

February 27, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 15, LPC-23-11199

38-47 Douglaston Parkway – Douglaston Historic District Borough of Queens

To testify virtually, please join Zoom

Webinar ID: 827 9697 0950

Passcode: 116544

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
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CURRENT AS BUILT CONDITIONS

**DOUGLASTON HISTORIC DISTRICT
LEGALIZATION OF SITE WORK WITHOUT A PERMIT**

38-47 DOUGLASTON PARKWAY*
BBL: QUEENS - 8093 - 14

AS-IS LIST REQUESTING LEGALIZATION

1. WIDEN DRIVEWAY
2. DRIVEWAY SURFACE
CHANGED W/O APPROVAL
NEW CONCRETE SURFACE
LESS WINTER BEIGE TINT
DOES NOT COMPLY WITH
MASTERPLAN
3. CHANGE DRIVEWAY APRON
TO BELGAIN BLOCK AND
EXPAND
4. CREATE STONE TERRACE AT
STAIR LANDING WITH W.I.
RAILINGS
5. FENCE EXTENDED INTO
DOUGLASTON PARKWAY
FRONT YARD
6. REPLACE SIDEWALK AT AND
ADJACENT TO DRIVEWAY
WITHOUT APPROPRIATE TINT
7. INSTALL BELGIAN BLOCK AT
HILLSIDE AVENUE GATE
8. SHED IN SIDE YARD



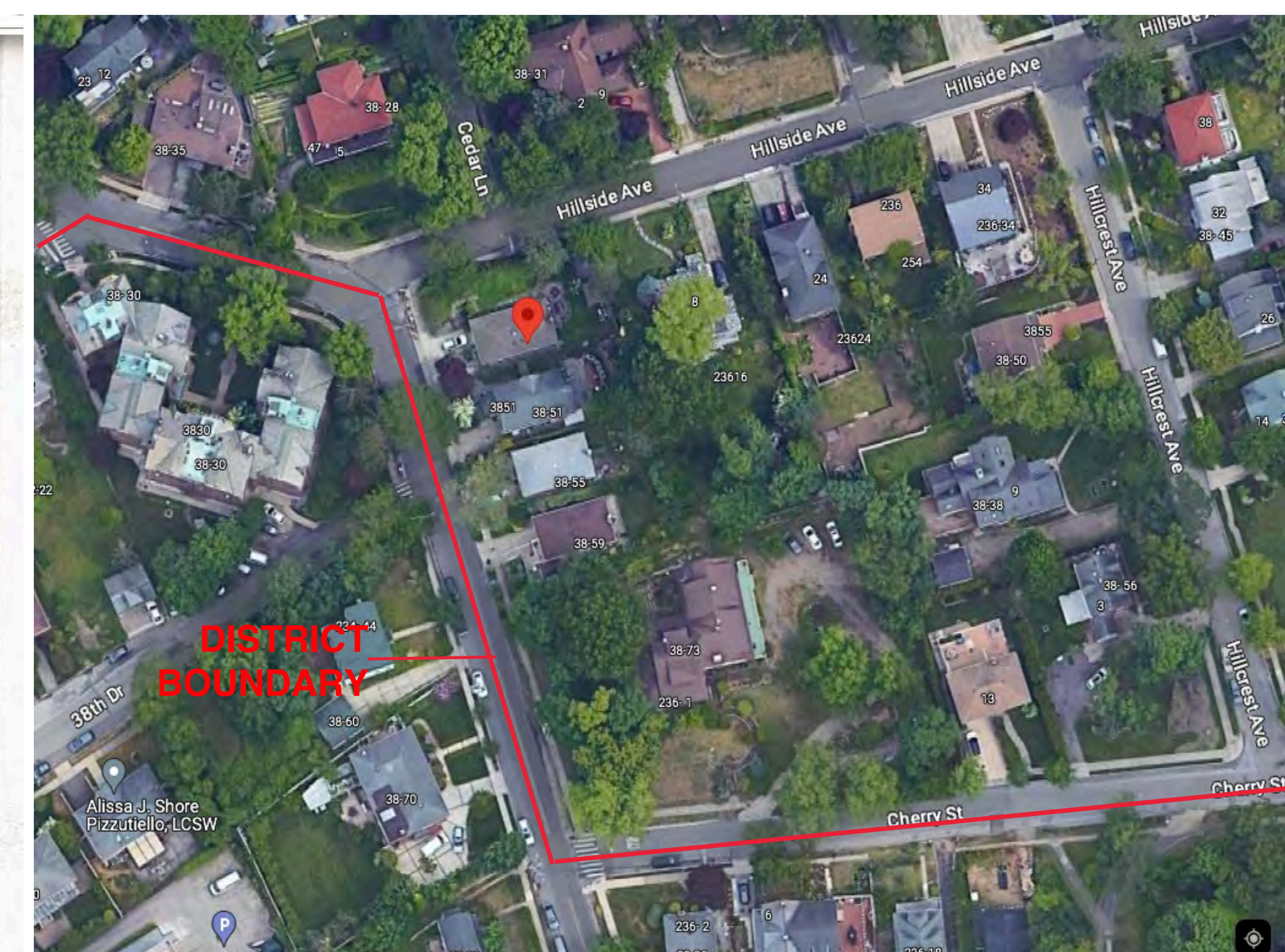
HISTORIC DISTRICT MAP



1980 TAX PHOTOGRAPH



1995 DESIGNATION PHOTOGRAPH



SATELITE VIEW OF BLOCK



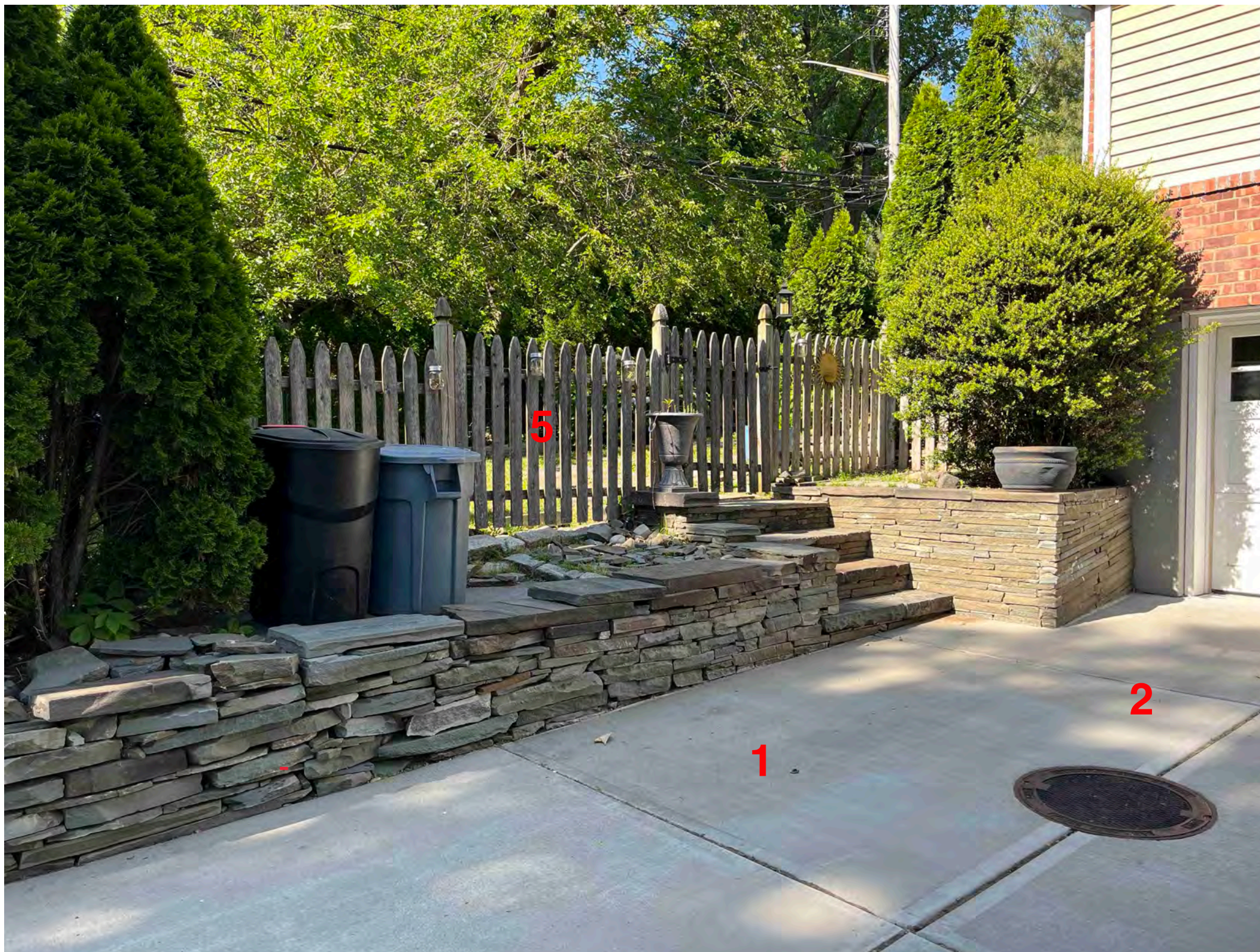
DOUGLASTON PARKWAY and HILLSIDE AVENUE BEYOND



CURB AT DOUGLASTON PARKWAY BELGAIN BLOCK APRON 34 FEET WIDE



WATER FLOW AT CORNER DURING RECENT RAIN EVENT



STACKED STONE LOW WALL AT WIDENED DRIVEWAY



CORNER INTERSECTION DURING RECENT RAIN EVENT

LEGALIZATION ITEMS PER LIST

1. WIDEN DRIVEWAY
2. DRIVEWAY SURFACE CHANGED W/O APPROVAL NEW CONCRETE SURFACE LESS WINTER BEIGE TINT DOES NOT COMPLY WITH MASTERPLAN
3. REPLACE DRIVEWAY APRON AND EXPAND WITH BELGIAN BLOCK
4. CREATE TERRACE AT ENTRANCE LANDING
5. WOOD FENCE EXTENDED INTO DOUGLASTON PARKWAY FRONT YARD
6. REPLACE SIDEWALK AT AND ADJACENT TO DRIVEWAY WITHOUT APPROPRIATE TINT
7. BELGIAN BLOCK PAVING AT HILLSIDE AVENUE GATE, PROPERTY SIDE
8. STORAGE SHED PLACED IN SIDE YARD OFF HILLSIDE AVENUE

