

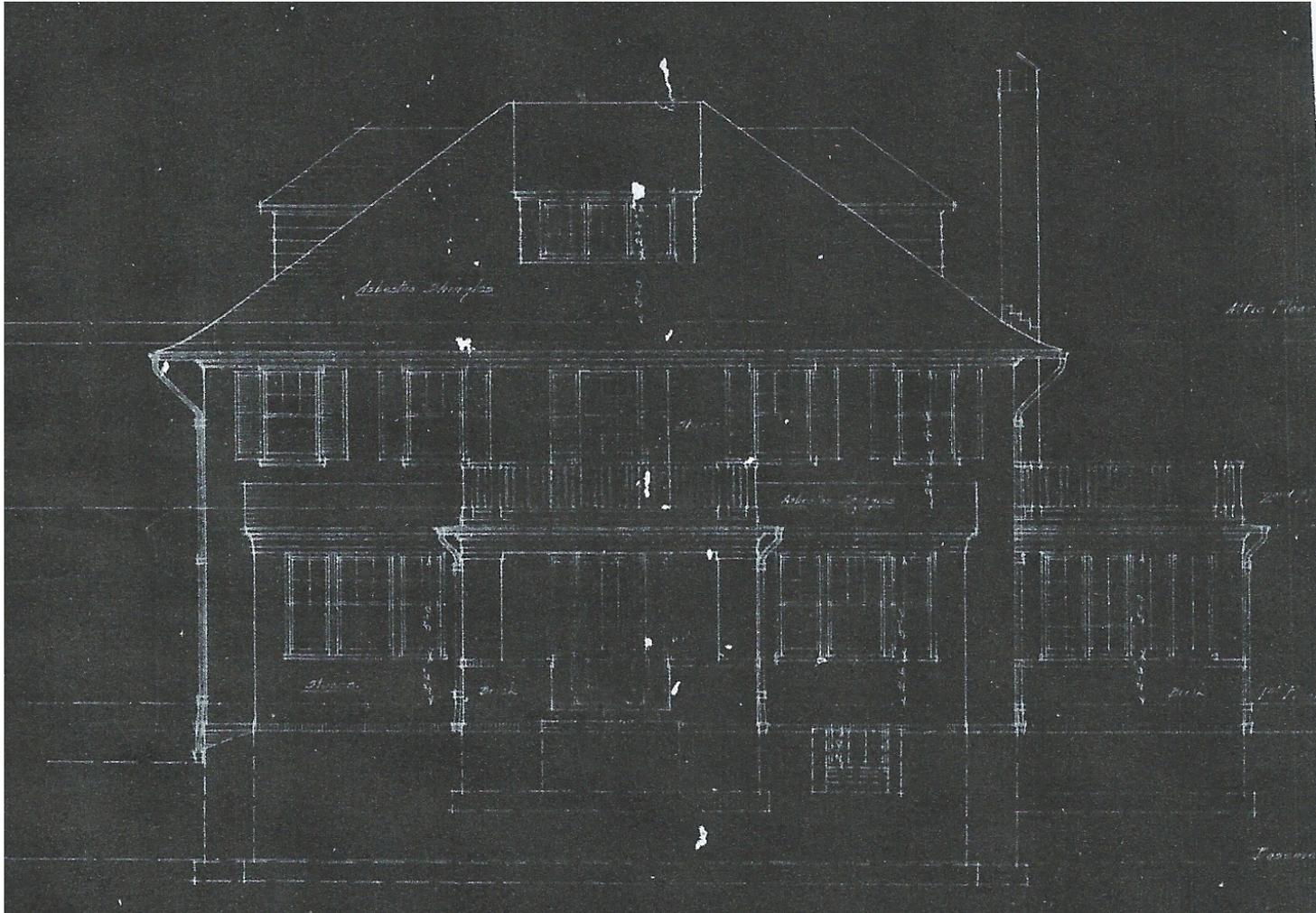
41 23 Prospect Avenue  
The Douglaston Hill  
Historic District



