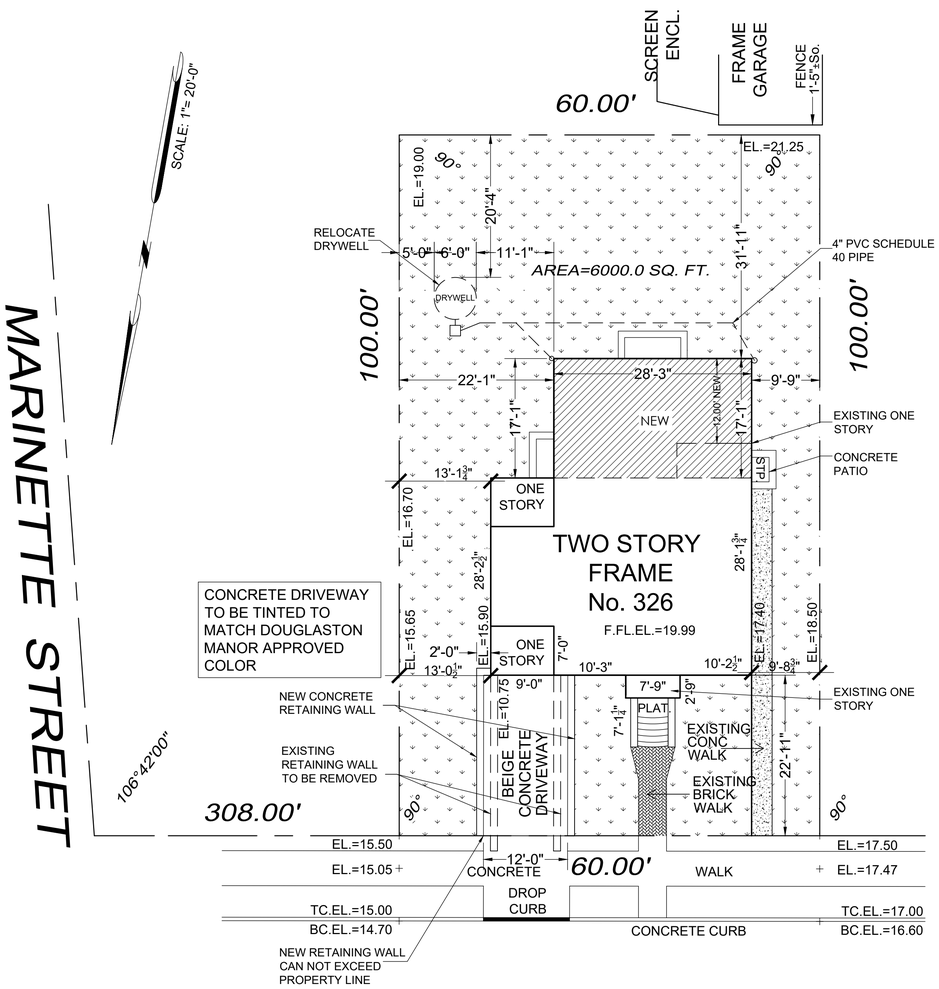
PHOTOS FROM PREVIOUS SUBMISSION

seal & signature:
REGISTERED ARCHITECT JOSEPH ANGELO SULTANA JR. No. 27351 STATE OF NEW YORK

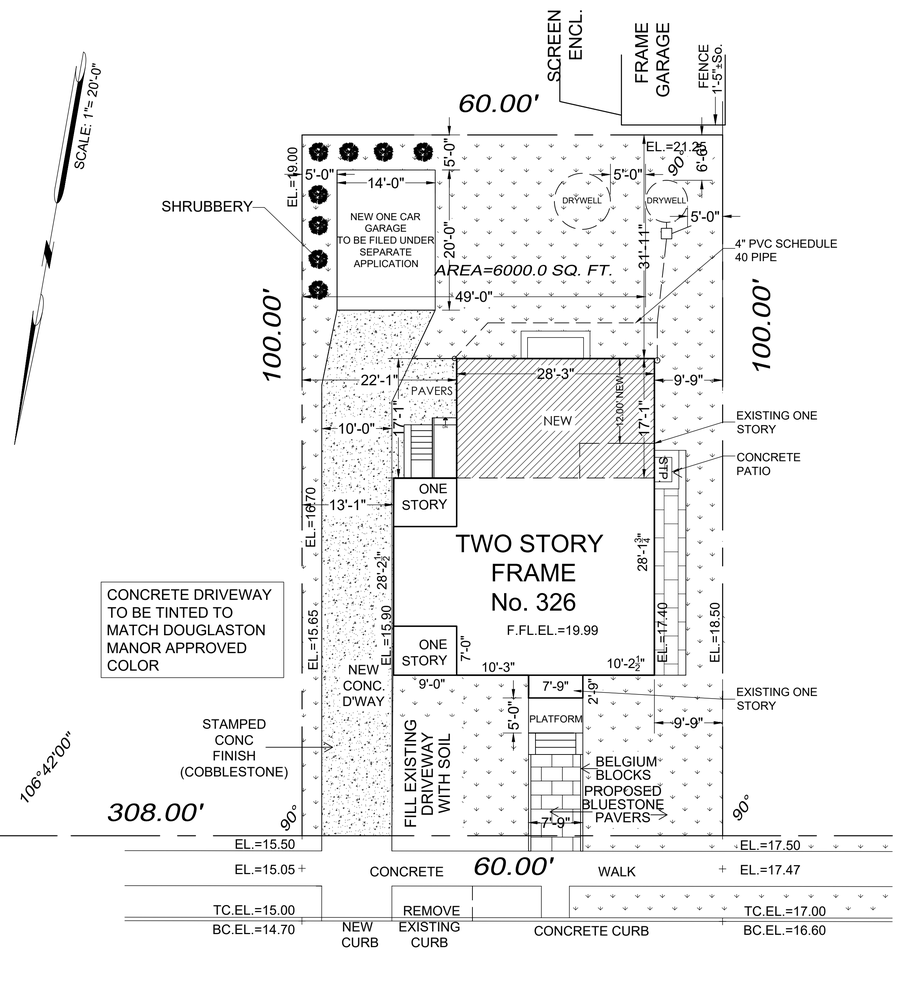
DATE: 02/27/2020
PROJECT #: 17.002
DRAWING BY: C.R.
CHECKED BY: J.S.
DWG No: LPC-03.00

CADD FILE NO: 17.005



1 EXISTING PLOT PLAN

\- SCALE: N.T.S



1 PROPOSED PLOT PLAN

Z-100 SCALE: N.T.S

Joseph Sultana, A.I.A.
Architect

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326 RICHMOND ROAD
DOUGLAS MANOR, NY 11363

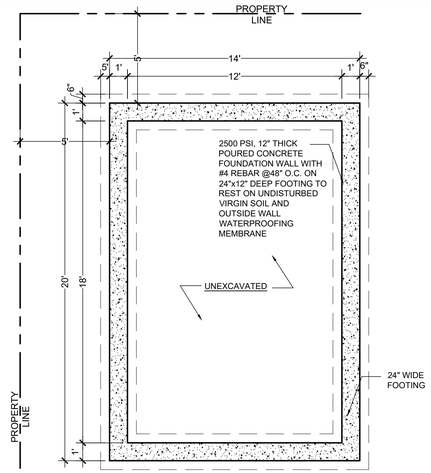
EXISTING & PROPOSED PLOT PLAN

seal & signature:

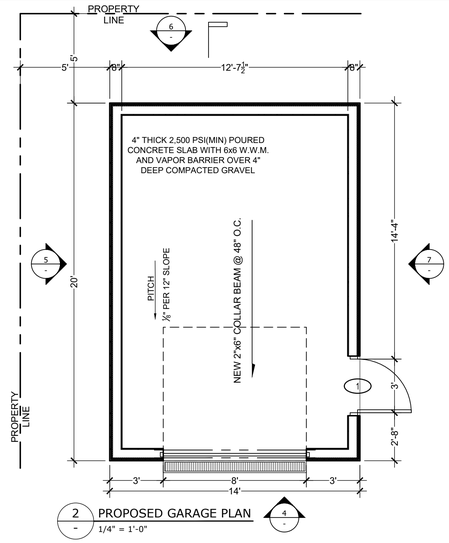
REGISTERED ARCHITECT JOSEPH ANGELO SULTANA JR. No. 27351 STATE OF NEW YORK

DATE: 02/27/2020
PROJECT #: 17.002
DRAWING BY: C.R.
CHECKED BY: J.S.
DWG No: LPC-03.00

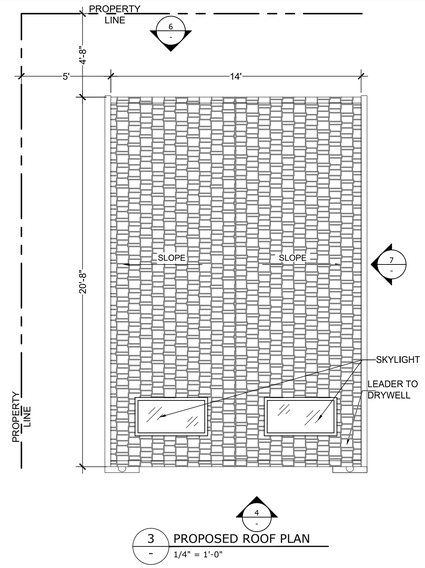
CADD FILE NO: 17.005



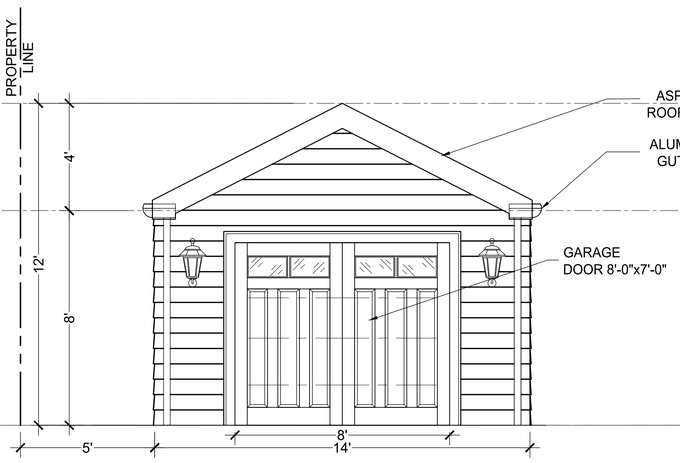
1 - PROP. FOUNDATION PLAN
1/4" = 1'-0"



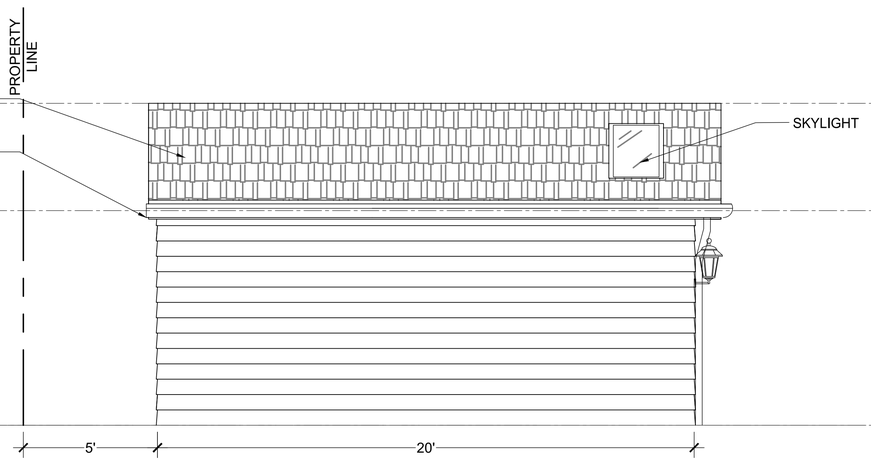
2 - PROPOSED GARAGE PLAN
1/4" = 1'-0"



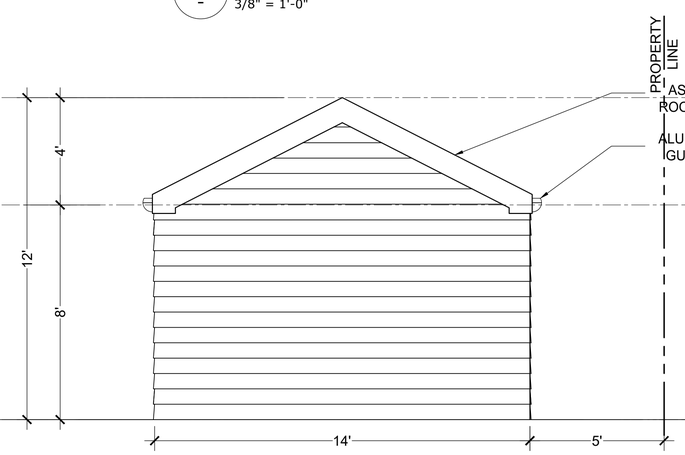
3 - PROPOSED ROOF PLAN
1/4" = 1'-0"



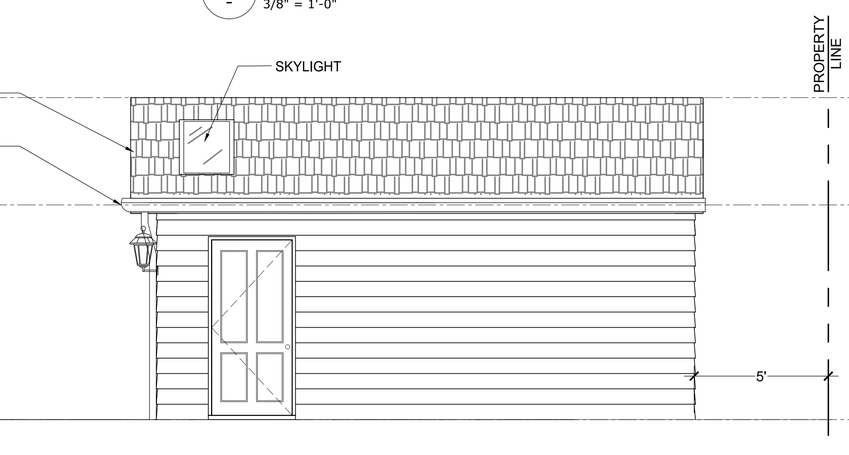
1 - FRONT ELEVATION
3/8" = 1'-0"



2 - LEFT ELEVATION
3/8" = 1'-0"



3 - REAR ELEVATION
3/8" = 1'-0"



4 - RIGHT ELEVATION
3/8" = 1'-0"

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Client:

WOLFE RESIDENCE

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DOUGLAS MANOR, NY 11363

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LOT:	14
BIN:	4168083
COMMUNITY BOARD:	411
ZONING MAP:	11A
ZONING DIST:	R1-2
OCCUPANCY CLASS:	J-3
CONSTRUCTION CL.:	2D
USE GROUP	1A

Scope of Work:

PROPOSED VERTICAL & HORIZONTAL ADDITION TO THE REAR OF AN EXISTING ONE FAMILY DETACHED DWELLING. INTERIOR RENOVATION TO EXISTING, PLUMBING WORK AND INCREASE WIDTH OF DRIVEWAY, ENTIRE SHINGLE ROOF TO BE REPLACED.

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Project:

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326 RICHMOND ROAD
DOUGLAS MANOR, NY 11363

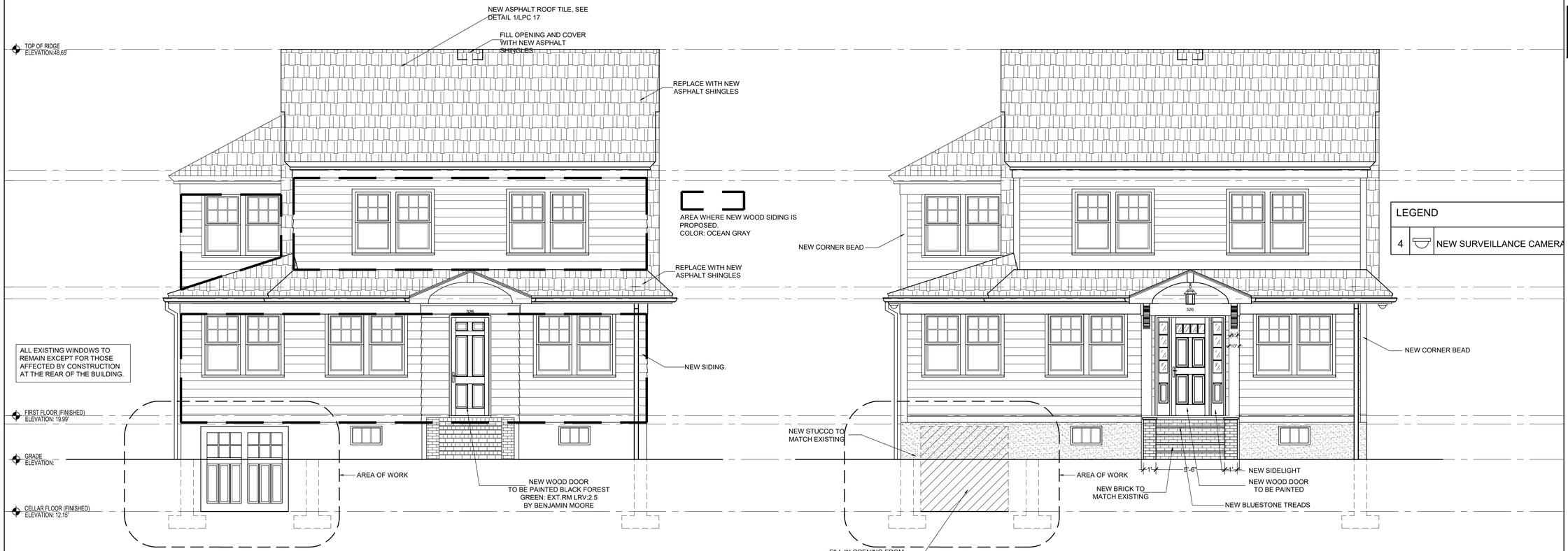
GARAGE PLANS & ELEVATIONS

seal & signature:

REGISTERED ARCHITECT
JOSEPH ANGELO SULTANA JR.
No. 27351
STATE OF NEW YORK

DATE: 02/27/2020
PROJECT #: 17.002
DRAWING BY: C.R.
CHECKED BY: J.S.
DWG No:
LPC-04.01

CADD FILE NO: 17.005

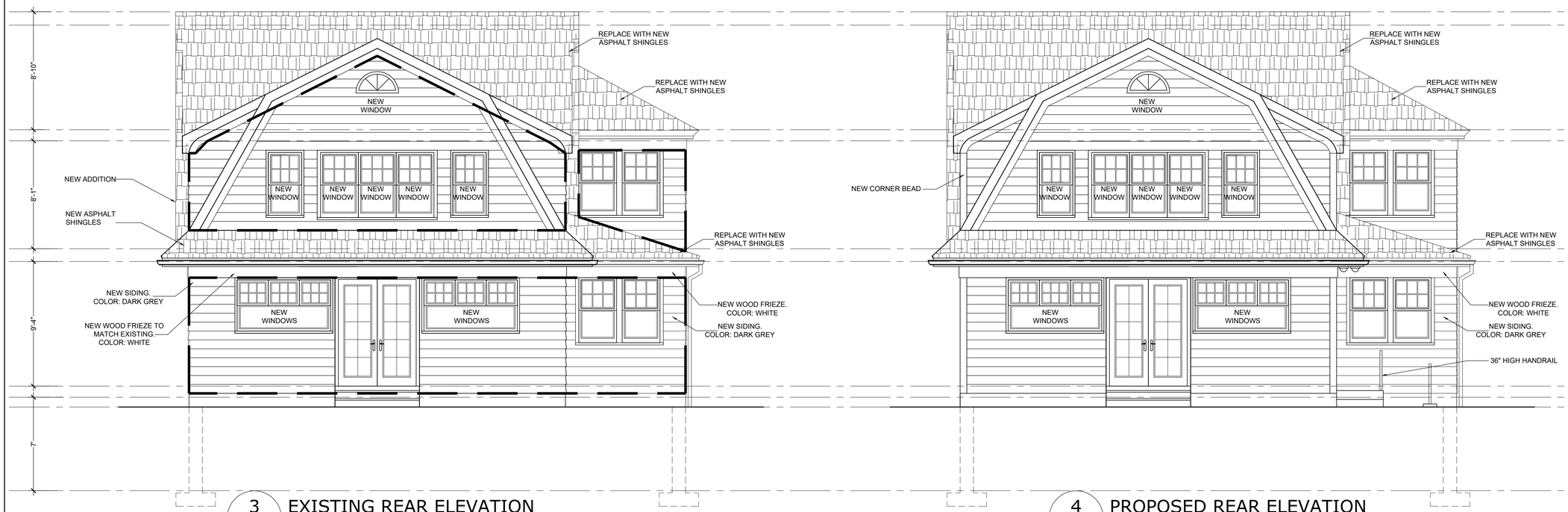


1 / - EXISTING FRONT ELEVATION

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

2 / - PROPOSED FRONT ELEVATION

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



3 / A-300 EXISTING REAR ELEVATION

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

4 / A-300 PROPOSED REAR ELEVATION

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

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EXISTING & PROPOSED ELEVATIONS

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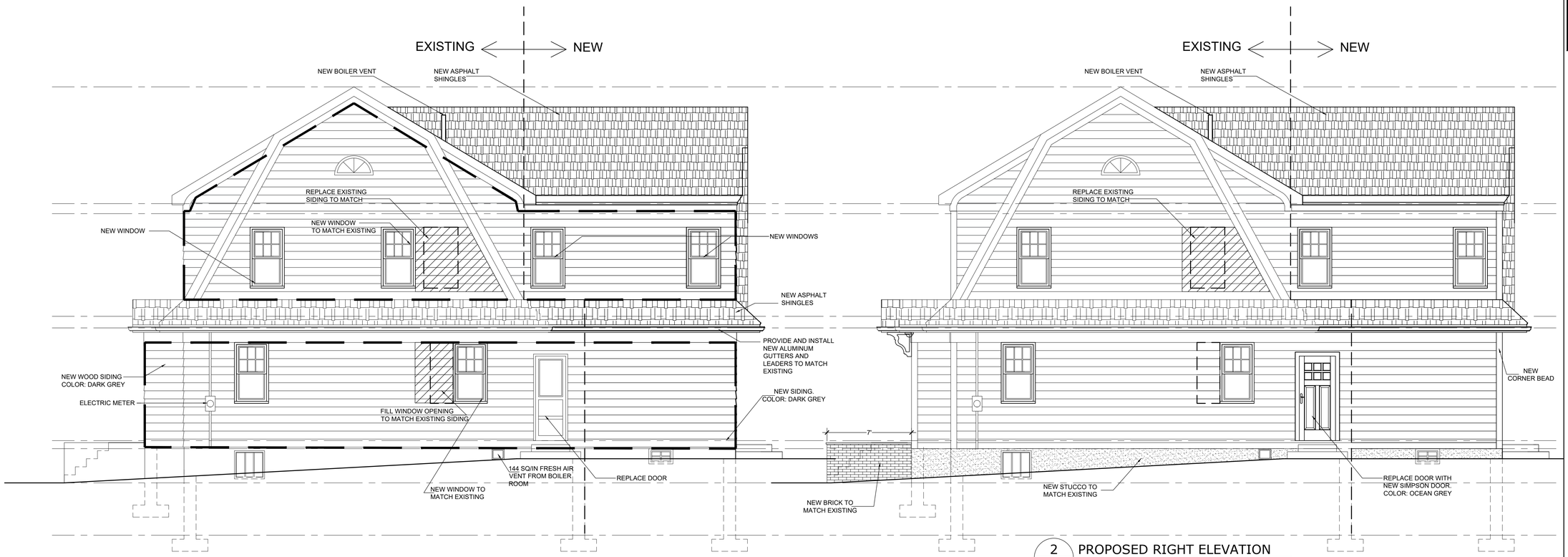
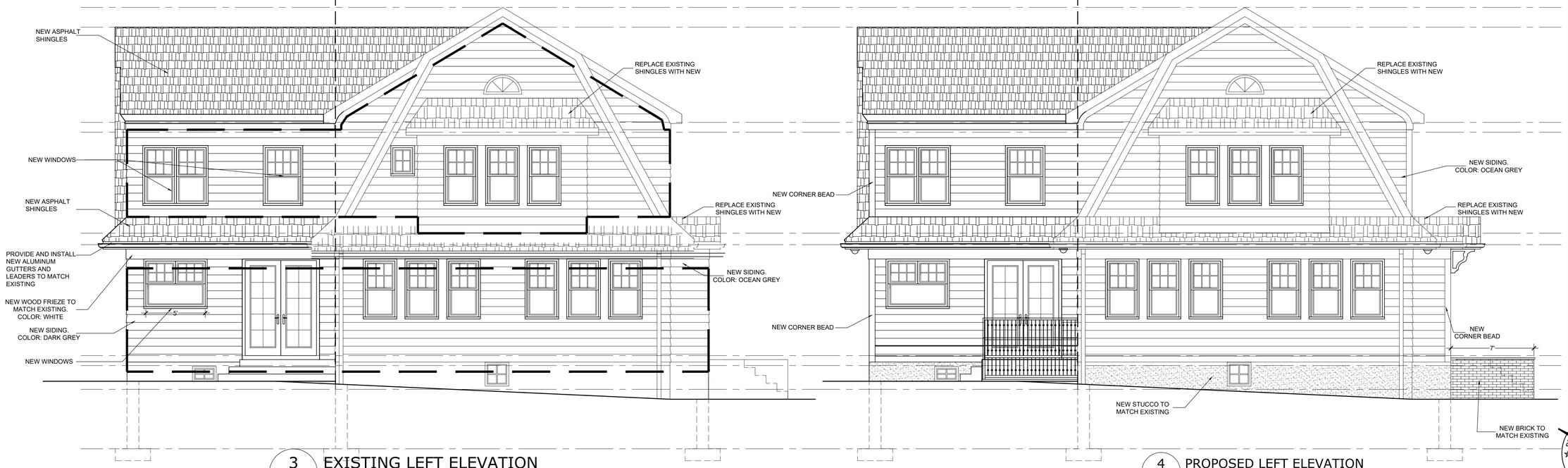


2 - PROPOSED RIGHT ELEVATION

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

LEGEND:

AREA WHERE SIDING WILL BE REPLACED



1 - EXISTING RIGHT ELEVATION

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

3 A-300 EXISTING LEFT ELEVATION

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

4 - PROPOSED LEFT ELEVATION

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

JLS Architecture DESIGNS

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Architect

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EXISTING & PROPOSED ELEVATIONS

seal & signature:

REGISTERED ARCHITECT — JOSEPH ANGELO SULTANA JR. — No. 27351 — STATE OF NEW YORK

DATE: 02/27/2020
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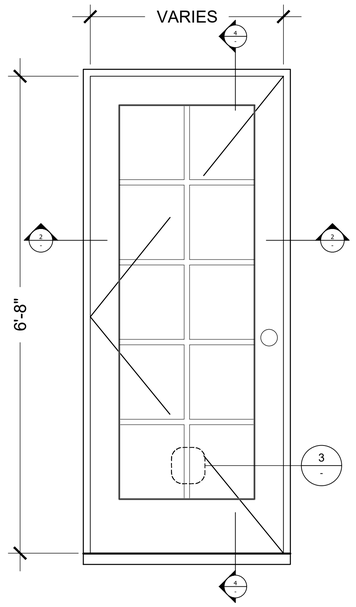
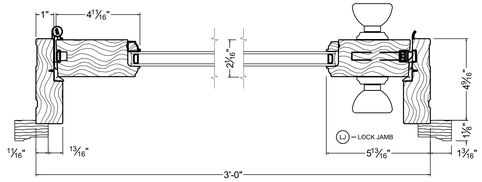
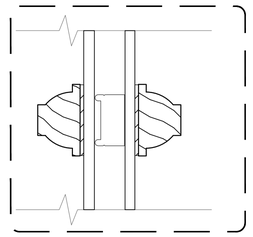


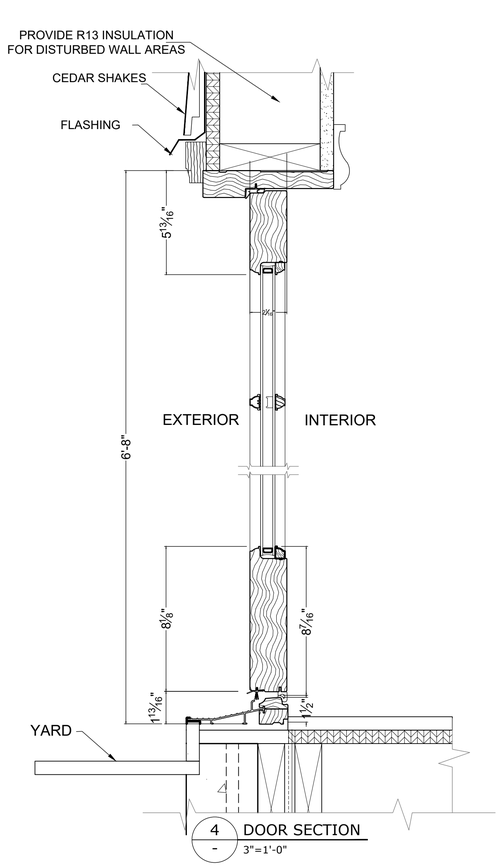
1 EXTERIOR DOOR ELEVATION
1"=1'-0" (REAR DOOR)



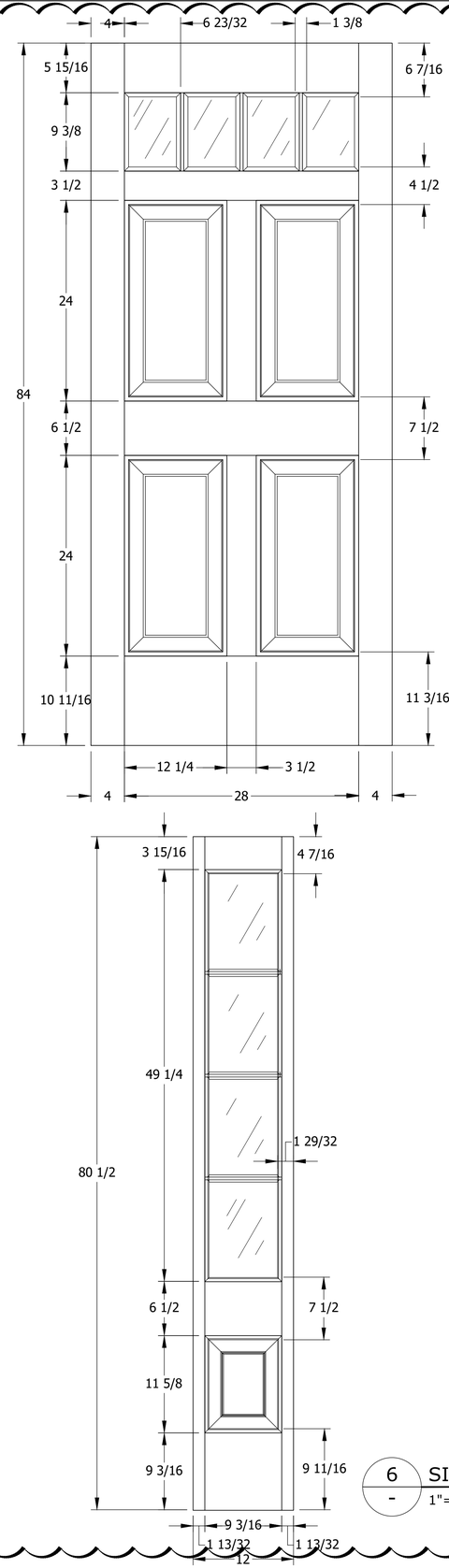
2 DOOR JAMB DETAIL
3"=1'-0"



3 DOOR MULLION DETAIL
1'-0"=1'-0"



4 DOOR SECTION
3"=1'-0"



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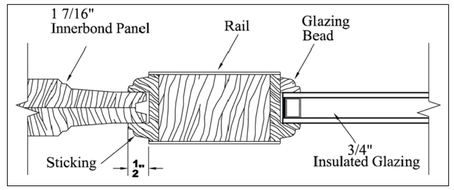

NOTE:
NEW EXTERIOR DOOR TO BE MANUFACTURED BY SIMPSON DOOR COMPANY.
SPECIES: FIR

DOOR & SIDELIGHT COLOR: WHITE BY BENJAMIN MOORE

5 EXTERIOR FRONT DOOR ELEVATION & DETAIL
1"=1'-0"

NOTE:
NEW SIDE LIGHT TO BE MANUFACTURED BY SIMPSON DOOR COMPANY.
SPECIES: FIR

DOOR & SIDELIGHT COLOR: WHITE BY BENJAMIN MOORE

6 SIDE LIGHT ELEVATION & DETAIL
1"=1'-0"

JLS Architecture DESIGNS
Joseph Sultana, A.I.A.
Architect
214-41 42nd Avenue, Suite 2C
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email: joe@jlsdesignsnyc.com

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Client:
WOLFE RESIDENCE

326 RICHMOND ROAD
DOUGLAS MANOR, NY 11363

BLOCK:	8024
LOT:	14
BIN:	4168083
COMMUNITY BOARD:	411
ZONING MAP:	11A
ZONING DIST:	R1-2
OCCUPANCY CLASS:	J-3
CONSTRUCTION CL.:	2D
USE GROUP	1A

Scope of Work:
PROPOSED VERTICAL & HORIZONTAL ADDITION TO THE REAR OF AN EXISTING ONE FAMILY DETACHED DWELLING. INTERIOR RENOVATION TO EXISTING, PLUMBING WORK AND INCREASE WIDTH OF DRIVEWAY, ENTIRE SHINGLE ROOF TO BE REPLACED.

APPROVED PLANS MUST BE ON SITE AT ALL TIMES.

IF WORK DEVIATES FROM APPROVED PLANS, ARCHITECT MUST BE IMMEDIATELY NOTIFIED.