CHANGES TO DRIVEWAY AND APRON PER DIFFICULT SITE CONDITIONS INCLUDING:

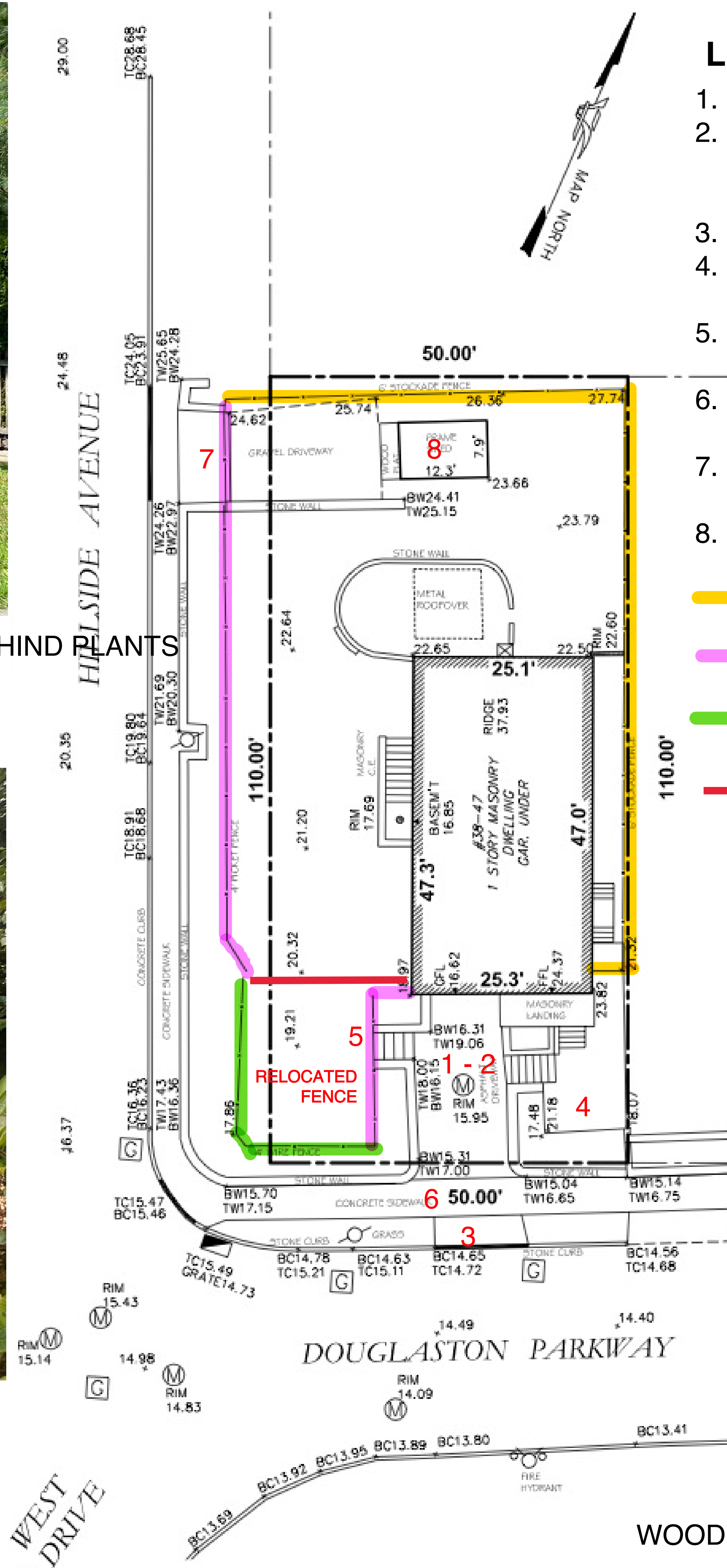
1. BOTTOM OF HILL GETS OVERRUN BY EXCESSIVE STORM WATER RUN OFF FROM HILLSIDE AVENUE AND CEDAR LANE
2. LOW POINT OF DOUGLASTON PARKWAY WHERE STANDING RAIN WATER COLLECTS WHEN HEAVY DOWNPOURS OVER RUN CATCH BASIN
3. NO STREET PARKING ALONG EITHER STREET FRONTAGE ON DOUGLASTON PARKWAY NOR HILLSIDE AVENUE
4. OVERSIZED BELGAIN BLOCK APRON / PLANTING STRIP INFILL (34 FEET WIDE) CONSTRUCTED TO ELIMINATE MUD FROM STANDING WATER AND TO PROVIDE AN AREA TO PULL OFF STREET FOR ACCESS.
5. BOULDERS PLACED ON CORNER TO DISCOURAGE LARGE TRUCKS FROM JUMPING THE CURB WHEN TURNING UP HILLSIDE AVENUE
6. NATURAL WOOD FENCE, 48-INCHES HIGH AND 36-INCH HIGH WROUGHT IRON RAILING IN FRONT YARDS EXEMPT FROM DMA DEED RESTRICTIONS. OUTSIDE DMA BOUNDARIES, DMA DEED RESTIRCTIONS DO NOT APPLY.



4-FT HIGH WOOD PICKET FENCE AT HILLSIDE AVENUE BEHIND PLANTS



CHICKEN WIRE FENCE AT FRONT YARD
BEHIND PLANTS RELOCATED 4-FT HIGH
WOOD PICKET FENCE ON LEFT



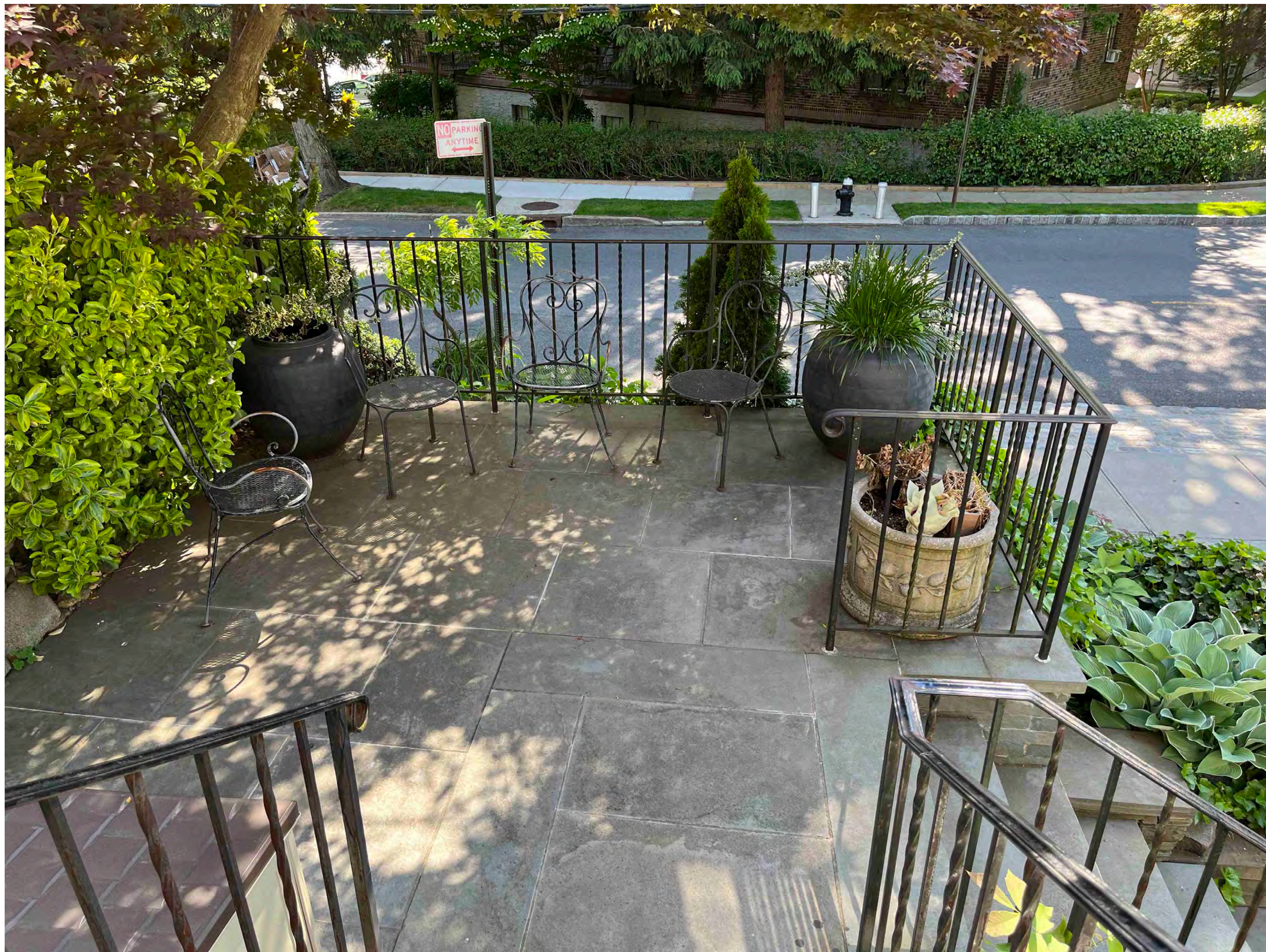
LEGALIZATION ITEMS

1. WIDEN DRIVEWAY
2. DRIVEWAY SURFACE CHANGED W/O APPROVAL. NEW CONCRETE WITHOUT WINTER BEIGE TINT DOES NOT COMPLY WITH MASTERPLAN.
3. CHANGE DRIVEWAY APRON AND EXPAND BELGIAN BLOCK
4. CREATE STONE TERRACE AT STAIR LANDING WITH WROUGHT IRON RAILINGS, PAINTED BLACK
5. RELOCATE FENCE TO DOUGLASTON PARKWAY FRONT YARD NEXT TO DRIVEWAY
6. SIDEWALK REPLACED IN FRONT OF AND NEXT TO DRIVEWAY WITHOUT WINTER BEIGE TINT.
7. NEW BELGIAN BLOCK PAVING AT HILLSIDE AVENUE GATE, PROPERTY SIDE
8. STORAGE SHED IN SIDE YARD OFF HILLSIDE AVENUE

