The current proposal is:
Preservation Department – Item 12, LPC-22-11753
108 Shore Road – Douglaston Historic District
Borough of Queens

To Testify Please Join Zoom

Webinar ID: 851 5728 9933
Passcode: 435752
By Phone: 1 646-558-8656 US (New York)
877-853-5257 (Toll free) US
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AREA CALCULATIONS

EXISTING FLOOR AREA
EXISTING CELLAR FLOOR : 1,250 SF
EXISTING FIRST FLOOR : 1,401 SF
EXISTING SECOND FLOOR : 1,204 SF
ATTIC FLOOR AREA : 0 SF
TOTAL EXISTING ZONING FLOOR AREA : 2,605 SF

PROPOSED FLOOR AREA
CELLAR FLOOR ADDITION : 1,250 SF Net Addition = 0 SF (NO CHANGE)
FIRST FLOOR ADDITION : 1,823 SF Net Addition = 422 SF
SECOND FLOOR ADDITION : 2,039 SF Net Addition = 835 SF
ATTIC FLOOR AREA : 1,184 SF Net Addition = 1,184 SF
TOTAL PROPOSED ZONING FLOOR AREA : 5,046 SF Net Addition = 2,441 SF

EXISTING PROJECT SITE

PROPOSED PROJECT ADDITION/ EXTENSION

FORGIONE RESIDENCE
108 SHORE ROAD
DOUGLASTON, NY 11363
DADRAS ARCHITECTS
234-21 41ST AVENUE
DOUGLASTON, NY 11363
212 239-8293
NYC-LANDMARKS PRESERVATION COMMISSION
SUBMISSION DATE:08/31/22
UNFORTUNATELY, our Property Site is very much INCORRECTLY DESCRIBED, in the “DOUGLASTON HISTORIC DISTRICT Designation Report”, dated June 24, 1997, and in fact should be re-classified and considered as a “Non-Contributing Structure” due primarily to the fact that it was built in 1955, and secondarily that it does not contain historic features or value that are important to the Douglaston Historic District.

“We contend that “there is nothing that distinguishes 108 Shore Road, designed and built in 1955, either architecturally or culturally, as significant for its time or in any way representative of significant architecture of the post war era in Douglas Manor.”
ORIGINAL PLOT PLAN – filed by the building’s architect: Carl H. Salminem, AIA (NOT the architect A.P. Wohlpart? incorrectly mentioned in the Designation Report) in April 1, 1955 (NOT in 1920?, as per the Designation Report) for Owners: Mr. & Mrs. Kenneth Lynch (NOT owner A.L. Daniells?, as per the Designation Report)
INCORRECT INFORMATION contained in the DESIGNATION REPORT of 1997

INCORRECT INFORMATION contained in the TAX PHOTO of 1980s, *because there is NO TAX PHOTO from 1940s??

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https://1940s.nyc/map/photo/
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EXISTING PROJECT SITE

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NYC-LANDMARKS PRESERVATION COMMISSION
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HOUSES BUILT AFTER 1945

6 KNOLLWOOD AVENUE
8 BEVERLY ROAD
321 HOLLYWOOD AVENUE
350 RIDGE ROAD

FORGIONE RESIDENCE
108 SHORE ROAD
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NYC-LANDMARKS PRESERVATION COMMISSION
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NON-CONTRIBUTING HOUSES BUILT AFTER 1945

3 MELROSE LANE
8 SHORE RD
10 RICHMOND ROAD
NON-CONTRIBUTING HOUSES BUILT AFTER 1945
FRONT PHOTO - WEST ELEVATION
FORGIONE RESIDENCE
108 SHORE ROAD
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SIDE PHOTO - SOUTH ELEVATION
REAR PHOTO - EAST ELEVATION

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CHIMNEY
SECOND STORY BALCONY
SECOND STORY BALCONY
ENTRYWAY WITH SHUTTERS
AND FLANKING LANTERS
STEPPED FLAGSTONE
WALKWAY
*KEEP IN PROPOSED PLAN
*KEEP IN PROPOSED PLAN

GARAGE
*KEEP IN PROPOSED PLAN
WINDOWS
MATURE TREES - SOUTH SIDE
MATURE TREES - EAST SIDE
MATURE TREES
*KEEP IN PROPOSED PLAN

DETAILS
FORGIONE RESIDENCE
108 SHORE ROAD
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NYC-LANDMARKS PRESERVATION COMMISSION
SUBMISSION DATE: 08/31/22
1 PROJECT SITE
BLOCK 8040 LOT 1
AREA 10,200 sq.ft
EXISTING
FOOTPRINT 2,605 sq.ft
COVERAGE 25.5%
PROPOSED
FOOTPRINT 2,744 sq.ft
COVERAGE 26.9%