Issued:

Revisions:

2	2/27/2020	AMMENDMENT
3	5/15/2020	PUBLIC HEARING SET

Project:
WOLFE RESIDENCE
326 RICHMOND ROAD
DOUGLAS MANOR, NY 11363

DOOR DETAILS

seal & signature:
REGISTERED ARCHITECT ANGELO SULTANA JR. No. 27357 STATE OF NEW YORK

DATE: 02/27/2020
PROJECT #: 17.002
DRAWING BY: C.R.
CHECKED BY: J.S.
DWG No: LPC-05.00
CADD FILE NO: 17.005
08 OF 13

Simpson Door Company | INSPIRATION AT YOUR DOOR | DOOR SPEC SHEET

37804 — THERMAL SASH SIDELIGHT (SDL)

SERIES: Exterior French & Sash Doors
TYPE: Sidelight

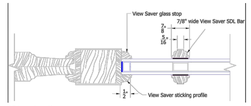
Construction Type:
Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 1-7/16" Innerbond® Double Hip-Raised Panel
Glass: 3/4" Insulated Glazing

STANDARD FEATURES
- Any Wood Species
- Virtually Any Size
- Glass Options
- Privacy Rating: 1

DETAILED DRAWING

DETAILS



(Standard)

SIMPSONDOOR.COM 1.800.SIMPSON #SIMPSONDOOR

Simpson Door Company | INSPIRATION AT YOUR DOOR | DOOR SPEC SHEET

7134 — TRADITIONAL (TDL)

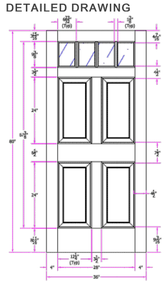
SERIES: Traditional Exterior Doors
TYPE: Exterior Traditional
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type:
Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

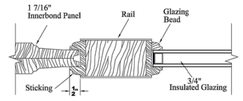
Panels: 1-7/16" Innerbond® Double Hip-Raised Panel
Profile: Ovolo Sticking
Glass: 3/4" Insulated Glazing

STANDARD FEATURES
- Any Wood Species
- Virtually Any Size
- Glass Options
- Privacy Rating: 1

DETAILED DRAWING

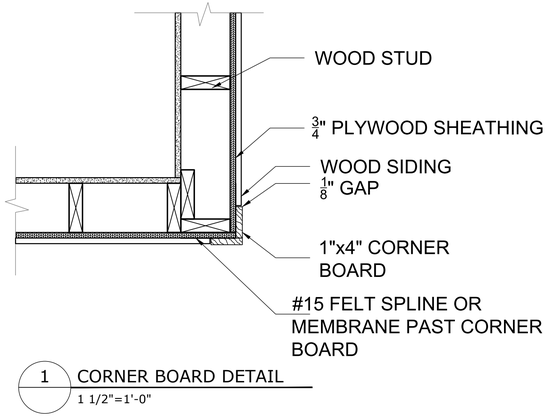


DETAILS



(Standard)

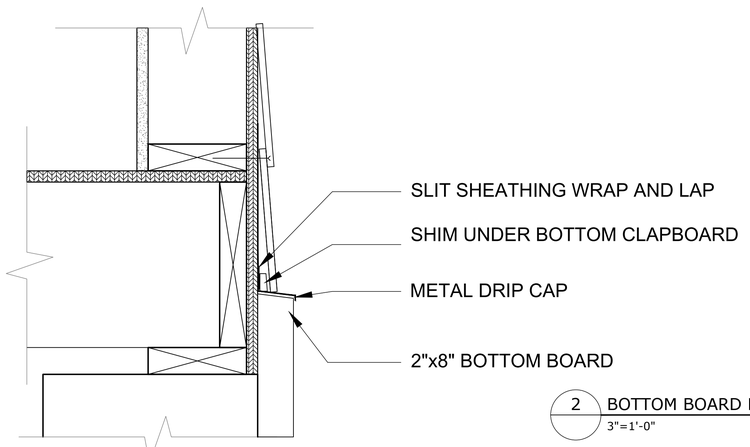
DOOR & SIDELIGHT COLOR: WHITE BY BENJAMIN MOORE



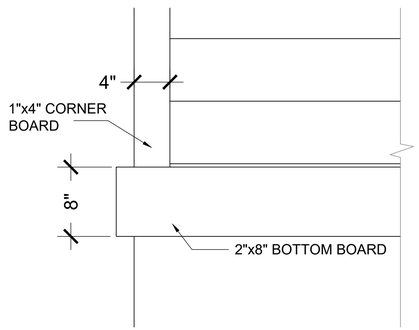
1 CORNER BOARD DETAIL
1 1/2"=1'-0"

300 BEVERLY ROAD, DOUGLASTON MANOR

305 BEVERLY ROAD, DOUGLASTON MANOR



2 BOTTOM BOARD DETAIL
3"=1'-0"



3 BOTTOM BOARD ELEVATION
1 1/2"=1'-0"

JLS Architecture DESIGNS
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JLS Designs, Architecture and Planning P.C., @ 2017

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WOLFE RESIDENCE

326 RICHMOND ROAD
DOUGLAS MANOR, NY 11363

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USE GROUP	1A

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Revisions:

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3	5/15/2020	PUBLIC HEARING SET

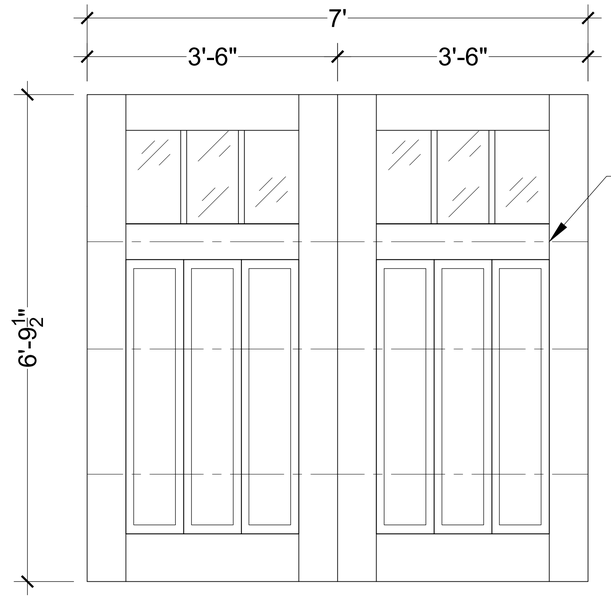
Project:
WOLFE RESIDENCE
326 RICHMOND ROAD
DOUGLAS MANOR, NY 11363

DOOR CUT SHEETS AND CORNER BOARD DETAIL

seal & signature:
REGISTERED ARCHITECT ANGELO SULTANA No. 27351 STATE OF NEW YORK

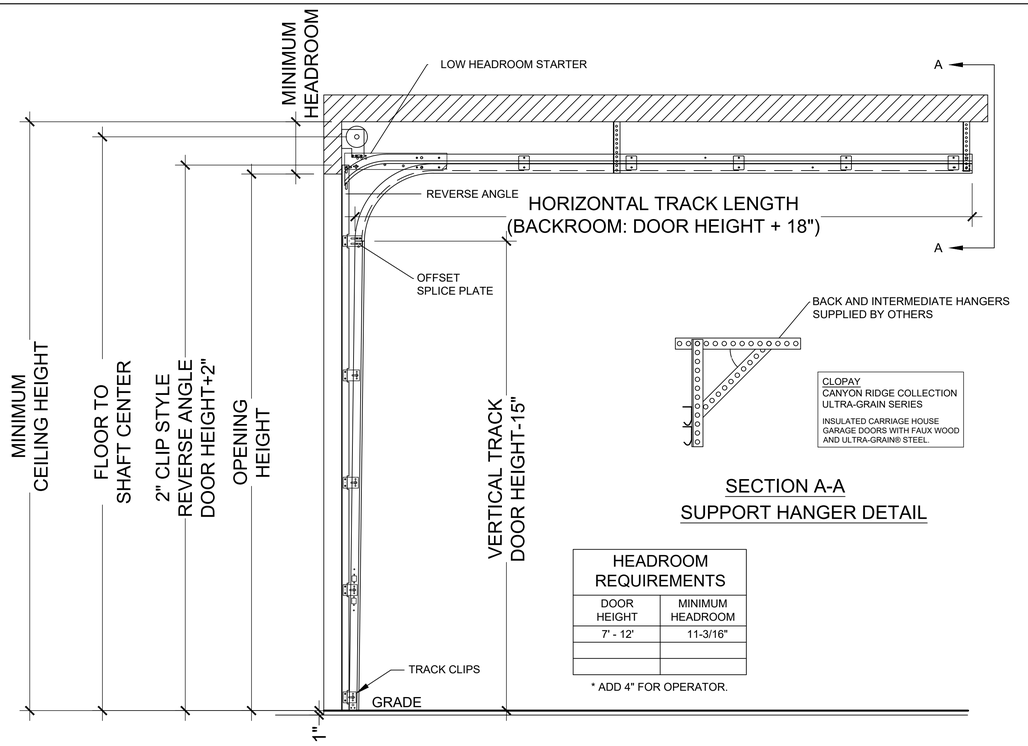
DATE: 02/27/2020
PROJECT #: 17.002
DRAWING BY: C.R.
CHECKED BY: J.S.
DWG No: LPC-06.00

CADD FILE NO: 17.005 | 09 OF 13



1 PROPOSED GARAGE DOOR

N.T.S



CLOPAY
CANYON RIDGE COLLECTION
ULTRA-GRAIN SERIES

INSULATED CARRIAGE HOUSE GARAGE DOORS WITH FAUX WOOD AND ULTRA-GRAIN® STEEL.

SECTION A-A
SUPPORT HANGER DETAIL

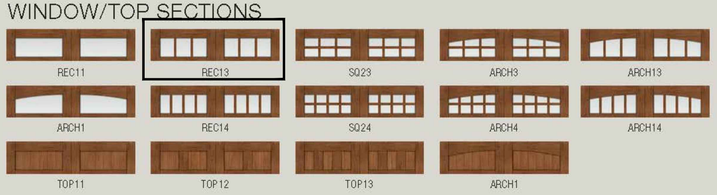
HEADROOM REQUIREMENTS

DOOR HEIGHT	MINIMUM HEADROOM
7' - 12'	11-3/16"

* ADD 4" FOR OPERATOR.