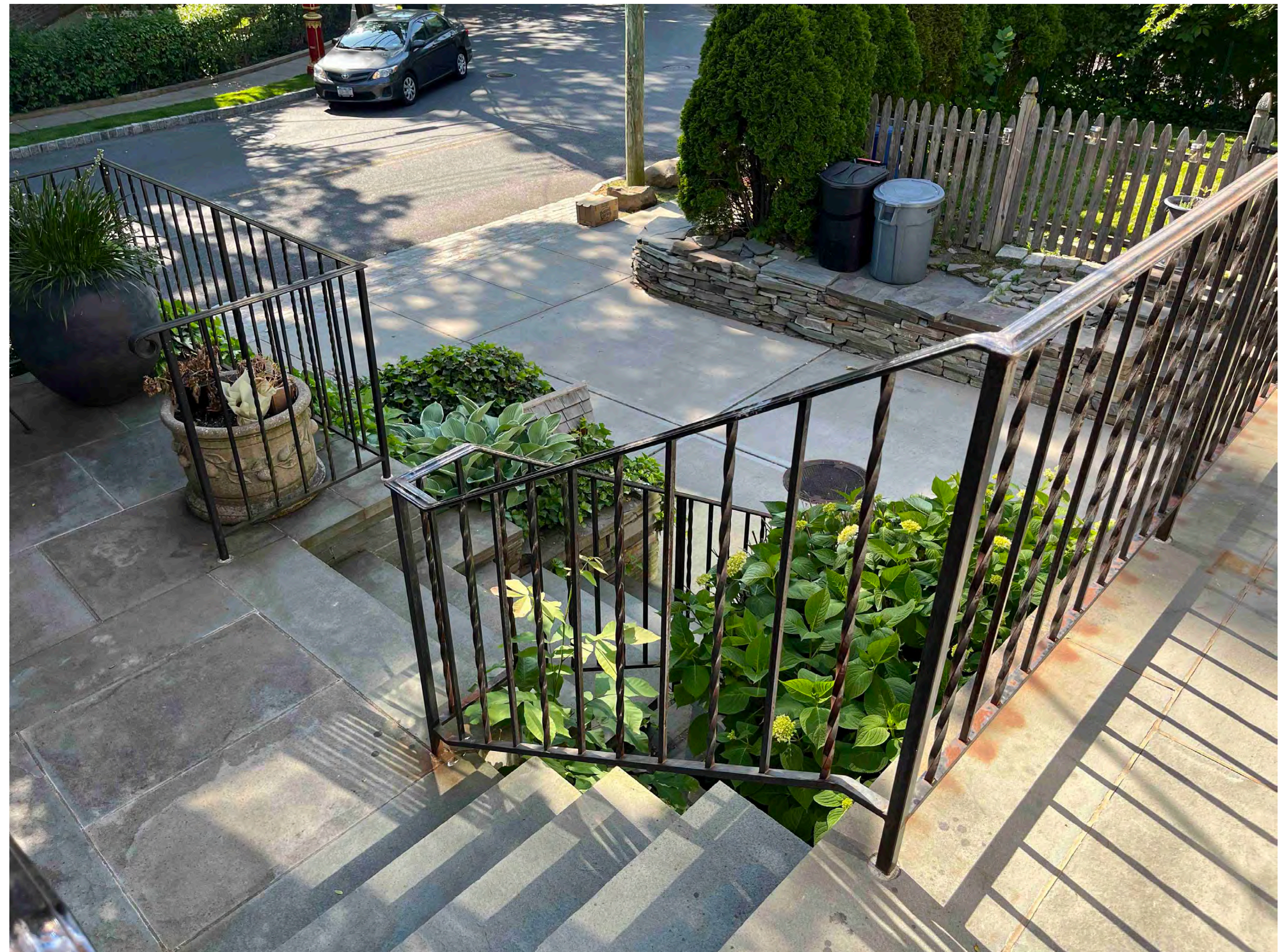
- APPROVED 6-FT HIGH WOOD STOCKADE FENCE NO
- CHANGE NEW 4-FT HIGH WOOD PICKET FENCE
- NEW 4-FT HIGH CHICKEN WIRE FENCE
- APPROVED LINE OF 4-FT HIGH WOOD PICKET FENCE



WOOD FENCE AT DRIVEWAY / CHICKEN WIRE ALONG SIDEWALK



STONE TERRACE AT ENTRANCE STAIR LANDING



EXPANDED TERRACE AT STAIR LANDING

BLUESTONE ENTRANCE PORCH, LANDING, AND STAIR



ENTRANCE STAIRS OFF DRIVEWAY WITH EXPANDED TERRACE



EXPANDED TERRACE ON RIGHT

38-51 DOUGLASTON PARKWAY AS BUILT SEPTEMBER 2023



38-55 DOUGLASTON PARKWAY AS BUILT SEPTEMBER 2023



38-59 DOUGLASTON PARKWAY AS BUILT SEPTEMBER 2023



38-51 DOUGLASTON PARKWAY DESIGNATION PHOTOGRAPH 1996



38-55 DOUGLASTON PARKWAY DESIGNATION PHOTOGRAPH 1996



38-59 DOUGLASTON PARKWAY DESIGNATION PHOTOGRAPH 1996

THREE ADJOINING PROPERTIES DEVELOPED AT THE SAME TIME AS THE SUBJECT PREMISES IN 1956

- 1. ALL FOUR PROPERTIES ARE NON-CONTRIBUTING. ONE PROPERTY (38-51 DOUGLASTON PARKWAY) WAS ENLARGED PER LPC APPROVAL 2008
- 2. INTERMEDIATE LANDINGS / TERRACES AT THE FRONT STAIR PRE-EXISTING AT ALL THREE NEIGHBORING LOCATIONS
- 3. SUBJECT PREMISES AT THE LOWEST GRADE ELEVATION OF THE FOUR DWELLINGS ALONG DOUGLASTON PARKWAY
- 4. DOUGLASTON PARKWAY IS THE HISTORIC DISTRICT BOUNDARY. ACROSS THE STREET IN OUTSIDE THE HISTORIC DISTRICT.
- 5. STONE RETAINING WALLS AT FRONT YARDS ARE ALL EXISTING CONDITIONS.



NEW SIDEWALK AT REPLACED DRIVEWAY



EXISTING CONDITIONS NO CHANGE BY OWNER



*REPAIR AT GAS VALVE BY UTILITY CO. NO CHANGE TO EXISTING ONLY BELGIAN BLOCK APRON



EXISTING CONDITIONS PROP. LINE - NO CHANGE

38-47 DOUGLASTON PARKWAY

DOUGLASTON PARKWAY

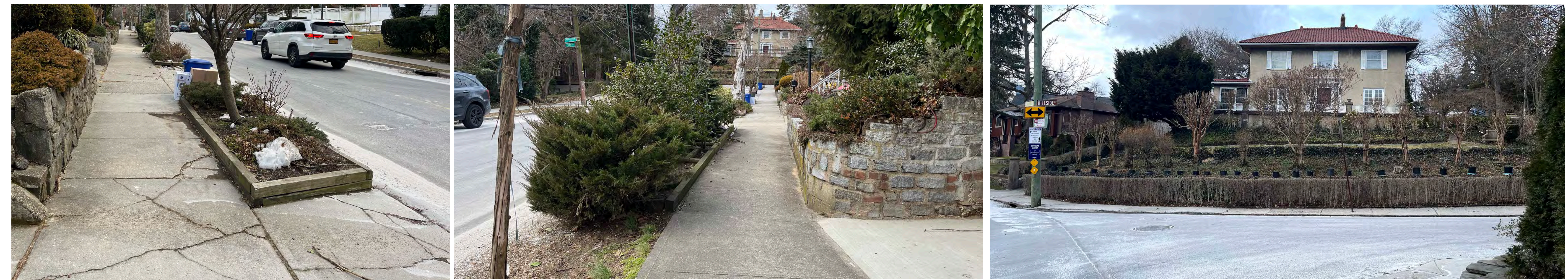
SIDEWALK

EXISTING CONDITIONS

ALL PLANTING STRIPS BETWEEN THE SIDEWALK AND THE CURB ALONG IN FRONT OF THESE FOUR PROPERTIES ON DOUGLASTON PARKWAY ARE EITHER PAVED OVER WITH CONCRETE, BELGIAN BLOCK, ASPHALT, OR ARE CONTAINED WITH UNAPPROVED PLANTER CURBS TO PROTECT AGAINST STORM WATER PONDING