2 BLOCK 8040 LOT 6
AREA 9,000 sq ft
FOOTPRINT 4,600 sq.ft
COVERAGE 51%

3 BLOCK 8040 LOT 11
AREA 9,000 sq ft
FOOTPRINT 4,240 sq.ft
COVERAGE 47%

4 BLOCK 8040 LOT 68
AREA 13,000 sq ft
FOOTPRINT 2,851 sq.ft
COVERAGE 22%

5 BLOCK 8040 LOT 64
AREA 8,000 sq ft
FOOTPRINT 3,500 sq.ft
COVERAGE 44%

6 BLOCK 8040 LOT 59
AREA 10,100 sq ft
FOOTPRINT 4,200 sq.ft
COVERAGE 42%

7 BLOCK 8038 LOT 1
AREA 10,000 sq ft
FOOTPRINT 1,992 sq.ft
COVERAGE 20%

8 BLOCK 8038 LOT 6
AREA 12,455 sq ft
FOOTPRINT 3,832 sq.ft
COVERAGE 31%

9 BLOCK 8038 LOT 12
AREA 14,300 sq ft
FOOTPRINT 4,381 sq.ft
COVERAGE 31%

10 BLOCK 8038 LOT 69
AREA 8,675 sq ft
FOOTPRINT 4,136 sq.ft
COVERAGE 42%

11 BLOCK 8038 LOT 63
AREA 12,000 sq ft
FOOTPRINT 3,932 sq.ft
COVERAGE 33%

12 BLOCK 8038 LOT 58
AREA 9,442 sq ft
FOOTPRINT 3,864 sq.ft
COVERAGE 41%

13 BLOCK 8042 LOT 1
AREA 10,000 sq ft
FOOTPRINT 2,963 sq.ft
COVERAGE 30%

14 BLOCK 8042 LOT 6
AREA 10,500 sq ft
FOOTPRINT 3,865 sq.ft
COVERAGE 37%

15 BLOCK 8042 LOT 10
AREA 10,100 sq ft
FOOTPRINT 3,222 sq.ft
COVERAGE 32%

16 BLOCK 8042 LOT 63
AREA 9,200 sq ft
FOOTPRINT 2,656 sq.ft
COVERAGE 29%

17 BLOCK 8042 LOT 58
AREA 14,600 sq ft
FOOTPRINT 1,801 sq.ft
COVERAGE 12%

EXISTING PROJECT SITE
PROPOSED PROJECT ADDITION/ EXTENSION

FORGIONE RESIDENCE
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NYC-LANDMARKS PRESERVATION COMMISSION
SUBMISSION DATE:08/31/22
**AREA CALCULATIONS**

- **Existing:** 1,401 SF
- **Proposed Addition:** 422 SF
- **Total proposed 1st Floor:** 1,823 SF (GROSS)

- **Existing:** 1,204 SF
- **Proposed Addition:** 835 SF
- **Total proposed 2nd Floor:** 2,039 SF (GROSS)

- **Existing:** 0 SF
- **Proposed Addition:** 1,184 SF
- **Total proposed Attic Floor:** 1,184 SF (GROSS)
EXISTING CELLAR PLAN

PROPOSED CELLAR PLAN

FORGIONE RESIDENCE
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EXISTING 1ST FLOOR PLAN

PROPOSED 1ST FLOOR PLAN

- PROPOSED EXTENT OF WORK
  - NEW ADDITION/EXTENSION
  - PROPOSED EXTENT OF MINOR WORK

AREA CALCULATIONS

Existing: 1,401 SF
Proposed Addition: 422 SF

Total proposed 1st Floor: 1,823 SF (GROSS)
**EXISTING 2ND FLOOR PLAN**

- **PROPOSED 2ND FLOOR PLAN**
  - Proposed Extent of Minor Work
  - New Addition/Extension

**PROPOSED EXTENT OF WORK**
- Remove Existing Shingles
- Remove Roof and Rafter
- Remove Existing Walls and Doors, Salvage Doors for Re-use
- Remove Existing Windows, Incl. Sill and Header, when Opening to Receive Larger Window
- Remove A/C Unit
- Remove AC Unit from all exterior walls and remove insulation
- Remove Plumbing Fixtures
- Remove Existing Windows, Incl. Sill and Header, when Opening to Receive Larger Window
- Remove Gyps BD from all exterior walls
- Remove Balcony and Railings
- Remove Stairs to Attic
- Remove Existing Windows, Incl. Sill and Header, when Opening to Receive Larger Window
- Remove Existing Shingles
- Remove Roof and Rafter