STANDARD LIFT LOW HEADROOM TO THE FRONT
2" ANGLE MOUNT TRACK SET DETAIL

WINDOW/TOP SECTIONS



Window grilles are Clear Cypress fixture. Windows not available on Designs 31, 32, 33, 34, 35, 36, 37 and 38.
Standard windows available on the following widths only: 6'2", 8'0", 9'0", 10'0", 10'2", 12'0", 12'2", 13'6", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 18'0", 18'2", 20'0", 20'2".
Impact windows available on the following widths only: 8'0", 9'0", 10'0", 12'2", 16'2", 18'2". To view additional designs, windows and top sections available, please visit www.clopaydoor.com

MATERIAL DESIGN OPTIONS

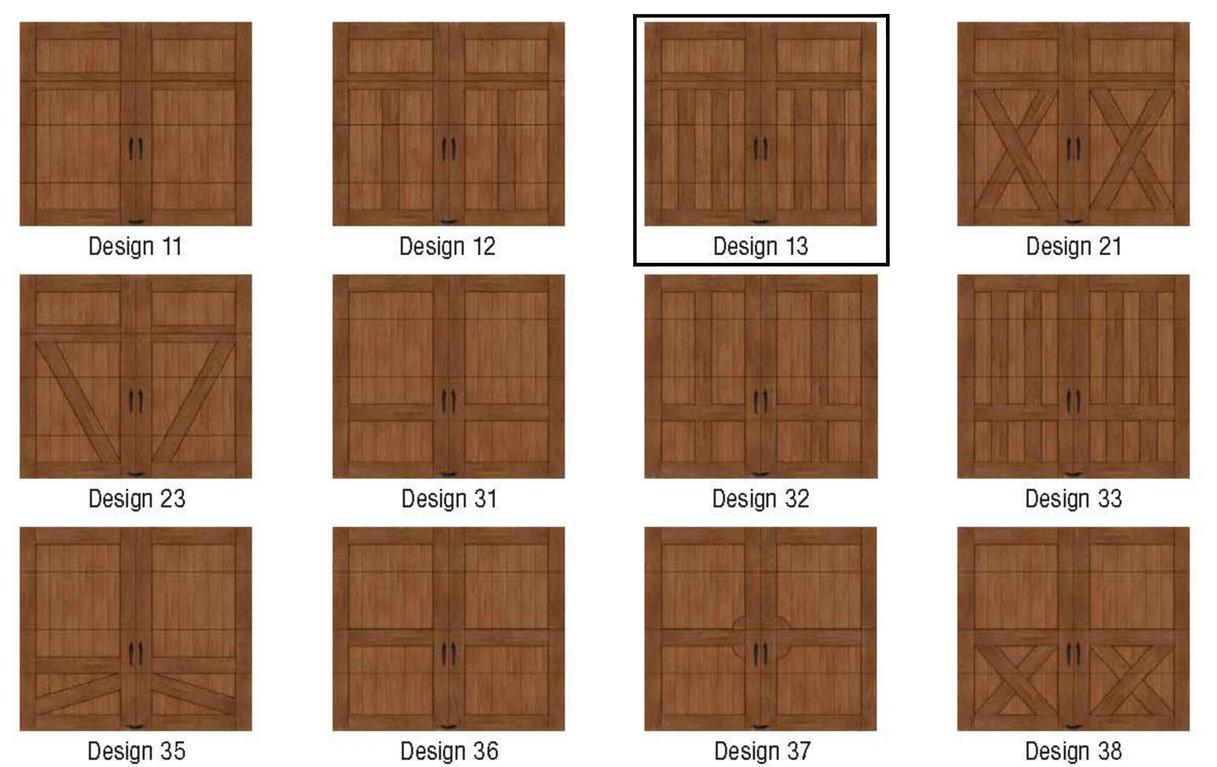
Note: Cladding and overlay material options may be mixed and matched.

8

COLORS

Black and White Finish available only on Mahogany cladding and overlays.
Two-tone doors are available.
To see all available options go to:
www.clopaydoor.com/door-imagination-system

Doors can be ordered Primed for those homeowners wishing to custom paint or stain their doors. Door skins only will vary slightly within a door due



JLS Architecture DESIGNS
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Client:
WOLFE RESIDENCE

326 RICHMOND ROAD
DOUGLAS MANOR, NY 11363

BLOCK:	8024
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BIN:	4168083
COMMUNITY BOARD:	411
ZONING MAP:	11A
ZONING DIST:	R1-2
OCCUPANCY CLASS:	J-3
CONSTRUCTION CL.:	2D
USE GROUP	1A

Scope of Work:
PROPOSED VERTICAL & HORIZONTAL ADDITION TO THE REAR OF AN EXISTING ONE FAMILY DETACHED DWELLING. INTERIOR RENOVATION TO EXISTING, PLUMBING WORK AND INCREASE WIDTH OF DRIVEWAY, ENTIRE SHINGLE ROOF TO BE REPLACED.

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Issued:

Revisions:		
2	2/27/2020	AMMENDMENT
3	5/15/2020	PUBLIC HEARING SET

Project:
WOLFE RESIDENCE

326 RICHMOND ROAD
DOUGLAS MANOR, NY 11363

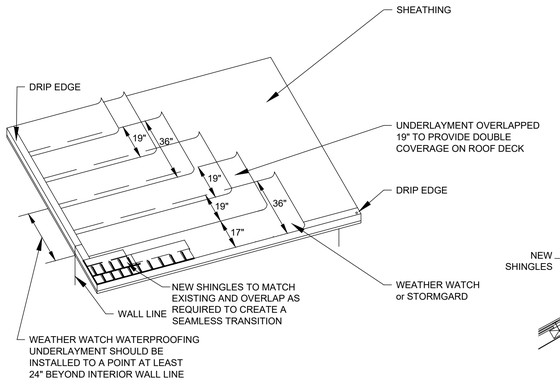
GARAGE DOOR DETAILS AND SPECS

seal & signature:

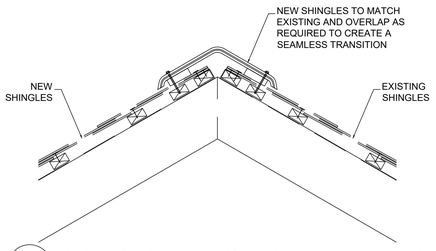
REGISTERED ARCHITECT JOSEPH ANGELO SULTANA JR. No. 27351 STATE OF NEW YORK

DATE: 02/27/2020
PROJECT #: 17.002
DRAWING BY: C.R.
CHECKED BY: J.S.
DWG No:
LPC-07.00

CADD FILE NO: 17.005 | 10 OF 13



3 NEW ASPHALT ROOF DETAIL
SCALE: N.T.S



4 SECTION OF SHINGLE DETAIL AT THE RIDGE
SCALE: N.T.S

5 ASPHALT ROOF SHINGLE
N.T.S

MALARKEY ROOFING

LEGACY SHINGLE LINE
COLOR: BLACK OAK

SPECIFICATIONS

TEST COMPLIANCE
- ASTM D7158 CLASS H
- ASTM D3462 • ASTM D3161 CLASS F
- ASTM D3018 TYPE I • ASTM E108 CLASS A FIRE RATING
- UL 2218 CLASS 4 • CSA A123.5
- ICC APPROVAL – ESR-3150 • FBC APPROVAL – #1480

RABBETED BEVEL

FINISH: TEXTURED AND BRUSHED-FACE
DIMENSIONS: 8"
FASTENING: NAILED ON FURRING STRIPS
COLOR: OCEAN GRAY
INSTALLATION: HORIZONTAL

FACTORY-STAINING
- THE STAIN IS FACTORY-COATED ON ALL SIX SIDES IN A CONTROLLED ENVIRONMENT FOR MAXIMUM STAIN ABSORPTION AND RETENTION. THIS ALSO PROVIDES INCREASED PROTECTION FROM THE DAMAGING EFFECTS OF THE SUN AND THE ELEMENTS. • LOW-VOLATILE ORGANIC COMPOUNDS (VOCS) WATER-BASED STAINS.