COMPOSITE VIEW ADJACENT PROPERTIES ALONG DOUGLASTON PARKWAY



EXISTING CONDITION OF SIDEWALKS AT ADJACENT PROPERTIES ALONG DOUGLASTON PARKWAY INCLUDING PLANTERS AT PLANTING STRIP

INTERSECTION OF DOUGLASTON PARKWAY, HILLSIDE AVENUE, AND WEST DRIVE - VIEW ACROSS HILLSIDE AVENUE



STREET SCAPE ALONG DOUGLASTON PARKWAY ACROSS FROM SITE & HISTORIC DISTRICT BOUNDARY



VIEW ACROSS DOUGLASTON PARKWAY ON TO WEST DRIVE

STREET SCAPE

EXISTING CONDITIONS ALONG
DOUGLASTON PARKWAY,
WEST DRIVE, AND
HILLSIDE AVENUE



CURRENT WINTER VIEW OF WOOD GATE, BLOCK PAVING & FENCE ON HILLSIDE AVENUE



VIEW OF PROPERTY FROM ACROSS HILLSIDE AVENUE LOOKING AT NORTHEAST CORNER

WOOD GATE & BELGIAN BLOCK PAVING

WOOD GATE CONNECTS TO EXISTING WOOD FENCE AT SIDE PROPERTY LINE
 BLOCK PAVING RETAINS BLUESTONE GRAVEL SURFACE AT SHED ENTRANCE
 SMALL LOT AREA WITH 160 LINEAR FEET OF STREET FRONTAGE



STREETSCAPE ALONG HILLSIDE AVENUE 100 FT FRONTAGE



NORTH ELEVATION - FACING HILLSIDE AVENUE



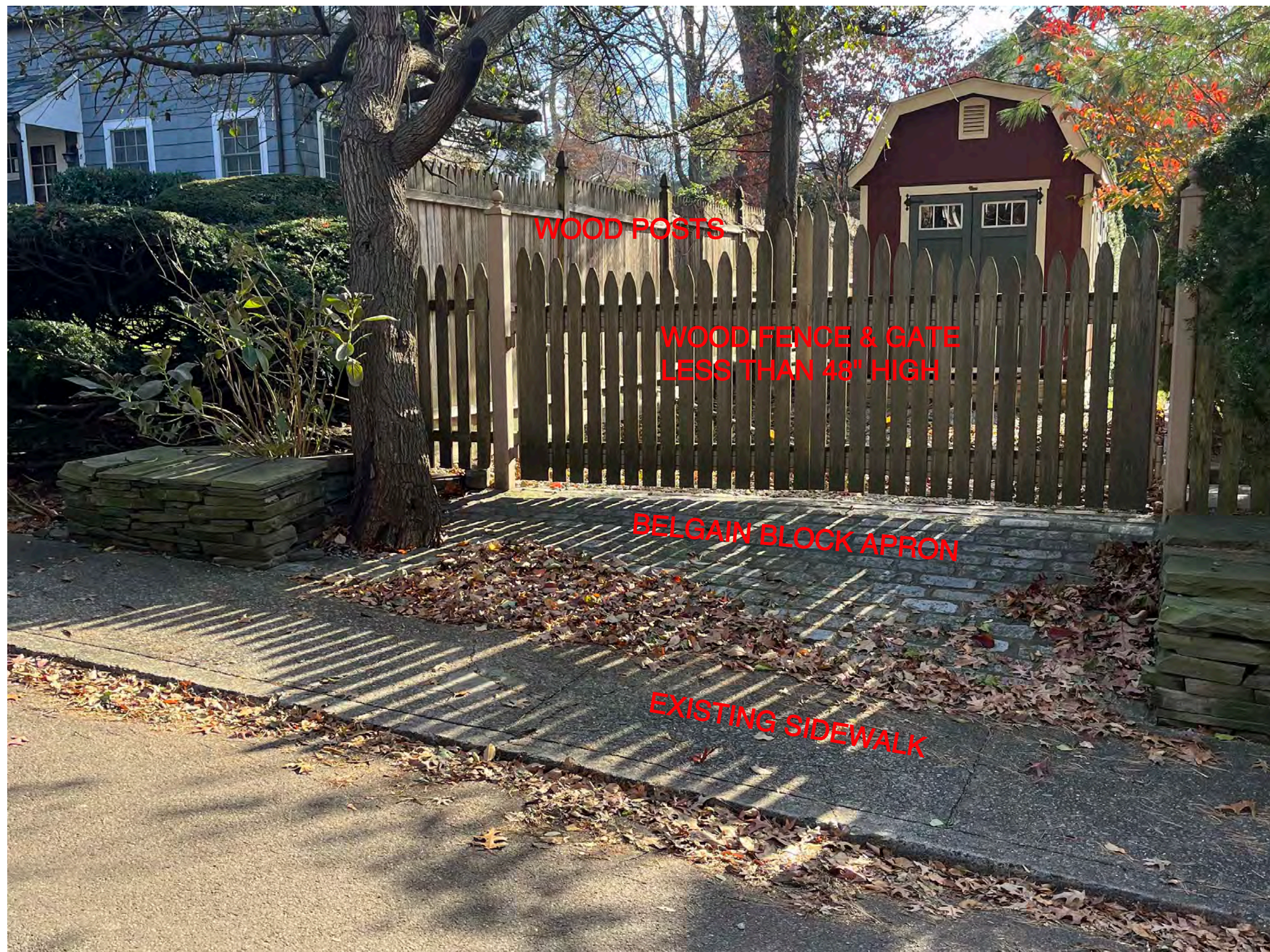
WEST ELEVATION - FACING DWELLING



SOUTH ELEVATION WITH CONCEALED AC COMPRESSORS



EAST PROP. LINE - EXISTING



STONE WALLS AT GATE TO SIDE YARD - BELGIAN BLOCK ON PROPERTY SIDE

38-47 DOUGLASTON PARKWAY HILLSIDE AVENUE ACCESS SHED & PAVING

EXISTING CONDITIONS

- NEW SHED IN SIDE YARD 97 SQ FT
- PER LPC MASTER PLAN, SIDE YARD ADDITIONS & OUTBUILDINGS SHALL NOT EXCEED 80 SQ FT. THEREFORE A PUBLIC HEARING REQUIRED FOR THIS SHED IN THE SIDE YARD
- DOB DOES NOT REQUIRE PERMIT FOR ACCESSORY BUILDINGS < 120 SQ FT