**AREA CALCULATIONS**
- Existing: 1,204 SF
- Proposed Addition: 835 SF
- Total Proposed 2nd Floor: 2,039 SF (GROSS)

**FORGIONE RESIDENCE**
108 SHORE ROAD
DOUGLASTON, NY 11363

**DADRAS ARCHITECTS**
234-21 41ST AVENUE
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**NYC-LANDMARKS PRESERVATION COMMISSION**
SUBMISSION DATE: 08/31/22
EXISTING ATTIC FLOOR PLAN

PROPOSED ATTIC FLOOR PLAN

- PROPOSED EXTENT OF WORK
  - NEW ADDITION/ EXTENSION
  - PROPOSED EXTENT OF MINOR WORK

AREA CALCULATIONS

Existing= 0 SF
Proposed Addition= 1,184 SF

Total proposed Attic Floor
1,184 SF (GROSS)
EXISTING ROOF FLOOR PLAN

PROPOSED ROOF FLOOR PLAN

PROPOSED EXTENT OF WORK
NEW ADDITION/ EXTENSION

FORGIONE RESIDENCE
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EXISTING WEST ELEVATION

PROPOSED WEST ELEVATION

FORGIONE RESIDENCE
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NYC-LANDMARKS PRESERVATION COMMISSION
SUBMISSION DATE: 08/31/22
EXISTING NEIGHBORHOOD PHOTOS

METAL RAILINGS
STUCCO FINISH

REFERENCE
104 Knollwood Avenue,
Douglaston, NY

EXTENT OF WORK WEST ELEVATION

PAINT
BENJAMIN MOORE
Moonlight White

ROOF
Timberline HD Asphalt Shingle
Fox Hollow Gray

WALL FINISH
STUCCO Smooth finish

LANDSCAPING
Evergreens
METAL RAILINGS

REFERENCE
27-03 Shore Road, Douglaston, NY

EXTENT OF WORK SOUTH ELEVATION

PAINT
BENJAMIN MOORE
Moonlight White

ROOF
Timberline HD Asphalt Shingle
Fox Hollow Gray

WALL FINISH
STUCCO Smooth finish

LANDSCAPING
Evergreens

EXISTING NEIGHBORHOOD PHOTOS

FORGIONE RESIDENCE
108 SHORE ROAD
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NYC-LANDMARKS PRESERVATION COMMISSION
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VERIFY DISCREPANCY IN HEIGHT OF GARAGE FLOOR SLAB
REF EXISTING SECTION
PLAN SHOWS A 6" STEP DOWN FROM 1ST FLOOR

PROPOSED NORTH ELEVATION

EXISTING NORTH ELEVATION

FORGIONE RESIDENCE
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EXISTING NEIGHBORHOOD PHOTOS

NO TRIM AROUND WINDOWS
STUCCO FINISH
METAL RAILINGS

REFERENCE
106 Manor Road,
Douglaston, NY

EXTENT OF WORK NORTH ELEVATION

PAINT
BENJAMIN MOORE
Moonlight White

WALL FINISH
STUCCO Smooth finish

ROOF
Timberline HD Asphalt Shingle
Fox Hollow Gray

LANDSCAPING
Evergreens

FORGIONE RESIDENCE
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EXISTING EAST ELEVATION

PROPOSED EAST ELEVATION

PROPOSED EXTENT OF WORK
NEW ADDITION/EXTENSION

FORGIONE RESIDENCE
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NYC-LANDMARKS PRESERVATION COMMISSION
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EXISTING NEIGHBORHOOD PHOTOS

NO TRIM AROUND WINDOWS
STUCCO FINISH

REFERENCE
DOUGLAS MANOR HOUSES,
Douglaston, NY

EXTENT OF WORK EAST ELEVATION

PAINT
BENJAMIN MOORE
Moonlight White

WALL FINISH
STUCCO Smooth finish

ROOF
Timberline HD Asphalt Shingle
Fox Hollow Gray

LANDSCAPING
Evergreens

FORGIONE RESIDENCE
108 SHORE ROAD
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NYC-LANDMARKS PRESERVATION COMMISSION
SUBMISSION DATE: 08/31/22
STREET FRONT ELEVATION, SHORE RD STREET

1. NEW STONE TILE CLAD CONCRETE PORCH AND STEPS
2. NEW EXTENDED BALCONY OVER PORCH WITH STONE TILE FLOOR WITH DRAINS
3. PAINTED STEEL GUARDRAIL
4. DORMER ROOF ABOVE EXISTING ATTIC
5. STUCCO FINISH ON COLUMNS AND EXISTING BRICK WALL
6. NEW EXTERIORS DOORS AND WINDOWS
7. RAILING CAP BRONZE
8. NEW COMPOSITION SHINGLE ROOF LIGHT GRAY

SIDE ELEVATIONS

9. NEW EXTERIORS DOORS AND WINDOWS
10. NEW BALCONY AND RAILINGS
11. STUCCO FINISH
12. NEW RAILINGS FOR OPENING AROUND STAIRCASE GOING DOWN TO CELLAR
13. EXTENDED CHIMNEY
14. NEW GARAGE DOOR PAINT WHITE
15. NEW CONCRETE DRIVEWAY

REAR ELEVATION

16. MECHANICAL PIT BEYOND STUCCO WALL
17. METAL SHED ROOF WHITE
18. BALCONY
19. STUCCO FINISH
20. NEW PORCH ENTRANCE WITH METAL SHED ROOF WHITE, STONE TILE FLOOR AND STEPS.