# The Douglaston Hill Historic District



# Albert Humble, Architect, 1924

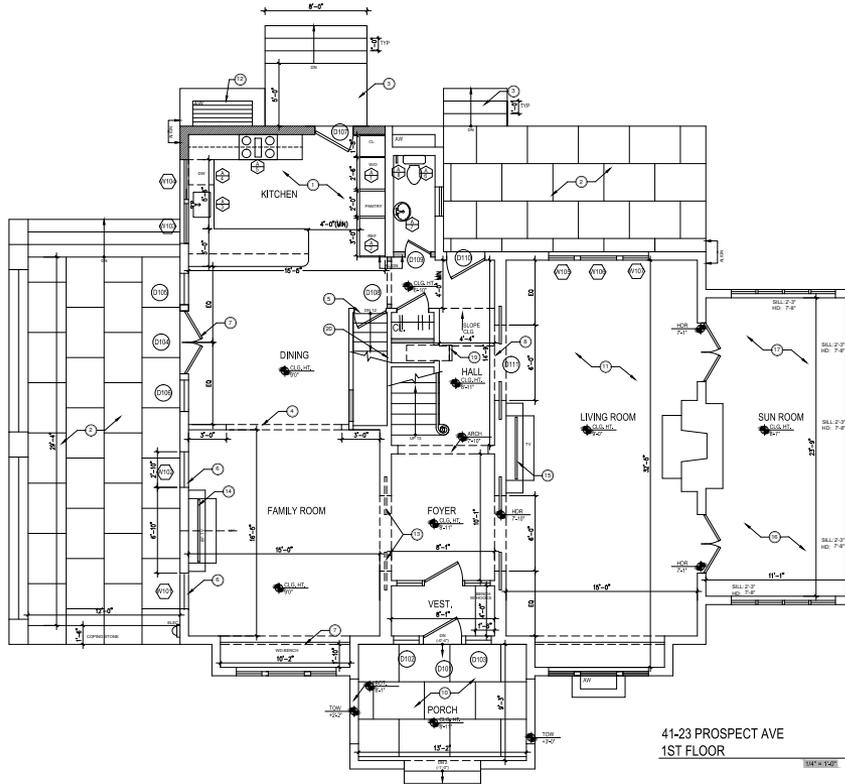


# Tax Photo, 1940





West Elevation from Prospect Avenue



41-23 PROSPECT AVE  
1ST FLOOR

KEYNOTE	CONSTRUCTION NOTES
1	AREA OF NEW EXTENSION; EXTEND FLOOR TO MATCH
2	AREA OF NEW BLUESTONE TERRACE IN STEPS
3	NEW STEPS IN BLUESTONE STEPS & LANDINGS
4	INDEN OPENING; CASED BOTH SIDES
5	REMOVE STAIR TO CELLAR & REPLACE WITH NEW STAIR
6	PROVIDE OPENINGS FOR NEW WINDOWS
7	PROVIDE MILLWORK BENCH W/STORAGE DRAWER BELOW
8	PROVIDE NEW DOOR OPENING
9	NEW BLUESTONE FINISH
10	NEW SHEET ROCKED CEILING
11	AREARWAY IN SAFETY GRILL
12	REMOVE POCKET DOORS; REINSTALL NEW LIVING ROOM OPENING
13	NEW BUILT IN BOOKCASE & CABINET FOR TV & STORAGE; SEE DETAILS
14	NEW BUILT IN BOOKCASE & CABINET FOR TV & STORAGE; SEE DETAILS
15	NEW TAG WOOD CEILING WITH INSULATION
16	INSTALL INCEWAT HEAT SEPARATE ZONE
17	NOT USED
18	PULL-OUT SHOESTORAGE
19	STRIP STAIR HALL & INSTALL NEW SHEET ROCK

1ST FLOOR

KEYNOTE	APPLIANCE / FIXTURE SCHEDULE
1	NEW WALL OVENS (2)
2	NEW REFRIGERATOR
3	NEW BINK
4	NEW UNDERCOUNTER DSHWASHER
5	NEW RANGE IN WOOD
6	NEW TOILET
7	NEW VANITY
8	NEW HANDSINK

LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- NEW EXTERIOR WALL, 2X6 WOOD STUDS AT 16" O.C. WITH ONE LAYER 5/8" PLYWOOD SHEATHING ON THE EXTERIOR SIDE, 48#-10# GYPSUM INSULATION AND ONE LAYER 5/8" GYPSUM WALLBOARD ON INTERIOR SIDE.
- NEW CONCRETE FOUNDATION OR R/FLL WALL TO MATCH ADJACENT (MF)
- INTERIOR WALL, 2X4 WOOD STUDS AT 16" O.C. WITH ONE LAYER 5/8" GYPSUM WALLBOARD EACH SIDE WITH SOUND ATTENUATION INSULATION.
- ALREADY WITH EXISTING WALLS
- NEW WINDOW/DOOR
- NEW DOOR
- NEW APPLIANCE/FIXTURE TAG