1

19 CIRCLE ROAD

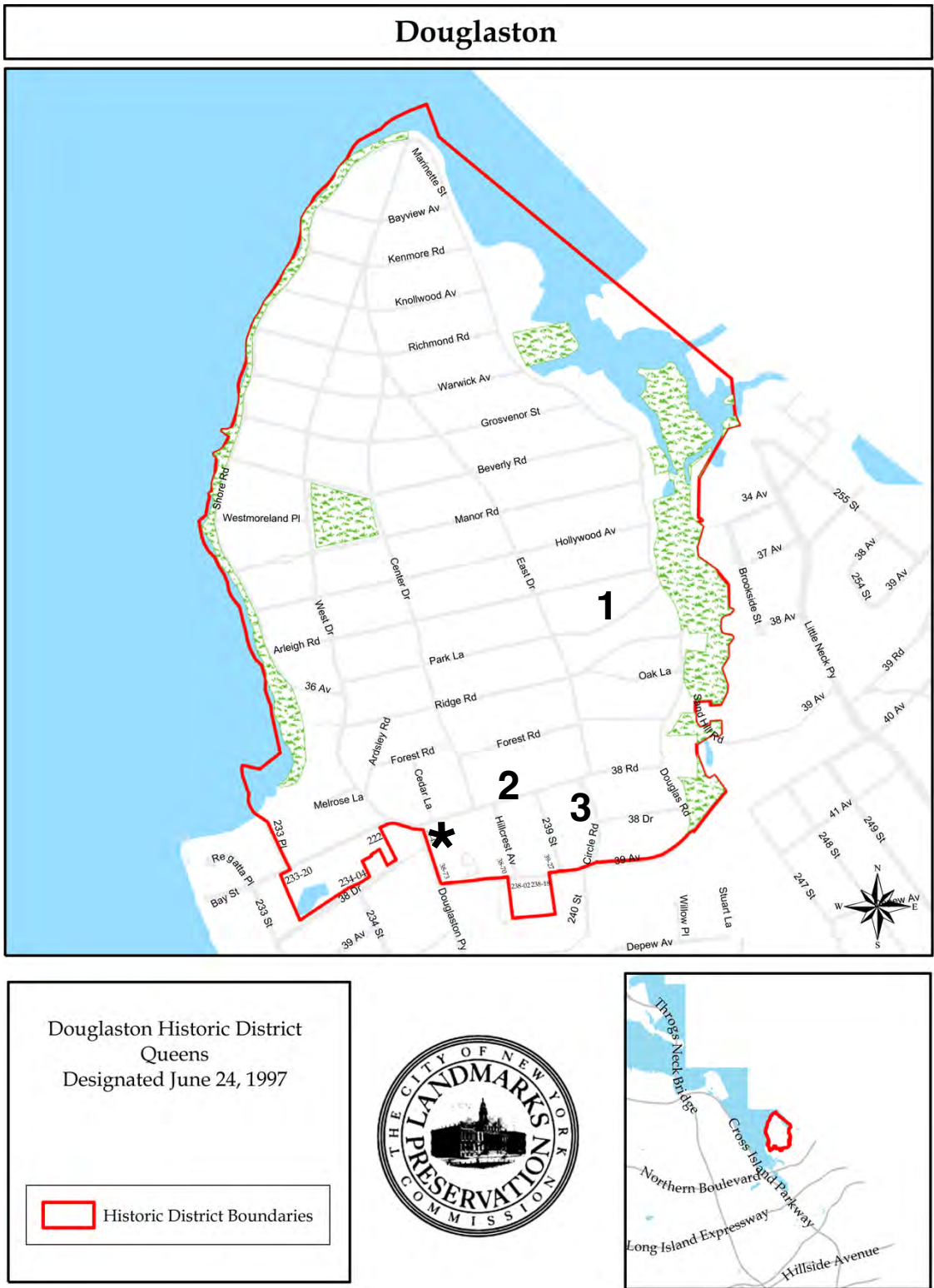
3

DOUGLASTON HISTORIC DISTRICT EXAMPLES

EXISTING TERRACES AT STAIR LANDINGS AND RAISED OPEN PATIOS



**333 RIDGE ROAD
THROUGH LOT TO PARK LANE**



2

217 HILLSIDE AVENUE



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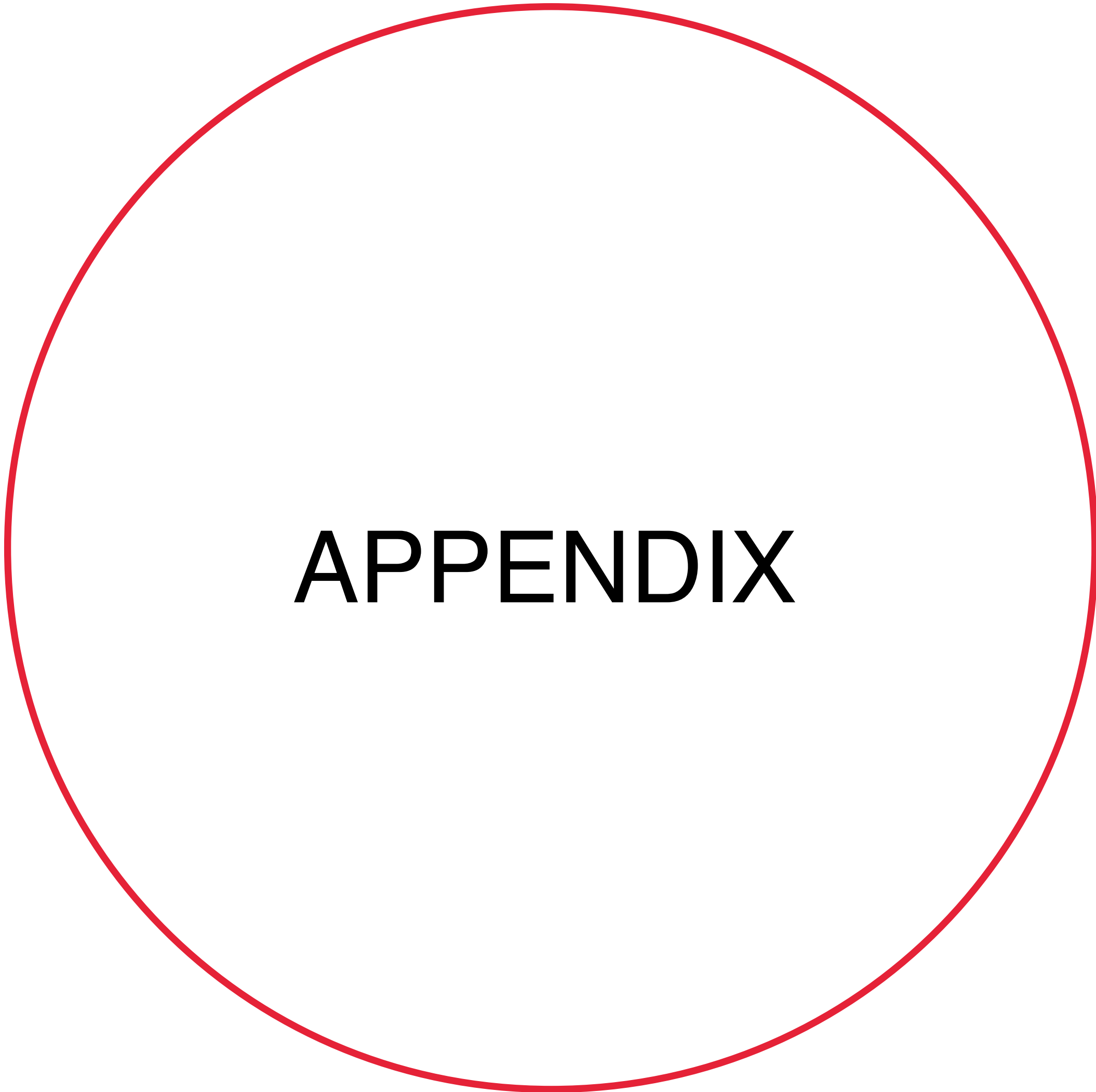
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APPENDIX

