The current proposal is:

Preservation Department – Item 2, LPC-22-11753

108 Shore Road – Douglaston Historic District
Borough of Queens

To Testify Please Join Zoom

Webinar ID: 846 5008 0041
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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.
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
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)

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
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??

108 SHORE ROAD (SE corner of Shore Road and Hollywood Avenue)
aka 235-02–235-12 Hollywood Avenue; 34-01–34-05 Shore Road

Borough of Queens Tax Map Block 8040, lot 1
Douglas Manor Section One, Block 11, lots 6-10
BIN: 4168244
Date: 1920
Architect: A.P. Wohlpart
Original Owner: A.L. Daniells
Type: Freestanding house with attached garage
Style: Colonial Revival

Stories: 2½
Structure/material: Frame with brick veneer and wood shingle siding

Notable building features: Gable roof, with overhang in front, decorative fascia and eave returns; exposed brick chimney, white-washed; panelled entryway with shutters and flanking lanterns; brick stoop; quarter-round windows flanking chimney; second-story balcony; windows with historic multi-pane sash and shutters.

Alterations: Projecting bays on first story with steel casements; through-the-wall air conditioning unit; replacement ironwork on second-story balcony.

Related structure on lot: Matching two-car garage, entered from Hollywood Avenue, attached to the house by an enclosed porch; replacement vehicle door; contemporary with the house.

Notable site features: Mature trees; stepped flagstone walkway with wrought-iron railings (Hollywood Avenue); lamp post; cobblestone curb (Shore Road).

Photos: 4 views

Detail View: DOF: Queens 1980s Tax Photos: def_4_00040_0001

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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NYC-LANDMARKS PRESERVATION COMMISSION
SUBMISSION DATE: 08/31/22
DOUGLAS MANOR Sanborn Corrected 1933 MAP
FORGIONE RESIDENCE
108 SHORE ROAD
DOUGLASTON, NY 11363

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https://1940s.nyc/map/photo/
HOUSES BUILT AFTER 1945

- 6 KNOLLWOOD AVENUE
- 8 BEVERLY ROAD
- 321 HOLLYWOOD AVENUE
- 350 RIDGE ROAD
FORGIONE RESIDENCE
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NON-CONTRIBUTING HOUSES BUILT AFTER 1945
SIDE PHOTO - SOUTH ELEVATION
FORGIONE RESIDENCE
108 SHORE ROAD
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REAR PHOTO - EAST ELEVATION
PROPOSED EVERGREENS ALONG HOLLYWOOD AVENUE AND SHORE ROAD
EXISTING TO REMAIN
20-FOOT-HIGH LINE OF TREES ON EAST SIDE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION
TREE TRUNK ESTIMATED LOCATION ON SITE

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NYC-LANDMARKS PRESERVATION COMMISSION
SUBMISSION DATE: 08/31/22
EXISTING PROJECT SITE
BLOCK 8040 LOT 1
AREA 10,200 sq.ft
FOOTPRINT 2,605 sq.ft
COVERAGE 25.5%

PROPOSED PROJECT ADDITION/ EXTENSION
BLOCK 8040 LOT 6
AREA 9,000 sq ft
FOOTPRINT 4,600 sq.ft
COVERAGE 51%

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

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

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

BLOCK 8040 LOT 59
AREA 10,000 sq ft
FOOTPRINT 4,200 sq.ft
COVERAGE 42%

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

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

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

BLOCK 8038 LOT 69
AREA 8,675 sq ft
FOOTPRINT 3,932 sq.ft
COVERAGE 33%

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

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

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

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

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

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

SOURCE: https://zola.planning.nyc.gov/
AREA CALCULATIONS

**Existing**

- **Cellar Floor**: 1,250 SF
- **1st Floor**: 1,401 SF
- **2nd Floor**: 1,204 SF
- **Attic Floor**: 0 SF

**Proposed Addition**

- **Cellar**: 422 SF
- **1st Floor**: 835 SF
- **2nd Floor**: 1,184 SF
- **Attic Floor**: 1,184 SF

**Total Proposed**

- **1st Floor**: 1,823 SF (GROSS)
- **2nd Floor**: 2,039 SF (GROSS)
- **Attic Floor**: 1,184 SF (GROSS)

**Roof Surface Area**

- **2039 SF**

**Lot Coverage**

- **2,744 SF**

**Cellar Plan**

- **Area**: 1,250 SF

**1st Floor Plan**

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

**2nd Floor Plan**

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

**Attic Floor Plan**

- **Area**: 1,184 SF
- **Proposed Addition**: 1,184 SF
- **Total Proposed Attic Floor**: 1,184 SF (GROSS)

**Roof Surface Area**

- **Area**: 2039 SF

**Lot Coverage**

- **Area**: 2,744 SF

**Cellar Not FA (NO CHANGE)**

- **Area**: 1,250 SF

108 SHORE ROAD
DOUGLASTON, NY 11363

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NYC-LANDMARKS PRESERVATION COMMISSION
SUBMISSION DATE: 08/31/22
EXISTING CELLAR PLAN