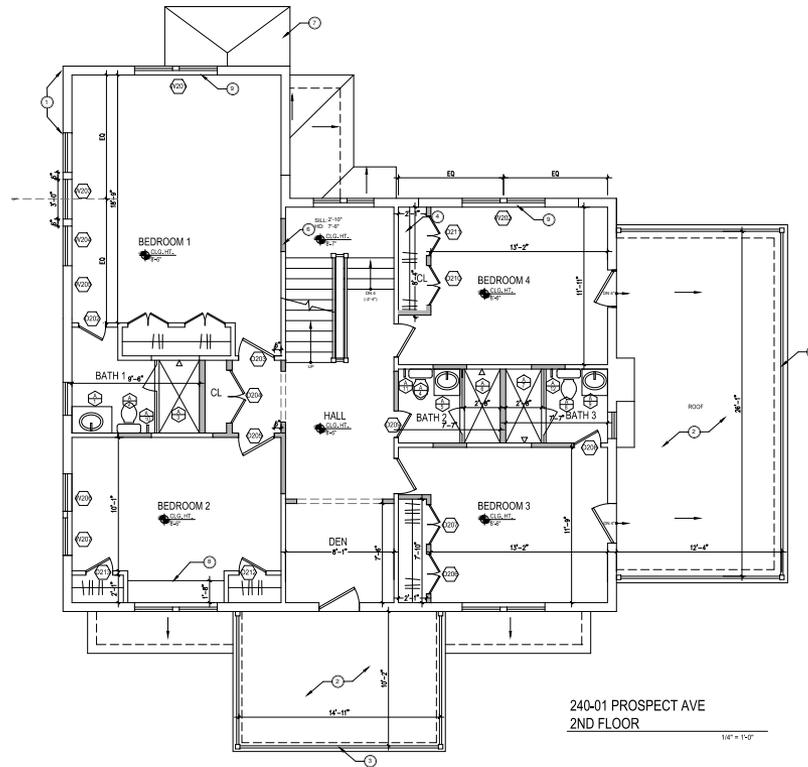
NOTE  
ALL INTERIOR WALLS TO BE INSULATED FOR SOUND ATTENUATION

Architect:  
**KEVIN WOLFE ARCHITECT, PC**  
337 Kenmore Road, Douglas Manor, NY  
Tel: 718 428 0631

PROJECT:  
**SENGUPTA RESIDENCE**  
41-23 PROSPECT AVE  
DOUGLASSBORO NY 11803

Prop. Title  
**PROPOSED 1ST FLOOR PLAN**

Scale & Signature: \_\_\_\_\_ Date: 07-26-24  
Project No.: 1506  
Drawing No.: 101  
Check of Date: 08/01/24  
Dwg. No.:  
**A-101.00**  
Scale: 1/8" = 1'-0"



240-01 PROSPECT AVE  
2ND FLOOR

1/4" = 1'-0"

2ND FLOOR	
KEYNOTE	CONSTRUCTION NOTES
1	AREA OF NEW EXTENSION
2	NEW DECK W/ COPPER ROOF W/ FLASHING AS ROOF
3	NEW RAILING
4	PROVIDE NEW BOOKCASE
5	PROVIDE SHELVES IN MEN CLOSET
6	BLOCK EXISTING OPENING ON LOADING
7	NEW ROOF OVER STEPS
8	SEATING BENCH WORKOVER BELOW; SEE DETAILS
9	WINDOWS TO MATCH EXISTING ON FRONT ELEVATION

2ND FLOOR	
KEYNOTE	APPLIANCE / FIXTURE SCHEDULE
1	NEW VANITY 36"
2	NEW TOILET
3	NEW SHOWER WITH GLASS DOOR
4	NEW TOILET
5	NEW VANITY 24"
6	NEW SHOWER WITH GLASS DOOR
7	NEW SHOWER WITH GLASS DOOR
8	NEW TOILET
9	NEW VANITY 24"
10	HAND SPRAYER
11	HAND SPRAYER
12	HAND SPRAYER

**LEGEND:**

EXISTING WALL TO REMAIN

EXISTING TO BE REMOVED

NEW EXTENSION WALL 2X6 WOOD STUDS AT 16" O.C. WITH ONE LAYER SLIP PLYWOOD SHEATHING ON THE EXTERIOR SIDE WITH 1/2" BATT INSULATION AND ONE LAYER 5/8" FC GYPSUM WALLBOARD ON INTERIOR SIDE.

NEW CONCRETE FOUNDATION OR INFILL WALL TO MATCH ADJACENT (IF)

INTERIOR WALL 2X4 WOOD STUDS AT 16" O.C. WITH ONE LAYER 5/8" FC GYPSUM WALLBOARD EACH SIDE WITH SOUND ATTENUATION INSULATION.

ALLEN WITH EXISTING WALLS

NEW WINDOW/DOOR

NEW INTERIOR DOOR

NEW APPLIANCE/FIXTURE TAG

**NOTE**  
ALL INTERIOR WALLS TO BE INSULATED FOR SOUND ATTENUATION.

Architect:  
**KEVIN WOLFE ARCHITECT, PC**  
317 Kenmore Road, Douglas Manor, NY  
Tel: 718.428.0631

REVISIONS		
No.	Date	Revision

**PROJECT:**

**SENGUPTA RESIDENCE**  
41-23 PROSPECT AVE  
DOUGLSTON NY 11363

Drawn By: **2ND FLOOR PLAN**

Scale & Signature: \_\_\_\_\_ Date: 07.16.14

Project No.: 110004

Drawing No.: CN7

Checked By: K.W.