6 WOOD SIDING
N.T.S

NOMINAL DIMENSIONS: 8"
ACTUAL DIMENSIONS: 7/8" x 7"
EXPOSED SURFACE: 6 7/16"
OVERLAP: 9/16"
INSTALLATION: HORIZONTALLY
FINISH: TEXTURED

SPECIES:
- SPRUCE - FIR (SPF) / SOUND TIGHT KNOT

MANUFACTURING:
- KILN-DRIED (KD) BETWEEN 12% TO 16% HUMIDITY
- AVAILABLE IN A TEXTURED FINISH AND MAIBEC URBAHN® BRUSHED-FACE FINISH

JLS Architecture
Joseph Sultana, A.I.A.
Architect
DESIGNS
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Bayside, New York 11361
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DOUGLAS MANOR, NY 11363

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BIN:	4168083
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CONSTRUCTION CL.:	2D
USE GROUP	1A

Scope of Work:
PROPOSED VERTICAL & HORIZONTAL ADDITION TO THE REAR OF AN EXISTING ONE FAMILY DETACHED DWELLING. INTERIOR RENOVATION TO EXISTING, PLUMBING WORK AND INCREASE WIDTH OF DRIVEWAY, ENTIRE SHINGLE ROOF TO BE REPLACED.

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Revisions:

2	2/27/2020	AMMENDMENT
3	5/15/2020	PUBLIC HEARING SET

Project:
WOLFE RESIDENCE

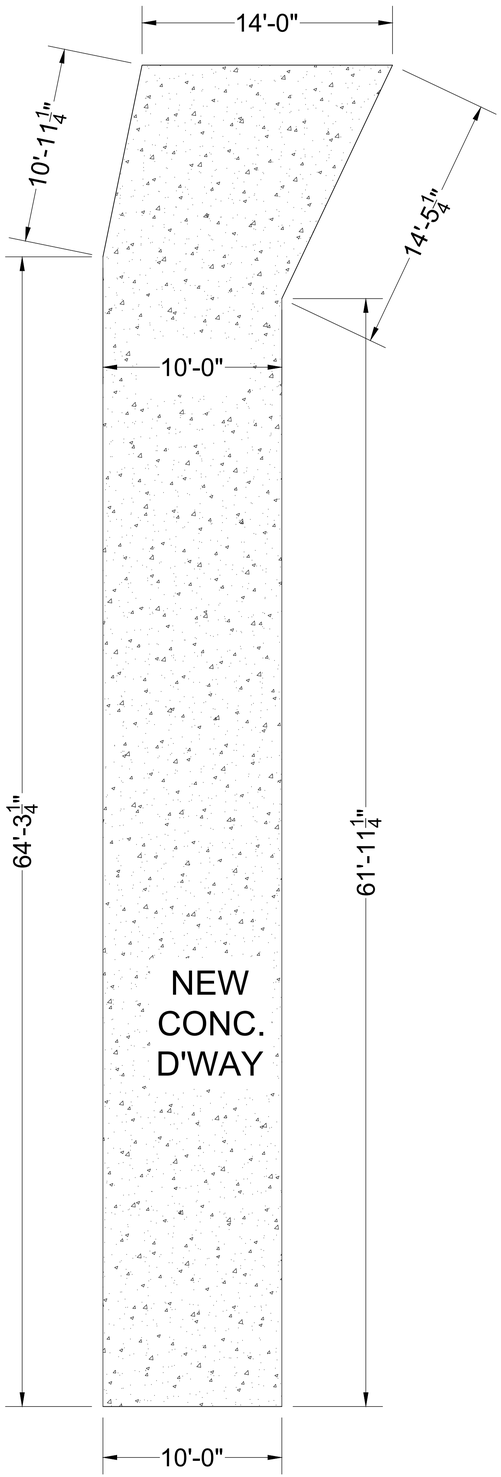
326 RICHMOND ROAD
DOUGLAS MANOR, NY 11363

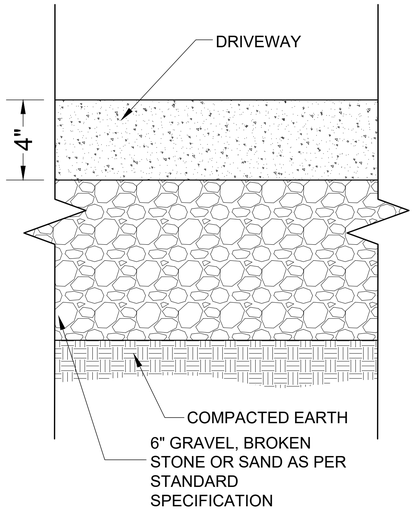
ROOF DETAILS AND MATERIALS

seal & signature:
REGISTERED ARCHITECT JOSEPH ANGELO SULTANA JR. No. 27351 STATE OF NEW YORK

DATE: 02/27/2020
PROJECT #: 17.002
DRAWING BY: C.R.
CHECKED BY: J.S.
DWG No: LPC-07.00

CADD FILE NO: 17.005

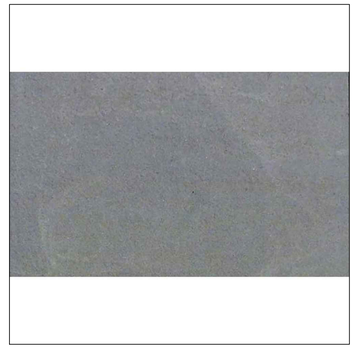




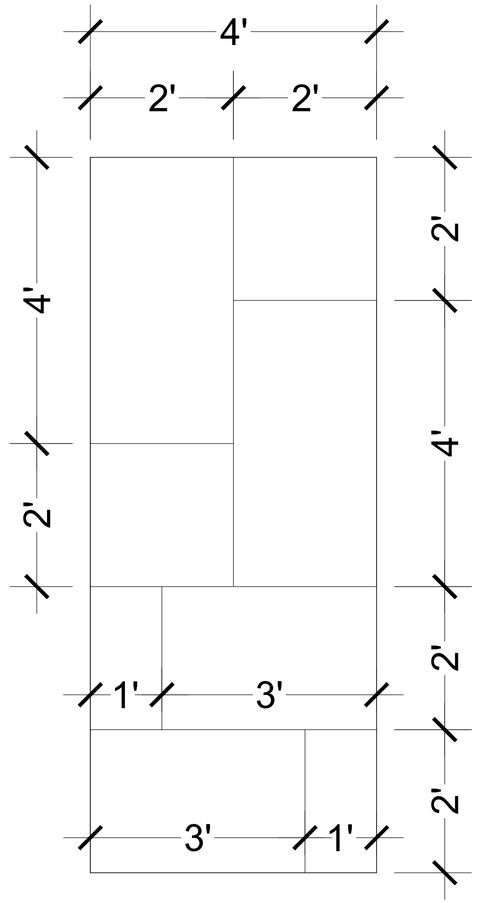
DRIVEWAY SECTION

DRIVEWAY FINISH

CONCRETE WITH WINTER BEIGE TINT



BLUESTONE PAVER



PAVERS PLAN

JLS Architecture DESIGNS
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326 RICHMOND ROAD
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DRIVEWAY PLANS, DETAIL AND PHOTOS

seal & signature:
REGISTERED ARCHITECT JOSEPH ANGELO SULTANA JR. No. 27357 STATE OF NEW YORK

DATE: 02/27/2020
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DRAWING BY: C.R.
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DWG No:
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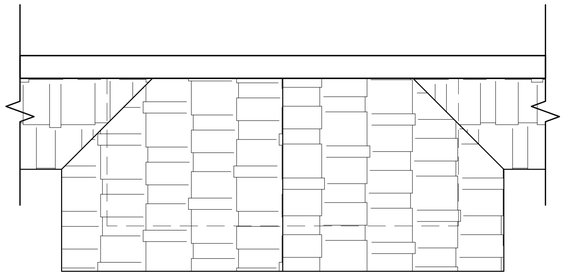
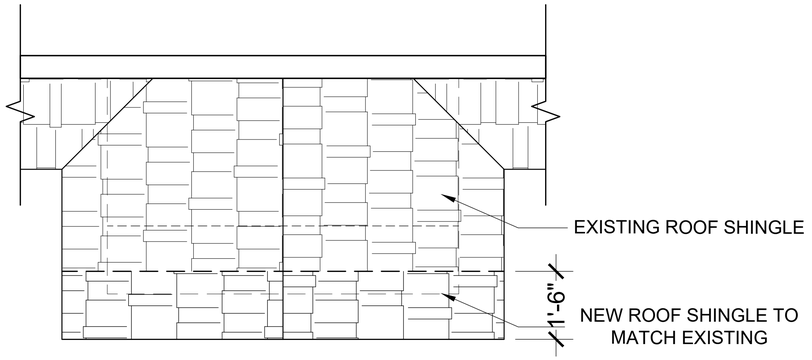
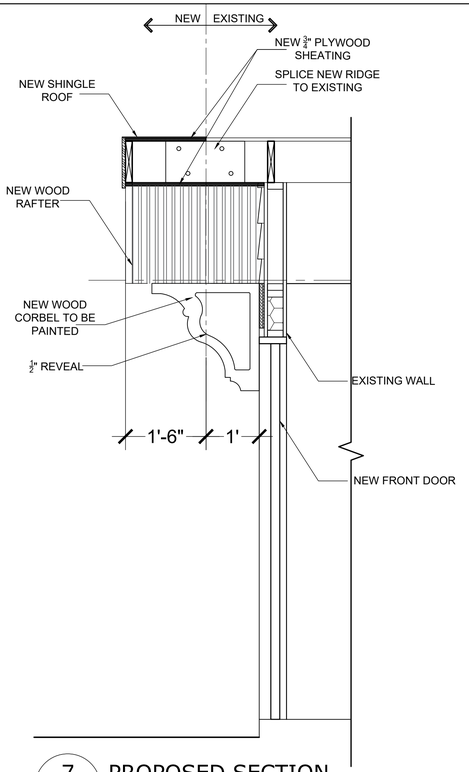