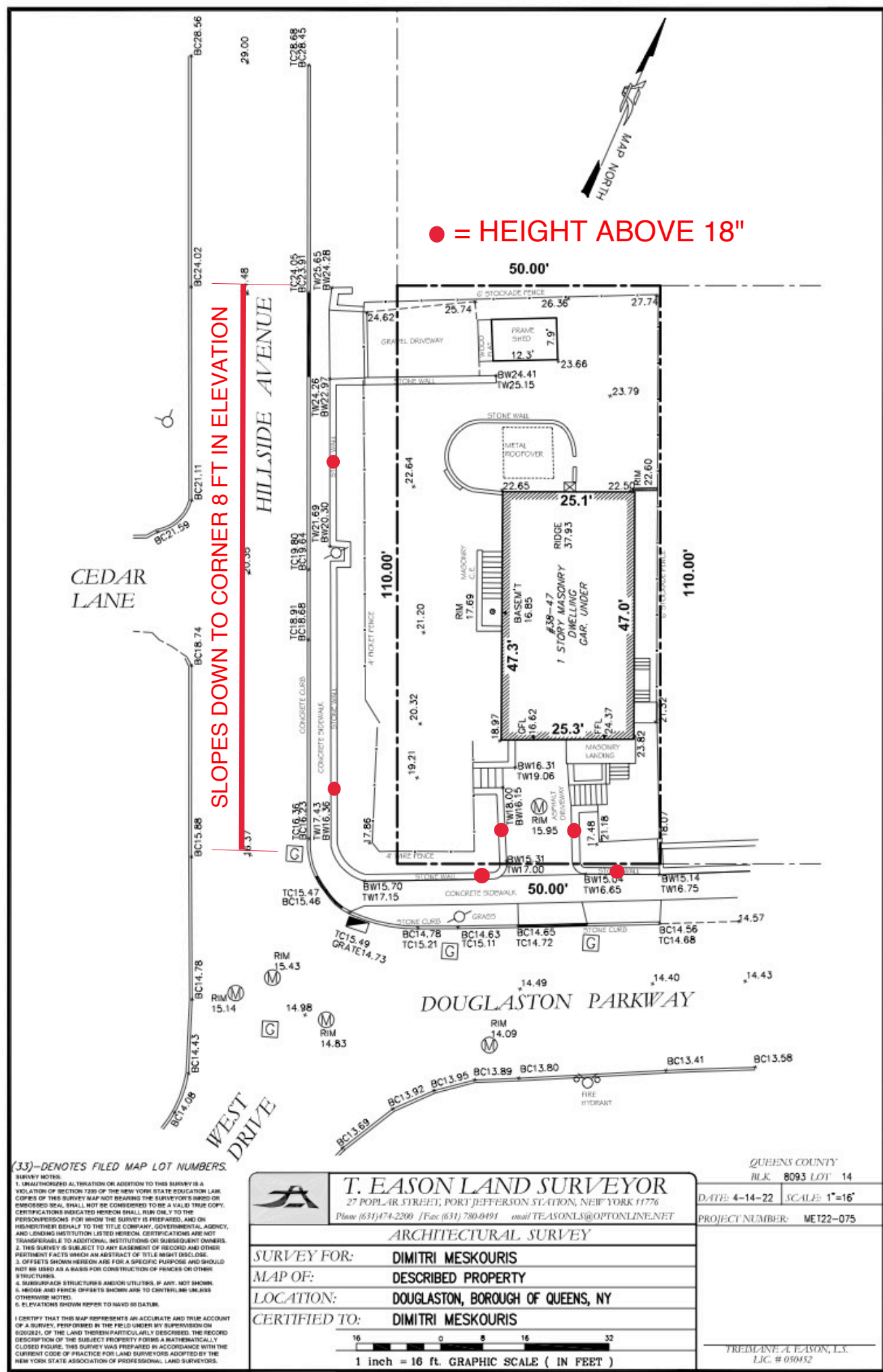


YARD SIDE OF 48-IN H. WOOD FENCE & WIRE FENCE



CORNER OF DOUGLASTON PARKWAY and HILLSIDE AVENUE

CATCH BASIN LOCATION



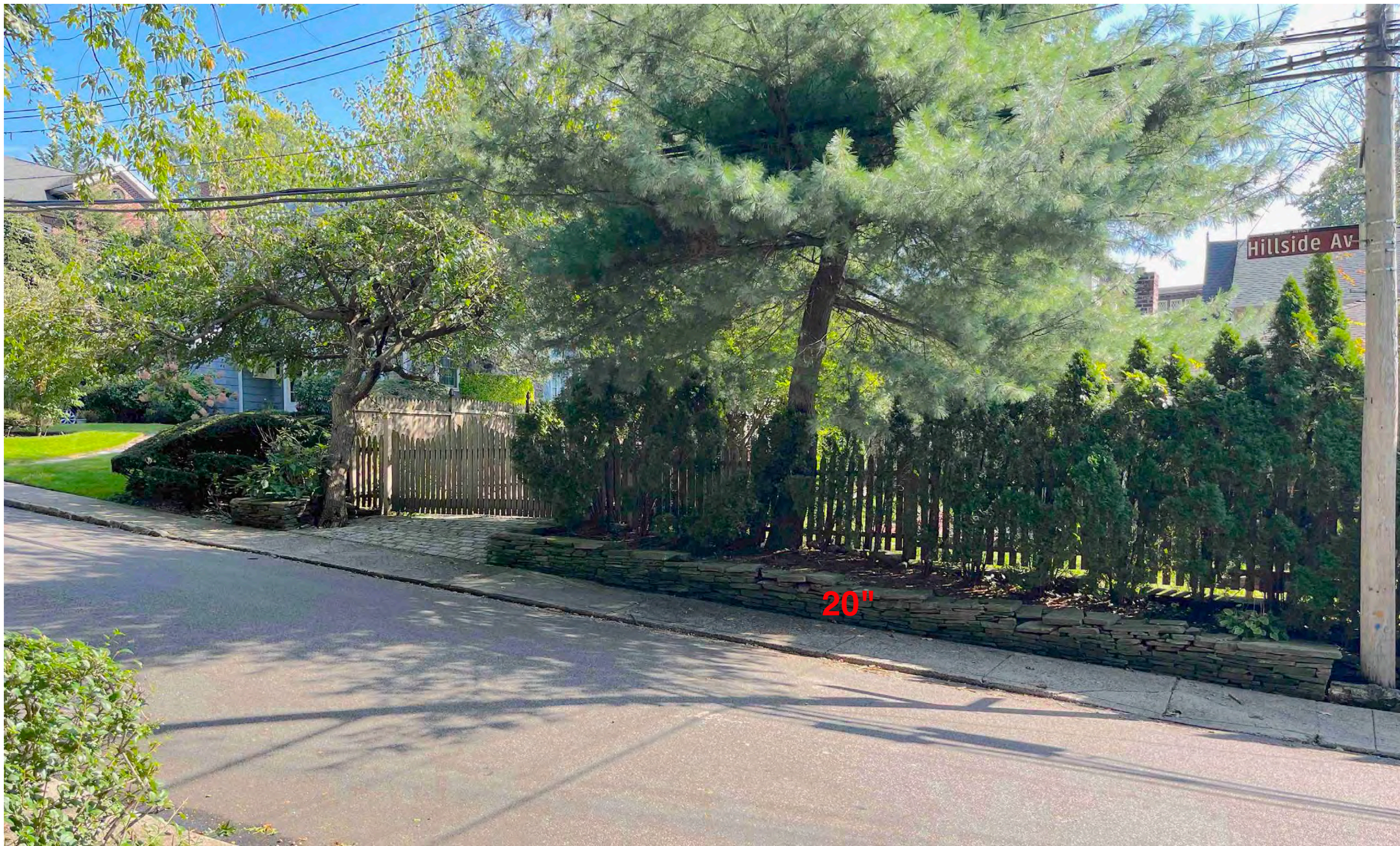
CURRENT PROPERTY SURVEY



HILLSIDE AVENUE PROPERTY FRONTAGE
 COMPOSITE VIEW
 PLEASE NOTE:
 SUBJECT PROPERTY OUTSIDE
 DOUGLAS MANOR ASSOCIATION
 BOUNDARIES & IS NOT SUBJECT
 TO DMA DEED RESTRICTIONS



STACKED STONE WALL HEIGHT VARIES 16-INCHES TO 20-INCHES



RETAINING WALL ALONG HILLSIDE AVENUE



RETAINING WALL WHERE HEIGHT EXCEEDS 18-INCHES



HILLSIDE AVENUE VISIBILITY OF EXISTING DWELLING



RETAINING WALL WHERE HEIGHT EXCEEDS 18-INCHES



FREESTANDING
TRELLIS YARD
FURNITURE
BLACK
PAINTED METAL
NOT BOLTED
DOWN OPEN
TO ABOVE ON
EXISTING
STONE
TERRACE



WOOD SHUTTERS NOTE BUTT JOINTS AT SHUTTER CORNER

EAST ELEVATION - HISTORIC REPLACEMENT WOOD DOUBLE HUNG WINDOWS PAIRED IN TALLER OPENINGS

REV 25 MAR 11 118855

Page 2



ORIGINAL WINDOWS FROM PREVIOUS DOCUMENTS



WOOD WINDOWS BUTT JOINT AT SASH CORNER



NORTH ELEVATION NEW CELLAR AREAWAY ENTRANCE



NEW CELLAR AREAWAY



CELLAR AREAWAY DOOR, WINDOW 8/1 GRILLE, AND LIGHT

APPENDIX - ADDITIONAL INFORMATION



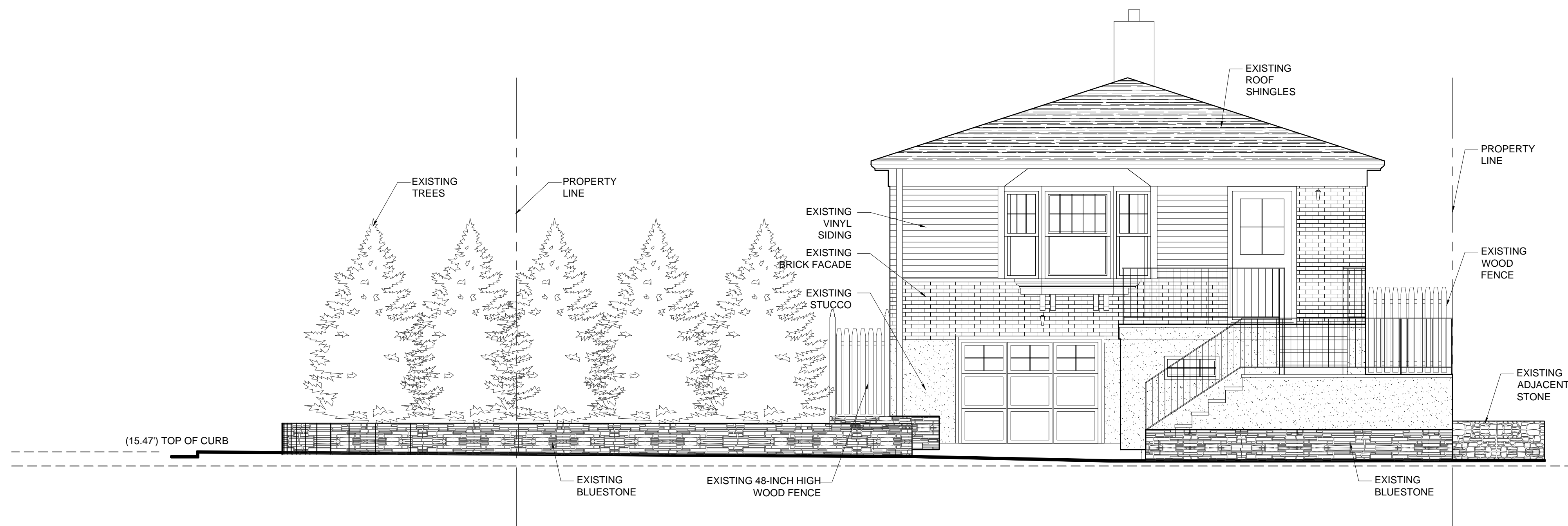
RELOCATED 48-IN h. WOOD FENCE AND GATE



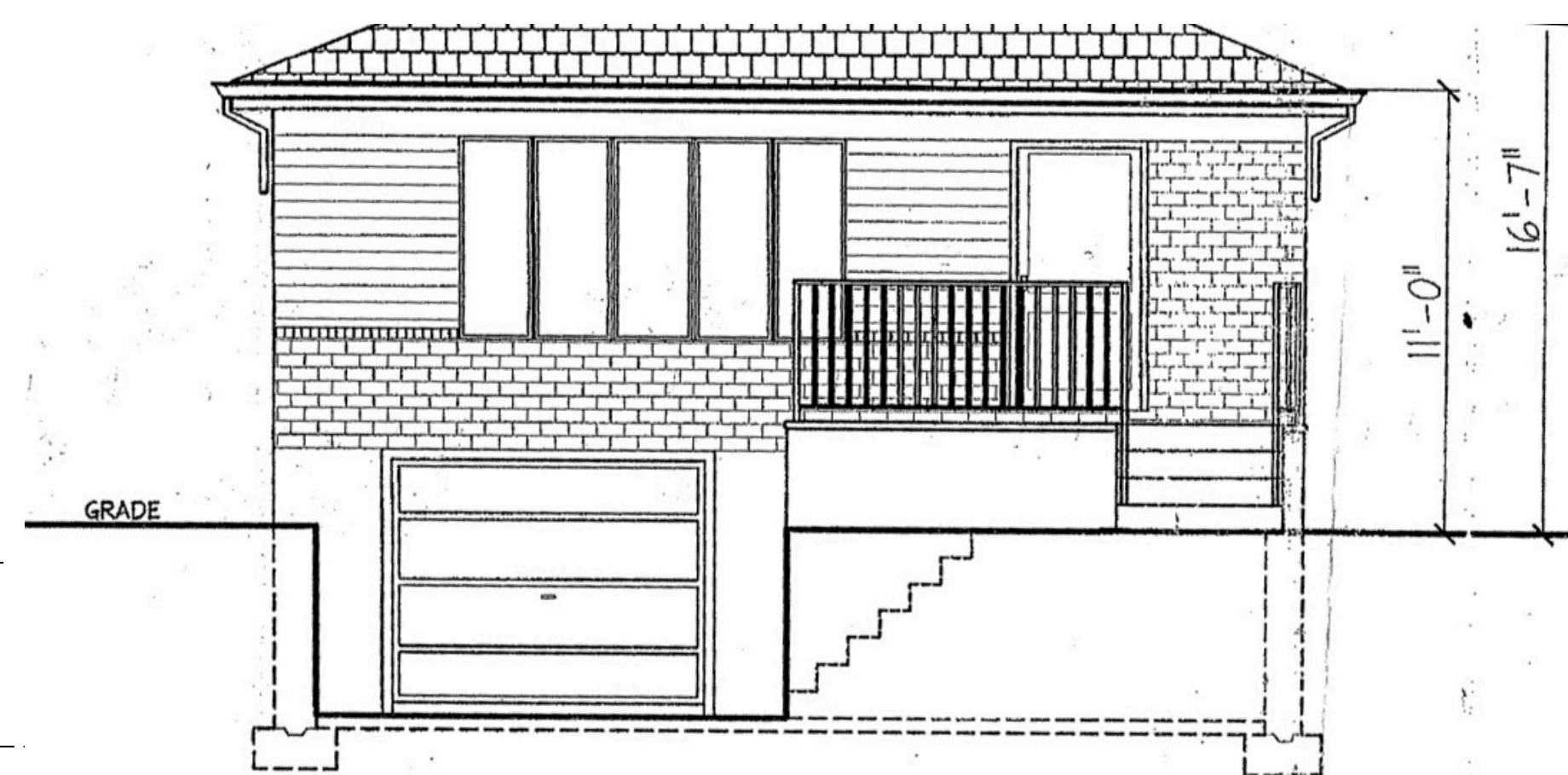
HILLSIDE AVENUE FENCE EAST CORNER FROM YARD