Drawn By: \_\_\_\_\_

**A-102.00**

Control No.: 1020115-SEN-001-13



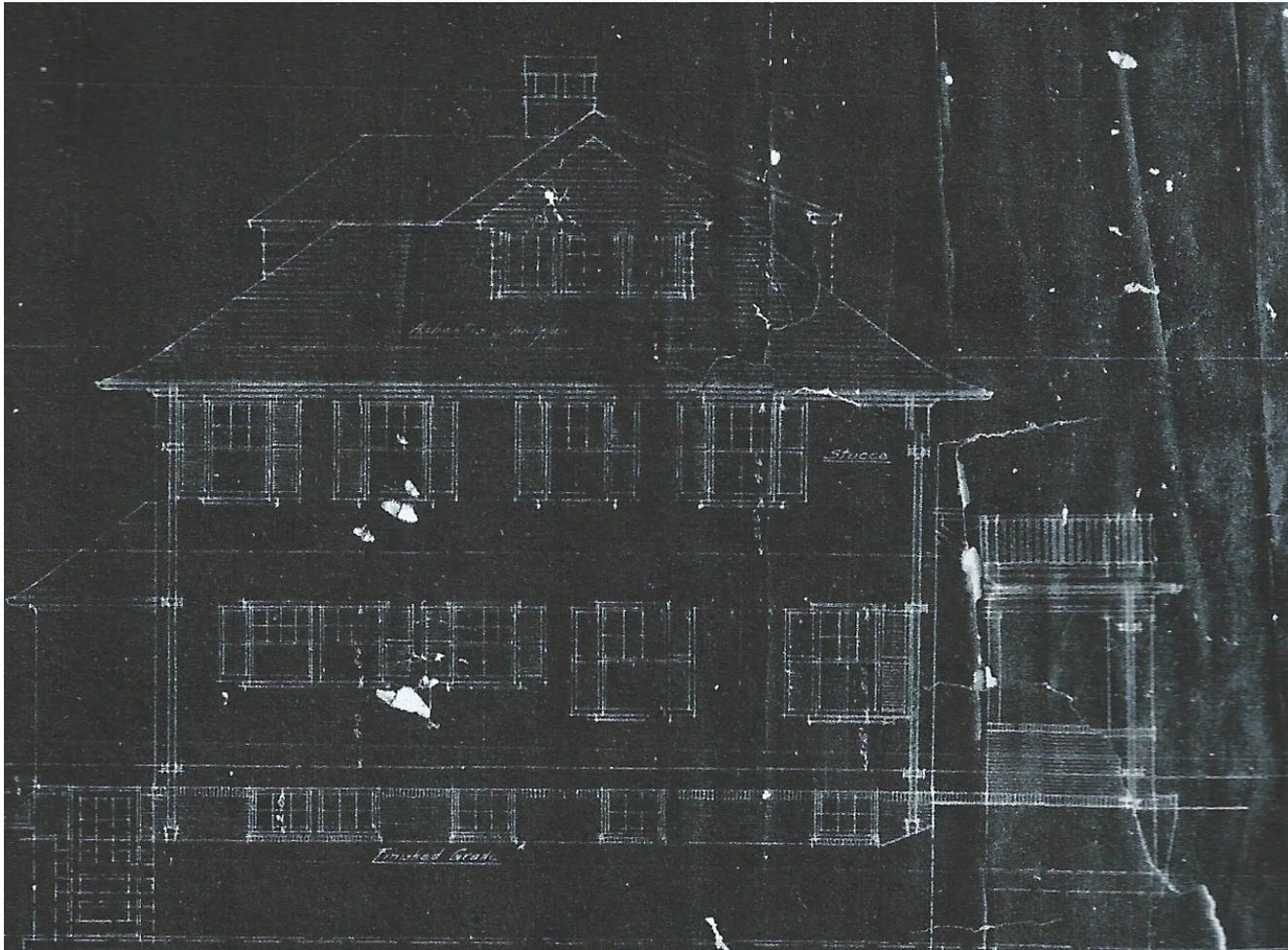


North Elevation from Prospect Avenue, Looking South



North Elevation

# North Elevation





41-23 PROSPECT AVE  
NORTH ELEVATION  
(EXISTING) 1/4" = 1'-0"



41-23 PROSPECT AVE  
PROPOSED NORTH ELEVATION 1/4" = 1'-0"

SOUTH ELEVATION	
KEYNOTE	CONSTRUCTION NOTES
1	NEW ADDITION / EXTERIOR WALLS
2	NA
3	NEW ROOF EXTENSION OVER ADDITION
4	NEW WROUGHT IRON RAILING
5	BLUESTONE COPING (2)
6	STUCCO FINISH COLUMNS
7	NA
8	STEPS IN BLUESTONE TREADS (2)
9	BROUZE TO MATCH EXISTING
10	NEW ROOF W/ BRACKETS
11	NEW WOOD RAINGS, SEE DETAIL 1M40
12	NA
13	NA
14	NEW TERRACE WALL
15	NEW WOOD SHUTTERS W/ WROUGHT IRON HARDWARE BY TWEEDLANE

Architect: **KEVIN WOLFE ARCHITECT, PC**  
337 Kenmare Road, Douglas Manor, NY  
Tel: 718-428-0631