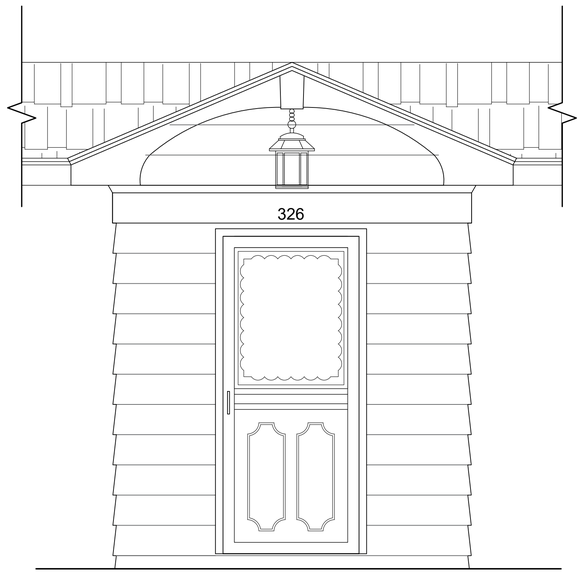
1 - EXISTING ENTRANCE PLAN
SCALE: 3/4" =1'-0"



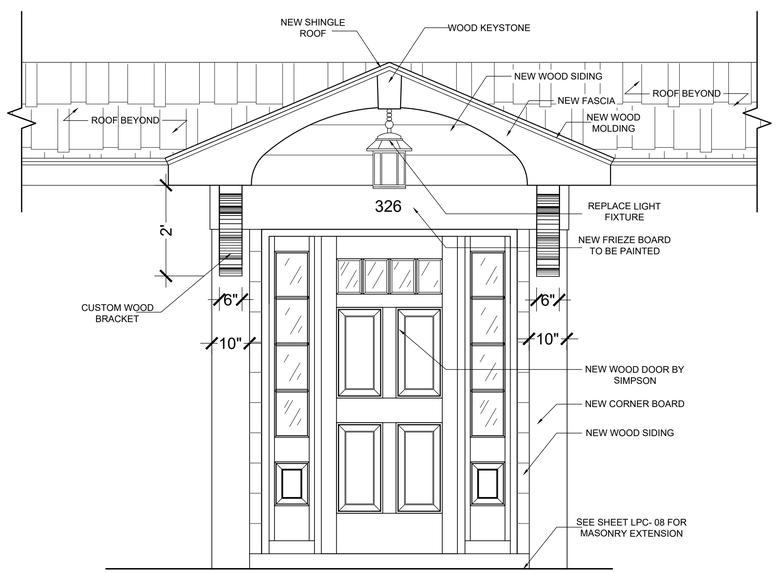
2 - PROP. ENTRANCE PLAN
SCALE: 3/4" =1'-0"



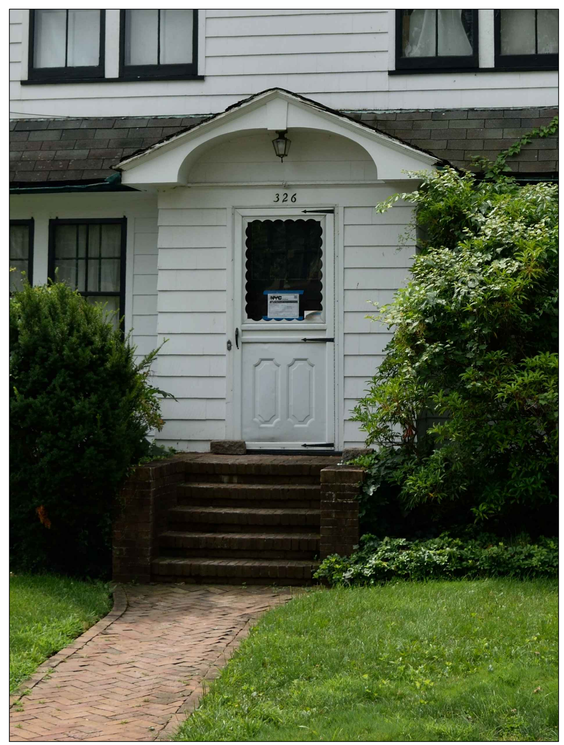
7 - PROPOSED SECTION
SCALE: 3/4" =1'-0"



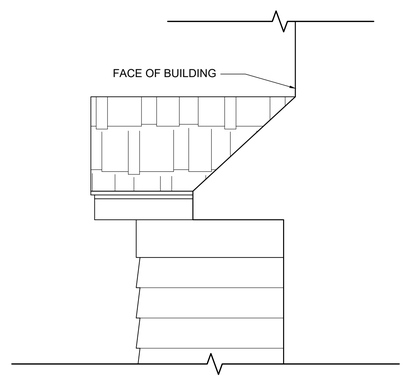
3 - EXISTING ENTRANCE HOOD ELEVATION
SCALE: 3/4" =1'-0"



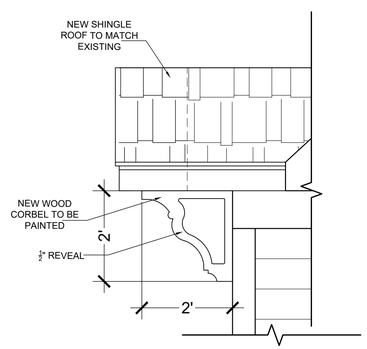
4 - PROP. ENTRANCE HOOD ELEVATION
SCALE: 3/4" =1'-0"



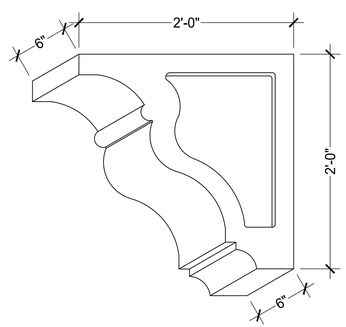
EXISTING ENTRANCE



5 - EXISTING ENTRANCE HOOD SIDE ELEVATION
SCALE: 3/4" =1'-0"



6 - PROP. ENTRANCE HOOD SIDE ELEVATION
SCALE: 3/4" =1'-0"



8 - CUSTOM BRACKET DETAIL
SCALE: 1 1/2" =1'-0"

JLS Architecture DESIGNS
Joseph Sultana, A.I.A.
Architect
214-41 42nd Avenue, Suite 2C
Bayside, New York 11361
P. 718.224.3330 F. 718.224.5933
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Client:
WOLFE RESIDENCE

326 RICHMOND ROAD
DOUGLAS MANOR, NY 11363

BLOCK:	8024
LOT:	14
BIN:	4168083
COMMUNITY BOARD:	411
ZONING MAP:	11A
ZONING DIST:	R1-2
OCCUPANCY CLASS:	J-3
CONSTRUCTION CL.:	2D
USE GROUP	1A

Scope of Work:
PROPOSED VERTICAL & HORIZONTAL ADDITION TO THE REAR OF AN EXISTING ONE FAMILY DETACHED DWELLING. INTERIOR RENOVATION TO EXISTING, PLUMBING WORK AND INCREASE WIDTH OF DRIVEWAY, ENTIRE SHINGLE ROOF TO BE REPLACED.

APPROVED PLANS MUST BE ON SITE AT ALL TIMES.

IF WORK DEVIATES FROM APPROVED PLANS, ARCHITECT MUST BE IMMEDIATELY NOTIFIED.

Issued:

Revisions:		
2	2/27/2020	AMMENDMENT
3	5/15/2020	PUBLIC HEARING SET

Project:
WOLFE RESIDENCE

326 RICHMOND ROAD
DOUGLAS MANOR, NY 11363

ENTRANCE STOOP PLAN, ELEVATION & DETAIL

seal & signature:
REGISTERED ARCHITECT ANGELO SULTANA No. 27351 STATE OF NEW YORK

DATE:	02/27/2020
PROJECT #:	17.002
DRAWING BY:	C.R.
CHECKED BY:	J.S.
DWG No:	LPC-10.00
CADD FILE NO: 17.005	13 OF 13

Landmarks Preservation Commission

March 18, 2021
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-20-08505

326 Richmond Road,

Borough of Queens

How to Testify Via Zoom:
https://us02web.zoom.us/j/82205238373?pwd=b3NtbUg4cjNQYVlFVTFhc1BFMUVIdz09

Webinar ID: 822 0523 8373
Passcode: 036318

By Phone:

1 646-558-8656

US (New York) 877-853-5257 (Toll free)

US 888 475 4499 (Toll free)

Note: If you want to testify 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.