BRACKETS AT REPLACEMENT BAY WINDOW AND WOOD GARAGE DOORS

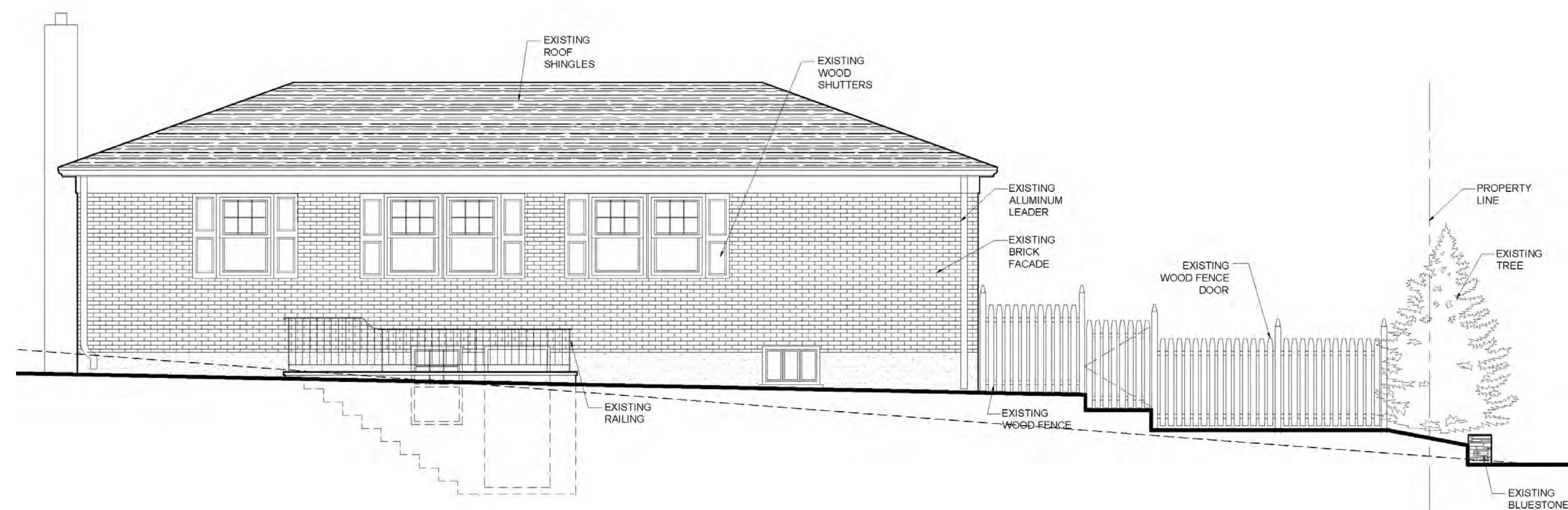


AS BUILT CONDITIONS FRONT / WEST ELEVATION



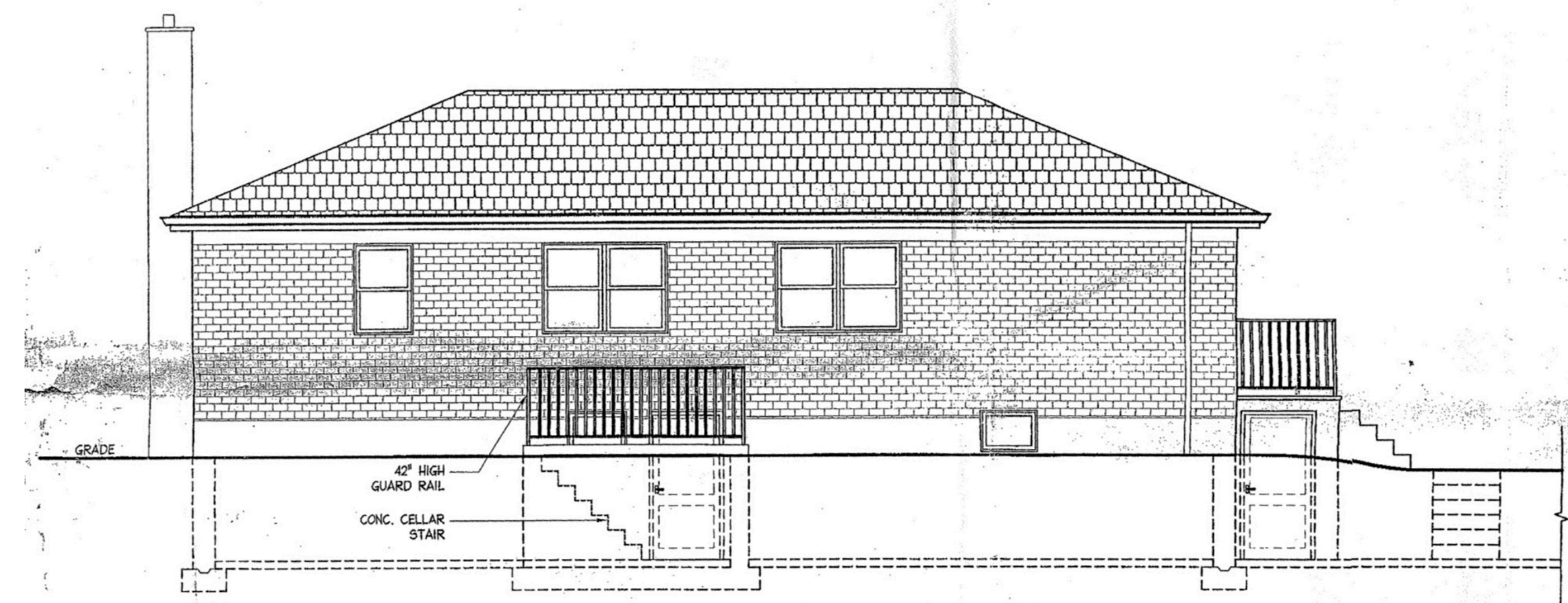
2 WEST FRONT ELEVATION
Scale: 3/16"=1'-0"