1588-14

No.	Date	Revision

PROJECT: **SENGUPTA RESIDENCE**  
41-23 PROSPECT AVE  
DORCHESTER NY 11563

Dwg. Title: **NORTH ELEVATION**

Seal & Signature: \_\_\_\_\_ Date: 07-04-14  
 Project No.: 15006  
 Drawing by: CNF  
 Checked by: RW  
 Dwg. No.: **A-203.00**  
 CAD FILE: 15006-A-203.00.dwg

LEGEND:

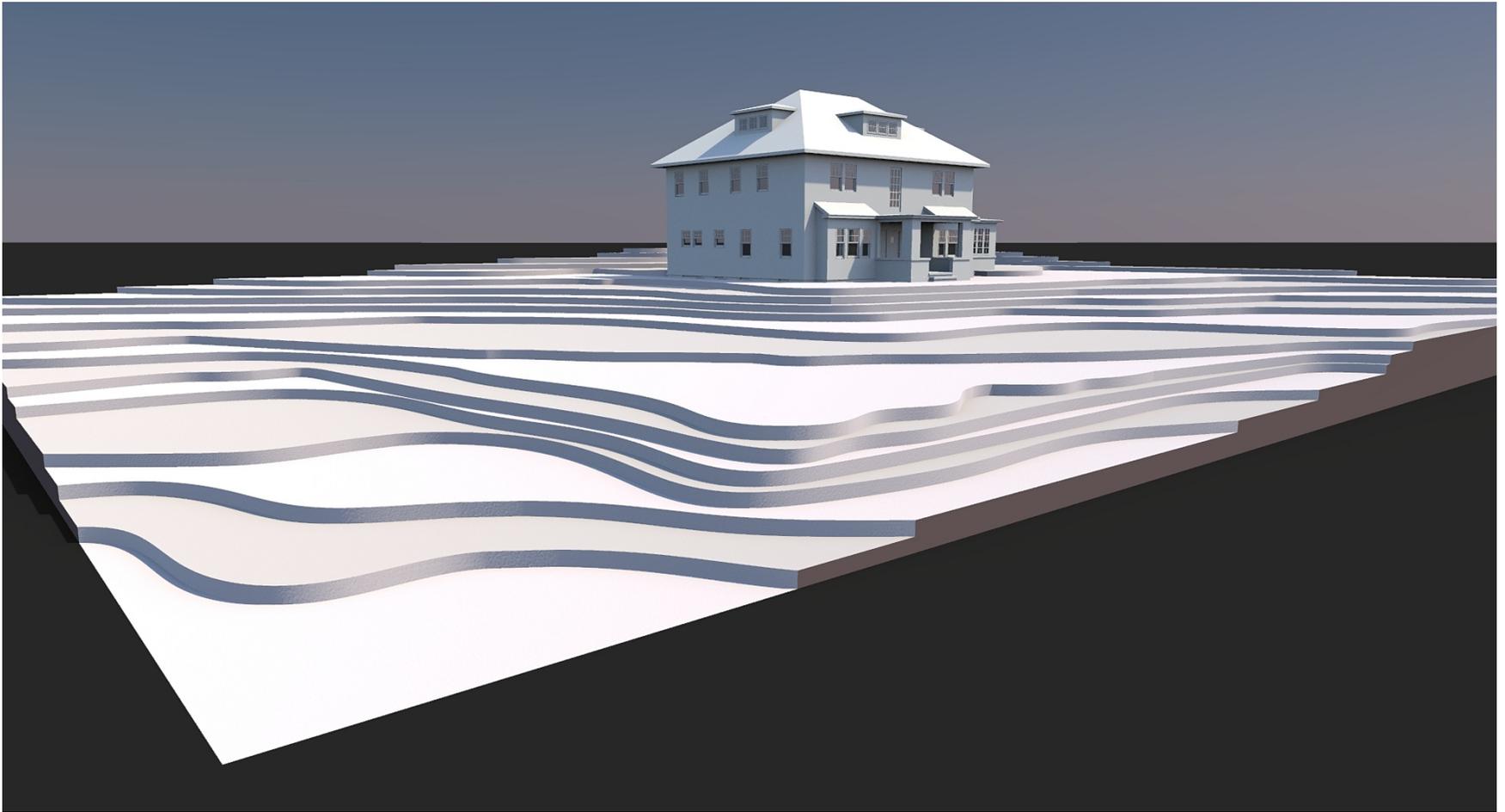
- EXISTING WALL TO REMAIN
- - - EXISTING TO BE REMOVED
- ▨ NEW EXTERIOR WALL 2X6 WOOD STUDS AT 16" O.C. WITH ONE LAYER 1/2" PL WOOD SHEATHING ON THE EXTERIOR SIDE WITH 1/2" BATT INSULATION AND ONE LAYER 5/8" GYPSUM WALLBOARD ON INTERIOR SIDE.
- ▩ NEW CONCRETE FOUNDATION OR INFL WALL TO MATCH ADJACENT (IF)
- ▨ INTERIOR WALL 2X4 WOOD STUDS AT 16" O.C. WITH ONE LAYER 5/8" GYPSUM WALLBOARD EACH SIDE WITH SOUND ATTENUATION / INSULATION.
- ↪ ALIGN WITH EXISTING WALLS
- ⊕ NEW WINDOW/DOOR
- ⊖ NEW DOOR
- ⊕ NEW APPLIANCE/FUTURE TAG