PROPOSED CELLAR PLAN

PROPOSED EXTENT OF MINOR WORK
**EXISTING 2ND FLOOR PLAN**

**PROPOSED 2ND FLOOR PLAN**

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

**AREA CALCULATIONS**

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

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**FORGIONE RESIDENCE**

108 SHORE ROAD  
DOUGLASTON, NY 11363  

DADRAS ARCHITECTS  
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NYC-LANDMARKS PRESERVATION COMMISSION  
SUBMISSION DATE:08/31/22
EXISTING ATTIC FLOOR PLAN

- REMOVE WINDOW
- REMOVE GYP BD FROM ALL EXTERIOR WALLS AND REMOVE INSULATION

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)

FORGIONE RESIDENCE
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NYC-LANDMARKS PRESERVATION COMMISSION
SUBMISSION DATE: 08/31/22
EXISTING ROOF FLOOR PLAN

PROPOSED ROOF FLOOR PLAN

PROPOSED EXTENT OF WORK
NEW ADDITION/EXTENSION

FORGIONE RESIDENCE
108 SHORE ROAD
DOUGLASTON, NY 11363

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NYC-LANDMARKS PRESERVATION COMMISSION
SUBMISSION DATE: 08/31/22
EXISTING WEST ELEVATION

PROPOSED WEST ELEVATION

FORGIONE RESIDENCE
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FORGIONE RESIDENCE
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PROPOSED WEST MODEL
EXISTING NEIGHBORHOOD PHOTOS
METAL RAILINGS
STUCCO FINISH

REFERENCE
104 Knollwood Avenue,
Douglaston, NY

EXTENT OF WORK WEST 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
EXISTING NEIGHBORHOOD PHOTOS

METAL RAILINGS

REFERENCE
27-03 Shore Road, Douglaston, NY

EXTENT OF WORK SOUTH ELEVATION

PAINT
BENJAMIN MOORE
Moonlight White

WALL FINISH
STUCCO Smooth finish

ROOF
Timberline HD Asphalt Shingle
Fox Hollow Gray

LANDSCAPING
Evergreens

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NYC-LANDMARKS PRESERVATION COMMISSION
SUBMISSION DATE: 08/31/22
VERIFY DISCREPANCY IN HEIGHT OF GARAGE FLOOR SLAB.
REF EXISTING SECTION PLAN SHOWS A 6" STEP DOWN FROM 1ST FLOOR TO 2ND FLOOR.

EXISTING NORTH ELEVATION

PROPOSED NORTH ELEVATION

PROPOSED EXTENT OF WORK
NEW ADDITION/EXTENSION
PROPOSED NORTH MODEL
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

FORAGE RESIDENCE
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PROPOSED EAST MODEL

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

NO TRIM AROUND WINDOWS
STUCCO FINISH

REFERENCE
DOUGLAS MANOR HOUSES,
Douglaston, NY

PAINT
BENJAMIN MOORE
Moonlight White

ROOF
Timberline HD Asphalt Shingle
Fox Hollow Gray

WALL FINISH
STUCCO Smooth finish

LANDSCAPING
Evergreens

FORGIONE RESIDENCE
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EXTENT OF WORK EAST ELEVATION
EXISTING SECTION

PROPOSED SECTION

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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 EXTERIES DOORS AND WINDOWS
7. RAILING CAP BRONZE
8. NEW COMPOSITION SHINGLE ROOF LIGHT GRAY

SIDE ELEVATIONS

9. NEW EXTERIES 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

FORGIONE RESIDENCE
108 SHORE ROAD
DOUGLASTON, NY 11363

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234-21 41ST AVENUE
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NYC-LANDMARKS PRESERVATION COMMISSION
SUBMISSION DATE:08/31/22
PROPOSED MATERIALS AND REFERENCES

EXISTING REFERENCE: DOUGLAS MANOR HOUSES

EXISTING REFERENCE: 25-04 WEST DR

EXISTING REFERENCE: 141 PARK LN

EXTERIOR WALLS AND COLOR

PAINT: BENJAMIN MOORE
Moonlight White (2143-60)

WALL FINISH: STUCCO

TYPE: SMOOTH

COLUMN

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.

EXISTING REFERENCE: 25-04 WEST DR

EXISTING REFERENCE: 141 PARK LN
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

EXISTING REFERENCE:
104 KNOLLWOOD, DOUGLASTON, NY

EXISTING REFERENCE:
27-03 SHORE RD, DOUGLASTON, NY

FLAT ROOFS

FLOORING

DECKS, BALCONIES, STEPS AND WALKWAYS.
TRAVERTINE LOOK PORCELAIN
BRAND: TILE SHOP CHESTER
VERSAILLES PORCELAIN TILES
COLOR: CREAM

EXISTING REFERENCE:
104 KNOLLWOOD, DOUGLASTON, NY

EXISTING REFERENCE:
27-03 SHORE RD, DOUGLASTON, NY

RAILINGS

IRON RAILINGS WITH CIRCLE DETAIL
COLOR: PAINTED TO MATCH WINDOW GRILLE
(SEE WINDOW/DOOR DETAIL)

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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

WINDOWS/DOORS

EXISTING REFERENCES:
25-04 WEST DR
25-04 WEST DR
7 HOLLYWOOD AVENUE
25-04 WEST DR
25-04 WEST DR
706 SHORE RD
706 SHORE RD
706 SHORE RD

FORGIONE RESIDENCE
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The current proposal is:

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Borough of Queens

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