LPC APPROVED DRAWING CNE 2012



EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

AS BUILT CONDITIONS SIDE / NORTH ELEVATION



4 NORTH SIDE ELEVATION
Scale: 3/16"=1'-0"

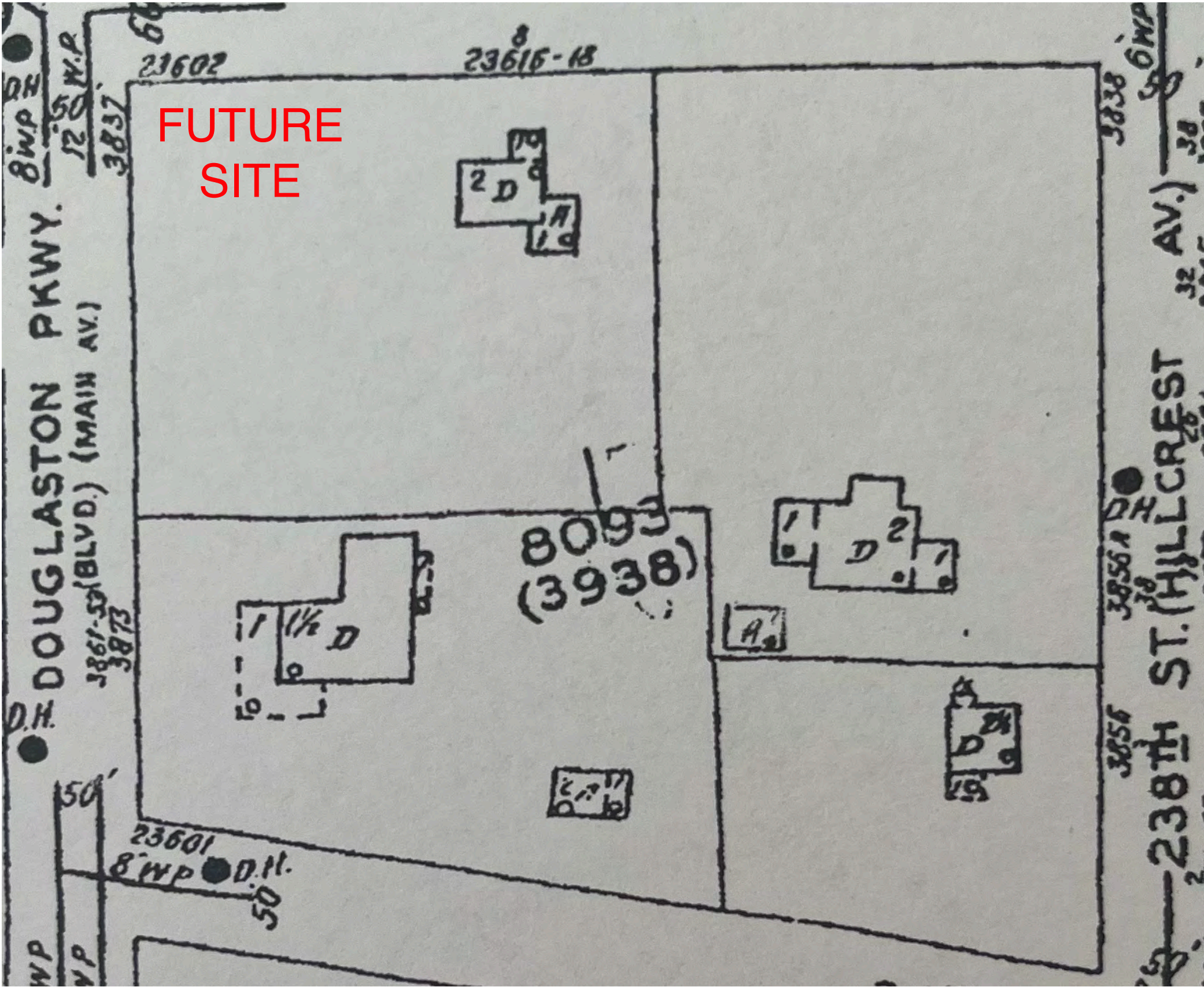
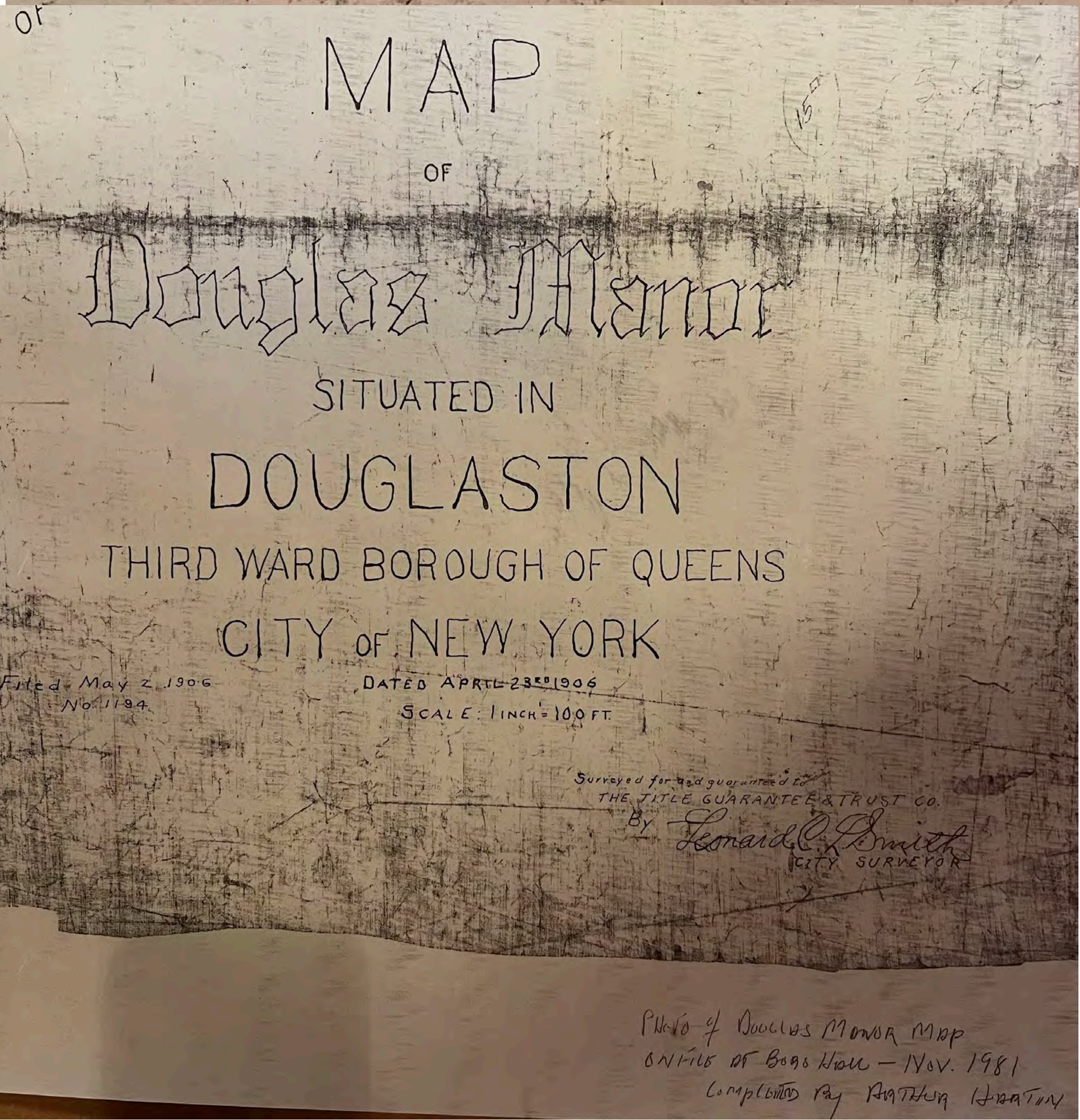
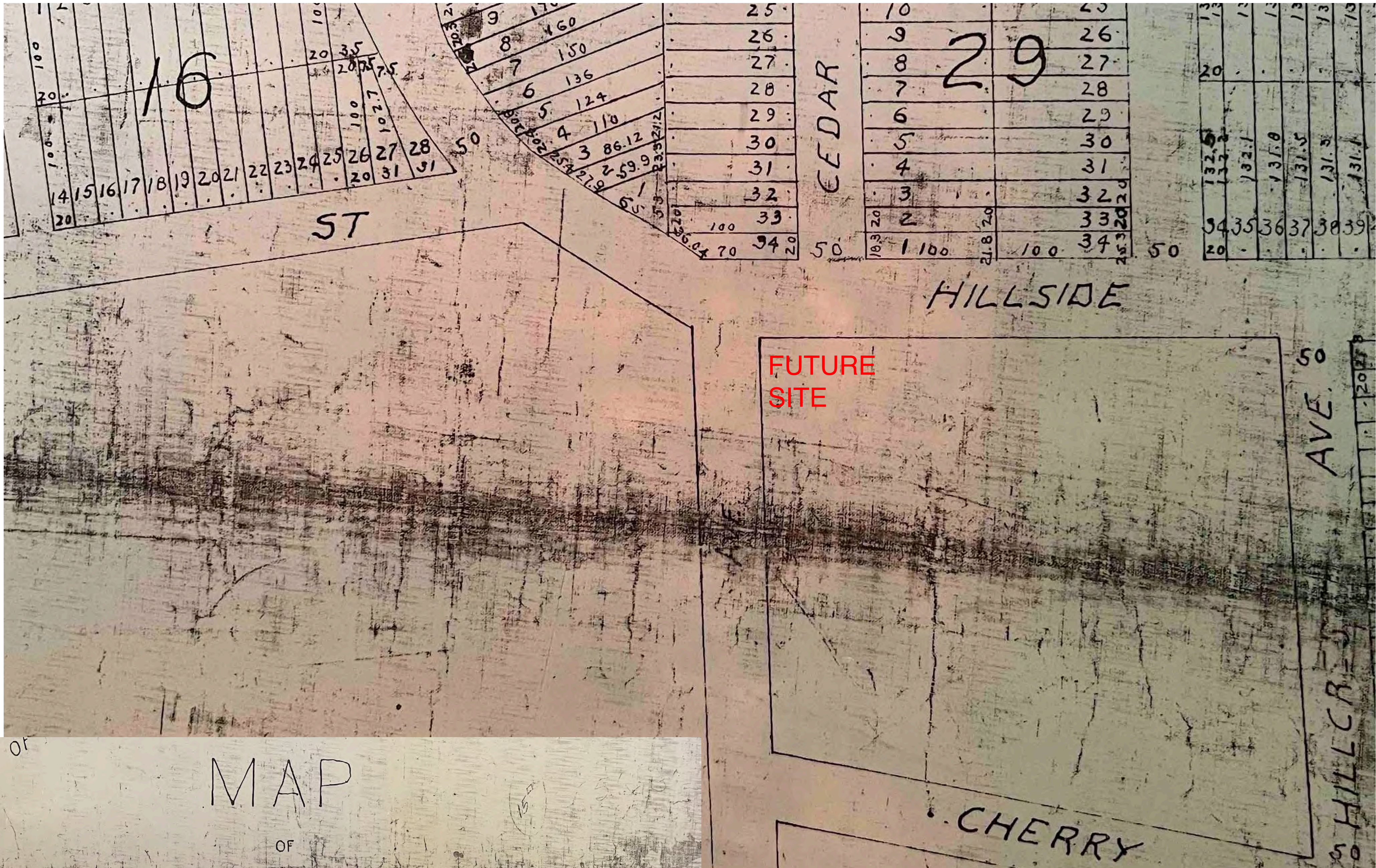
LPC APPROVED DRAWING CNE 2012

1.			
no.	Date	Description	
		38-47 Douglaston Pkwy Queens - 8093-14 DOUGLASTON HISTORIC DISTRICT	
		M I T R O P O U L O S Architects	
		6 Melrose Lane, Douglaston, NY 11363 (718) 224-4481	
		Drawing Title:	Drawing No:
		LEGALIZATION OF SITE WORK	A-100
Scale:	Drawn/Checked	Date:	
AS SHOWN	SL / PM	05/25/23	Sheet: 16

ARCHIVAL MAPS OF SUBJECT PREMISES

1906 TAX LOTS OF THE DOUGLAS MANOR ASSOCIATION
PARTIAL MAP - SITE NOT WITHIN DMA BOUNDARIES

SANDBORN MAP PLATE 65 BLOCK 8093 - 1951



SANDBORN MAP PLATE 65 BLOCK 8093 - 1980

DOUGLAS MANOR ASSOCIATION DEED RESTRICTION NOTES:
CORNER PROPERTIES ACROSS HILLSIDE AVENUE REQUIRE
FOUR 20 FT WIDE MANOR LOTS FOR A BUILDING LOT.
IF SUBJECT PROPERTY WAS SUB-DIVIDED WITHIN THE DMA
BOUNDARIES THIS CORNER LOT WOULD HAVE BEEN A MINIMUM
OF 80 X 100 AND NOT 50 X 110 AS BUILT
THE SUBDIVISION OF THESE FOUR LOTS AT THIS CORNER AND
BUILT IN 1956 DO NOT MEET MINIMUM LOT SIZE OF 5,700 SQUARE
FEET AS ESTABLISHED BY THE 1964 NEW YORK CITY ZONING
RESOLUTION.

THE SUBJECT PROPERTY IS CONSIDERED A PRE-EXISTING
LEGAL NON-CONFORMING LOT.

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