NOTE: ALL INTERIOR WALLS TO BE INSULATED FOR SOUND ATTENUATION

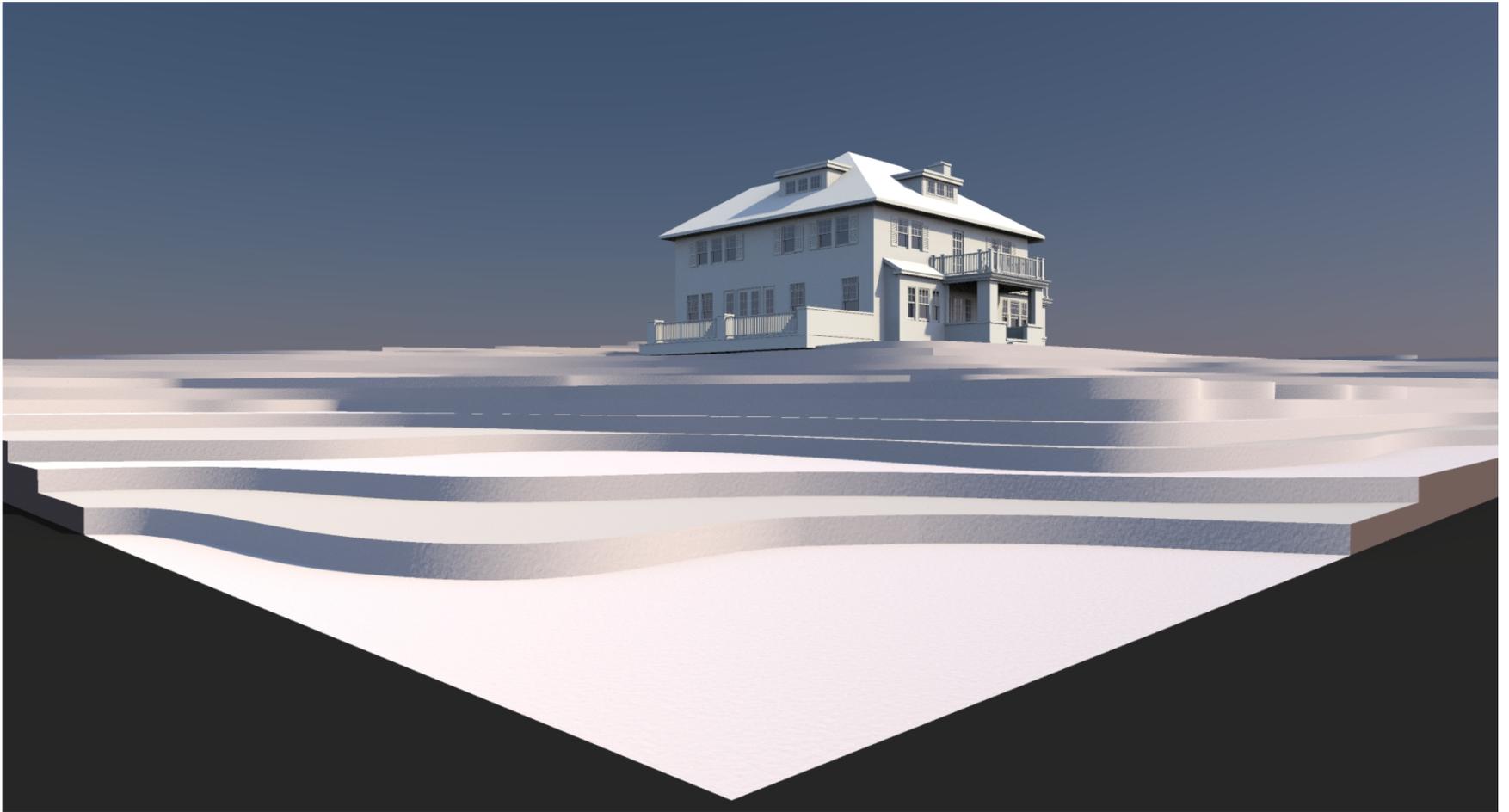


View from Prospect Avenue looking South East

# BEFORE: From Prospect Avenue Looking South East



# AFTER: from Prospect Avenue Looking South East



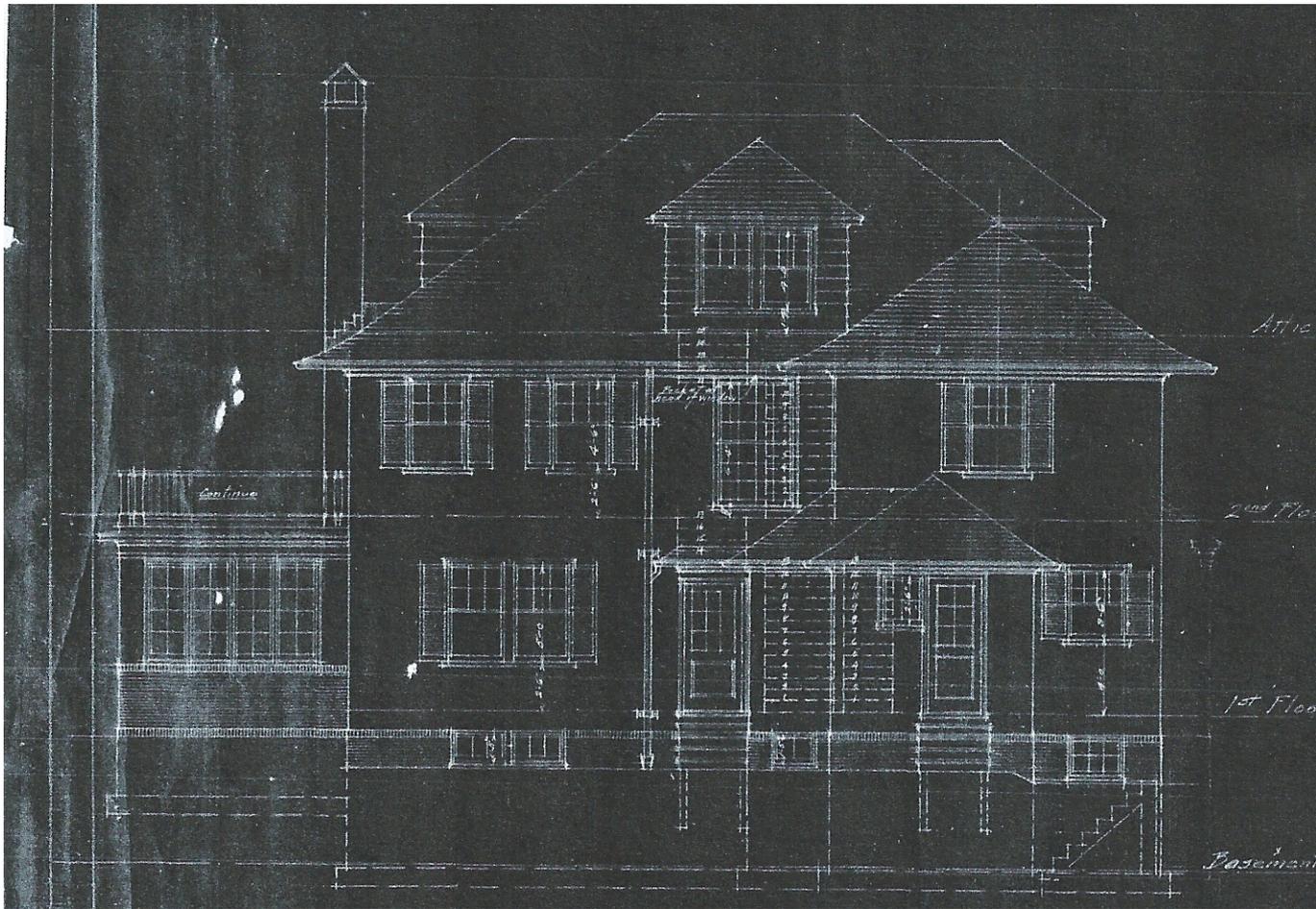


East Elevation, View from Poplar Street farther East



East Elevation

# East Elevation





41-23 PROSPECT AVE  
EAST ELEVATION  
(EXISTING)  
1/4" = 1'-0"



41-23 PROSPECT AVE  
PROPOSED EAST ELEVATION  
1/4" = 1'-0"

EAST ELEVATION

KEYNOTE	CONSTRUCTION NOTES
1	NEW ADDITION / EXTERIOR WALLS
2	NEW ROOF EXTENSION OVER ADDITION
3	BLEUESTONE CAP (2)
4	STEPS IN BLEUESTONE TREADS (2) TOP STEP 4"x4" BELOW FIN FLOOR MAX. 1/8"
5	BRICK BASE TO MATCH EXISTING
6	NEW ROOF W/ BRACKETS. SEE DETAILS
7	NEW WOOD RAILINGS. SEE DETAIL 10400
8	NEW TERRACE WALL W/ STUCCO FINISH TO MATCH EXISTING
9	NEW WOOD SHUTTERS W/ WROUGHT IRON HARDWARE, BY TIMBERLINE

Architect:  
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Tel: 718.428.0631

LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- NEW EXTERIOR WALL 2x6 WOOD STUDS AT 16" O.C. WITH ONE LAYER 5/8" PLYWOOD SHEATHING ON THE EXTERIOR SIDE MINIMUM BATT INSULATION AND ONE LAYER 5/8" PFC GYPSUM WALLBOARD ON INTERIOR SIDE.
- NEW CONCRETE FOUNDATION OR IN-ILL WALL TO MATCH ADJACENT (1)
- INTERIOR WALL, 2x4 WOOD STUDS AT 16" O.C. WITH ONE LAYER 5/8" PFC GYPSUM WALLBOARD 1/2" MIN. WITH SOUND ATTENUATION INSULATION.
- ALIGN WITH EXISTING WALLS
- NEW WINDOW/DOOR
- NEW DOOR
- NEW APPLIANCE/FURNITURE TAG