PROPOSED MODIFICATIONS
EXISTING REFERENCE: DOUGLAS MANOR HOUSES

EXTERIOR WALLS AND COLOR

PAINT: BENJAMIN MOORE
Moonlight White (2143-60)

WALL FINISH: STUCCO

TYPE: SMOOTH

EXISTING REFERENCE: 25-04 WEST DR

EXISTING REFERENCE: 141 PARK LN

COLUMNS

MOULDING DETAIL ABOVE ENTRANCE-WAY AND UNDER BALCONIES.

LANDSCAPE

GRADE THE LAND TO BE FLUSH WITH FRONT PORCH, SLOPING DOWN 4 OR 5 FEET BEFORE THE PROPERTY LINE.

ADDING EVERGREENS ALONG THE WEST AND NORTH ELEVATIONS FACING PROPERTY LINES.

PROPOSED MATERIALS AND REFERENCES

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PROPOSED MATERIALS AND REFERENCES

**ROOFING**

**MAIN ROOF**
Brand: GAF // Timberline HD
Asphalt Shingle
Color: Fox Hollow Gray

**REAR PORCH AND BALCONY**
Back Door: Standing Seam Metal Shed Roof
Color: Beige

**FLOORING**
Decks, Balconies, Steps and Walkways.
Travertine Look Porcelain
Brand: Tile Shop Chester Versailles Porcelain Tiles
Color: Cream

**EXISTING REFERENCE:**
- 104 Knollwood, Douglaston, NY
- 27-03 Shore Rd, Douglaston, NY

**FLAT ROOFS**

**EXISTING REFERENCE:**
27-03 Shore Rd, Douglaston, NY

**RAILINGS**
Iron Railings with Circle Detail
Color: Painted to Match Window Grille (See Window/Door Detail)
**DOOR AND WINDOW SCHEDULE**

**WEST ELEVATION**

**CELLAR**
- 8" EXTERIOR BARS
- ALUMINUM
- PINE INTERIOR FACTORY PRIMED

**FIRST FLOOR**
- 8'-0" TO 5'-4"
- 3'-0" TO 6'-8"
- 4'-8" TO 7'-6"
- DOOR HARDWARE
- DALLAS SINGLE POINT
- FACTORY PRIMED PINE INTERIOR

**SECOND FLOOR**
- 8'-3" TO 3'-0"
- 3'-6"
- 2'-10"
- DOOR HARDWARE
- DALLAS SINGLE POINT
- FACTORY PRIMED PINE INTERIOR

**ATTIC**
- 8'-0" TO 3'-0"
- 3'-6" TO 2'-10"
PROPOSED MATERIALS AND REFERENCES

EXTERIOR TRIM: NO EXTERIOR/WINDOW TRIM
WINDOW SILL: SAME STONE AS PORCH/WALKWAY/STAIRS.

SIMULATED DIVIDED LIGHT
WOOD CORE, ALUMINUM CLAD
POWDER FINISH ON ALUMINUM: LINEN

EXISTING REFERENCES:
DOUGLAS MANOR HOUSES

EXISTING REFERENCES:
25-04 WEST DR

EXISTING REFERENCES:
7 HOLLYWOOD AVENUE

EXISTING REFERENCES:
706 SHORE RD

EXISTING REFERENCES:
25-04 WEST DR

EXISTING REFERENCES:
706 SHORE RD

EXISTING REFERENCES:
706 SHORE RD

EXISTING REFERENCES:
706 SHORE RD

EXTERIOR TRIM: NO EXTERIOR/WINDOW TRIM
WINDOW SILL: SAME STONE AS PORCH/WALKWAY/STAIRS.

SIMULATED DIVIDED LIGHT
WOOD CORE, ALUMINUM CLAD
POWDER FINISH ON ALUMINUM: LINEN
EXISTING HOLLYWOOD AV PHOTO
NORTH ELEVATION

PROPOSED HOLLYWOOD AV VIEW
NORTH ELEVATION

FORGIONE RESIDENCE
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NYC-LANDMARKS PRESERVATION COMMISSION
SUBMISSION DATE: 08/31/22
The current proposal is:

**Preservation Department – Item 12, LPC-22-11753**

**108 Shore Road – Douglaston Historic District**

**Borough of Queens**

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