NOTE:  
ALL INTERIOR WALLS TO BE INSULATED FOR SOUND ATTENUATION

No.	Date	Revision

PROJECT:

**SENGUPTA RESIDENCE**  
41-23 PROSPECT AVE  
DOUGLASSTON NY 11363

Draw Title

**EAST ELEVATION**

Scale & Signature

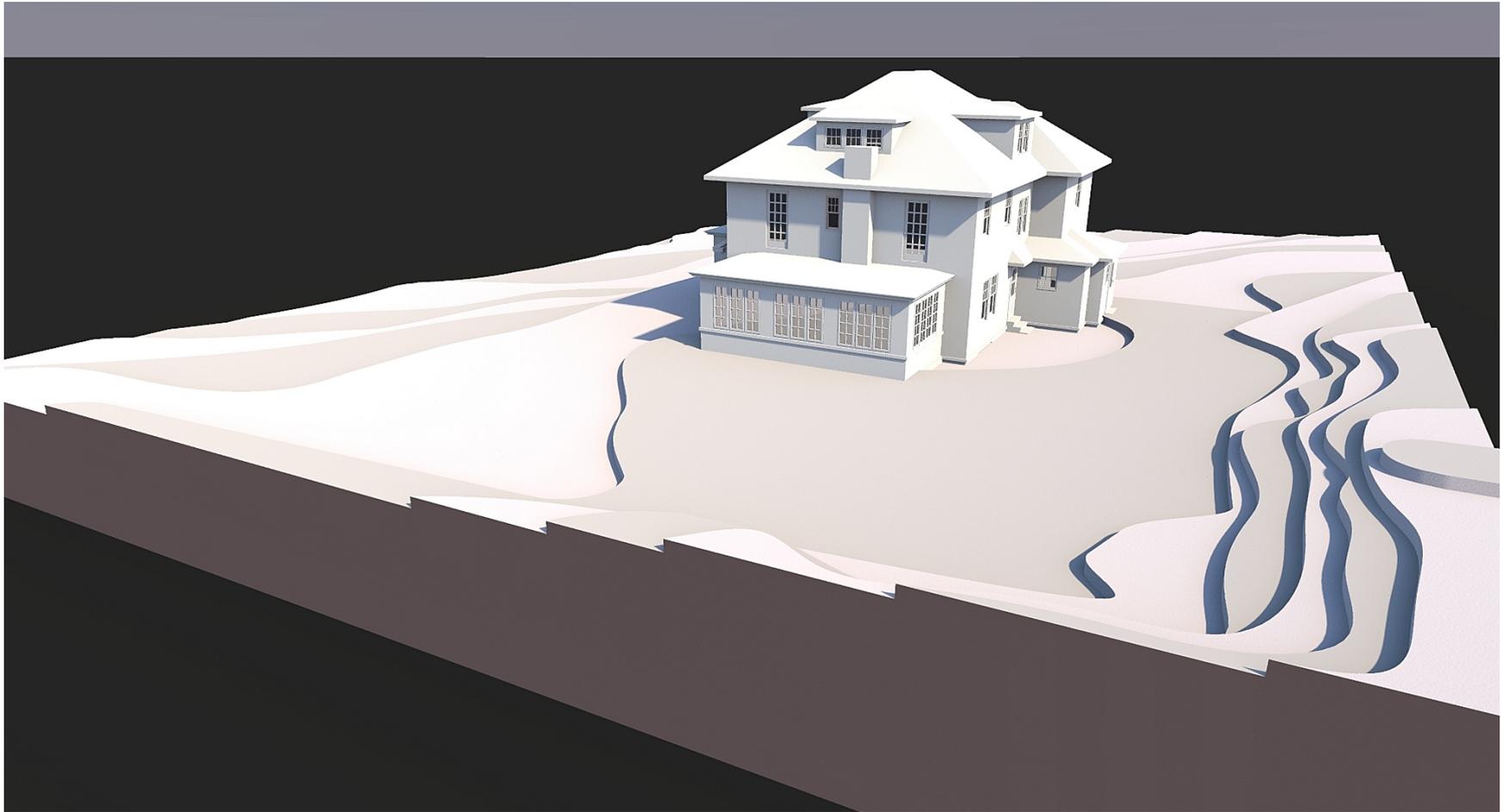
Date:	07-04-12
Project No.:	12000
Drawn by:	CJT
Checked by:	KW
Proj. No.:	

**A-201.00**  
COURTESY: KEVIN WOLFE ARCHITECT, PC



East Elevation, View from Poplar Street looking North West

# BEFORE: View from Poplar Street looking North West



# AFTER: View from Poplar Street looking North West





West Elevation from Polar Street, looking East

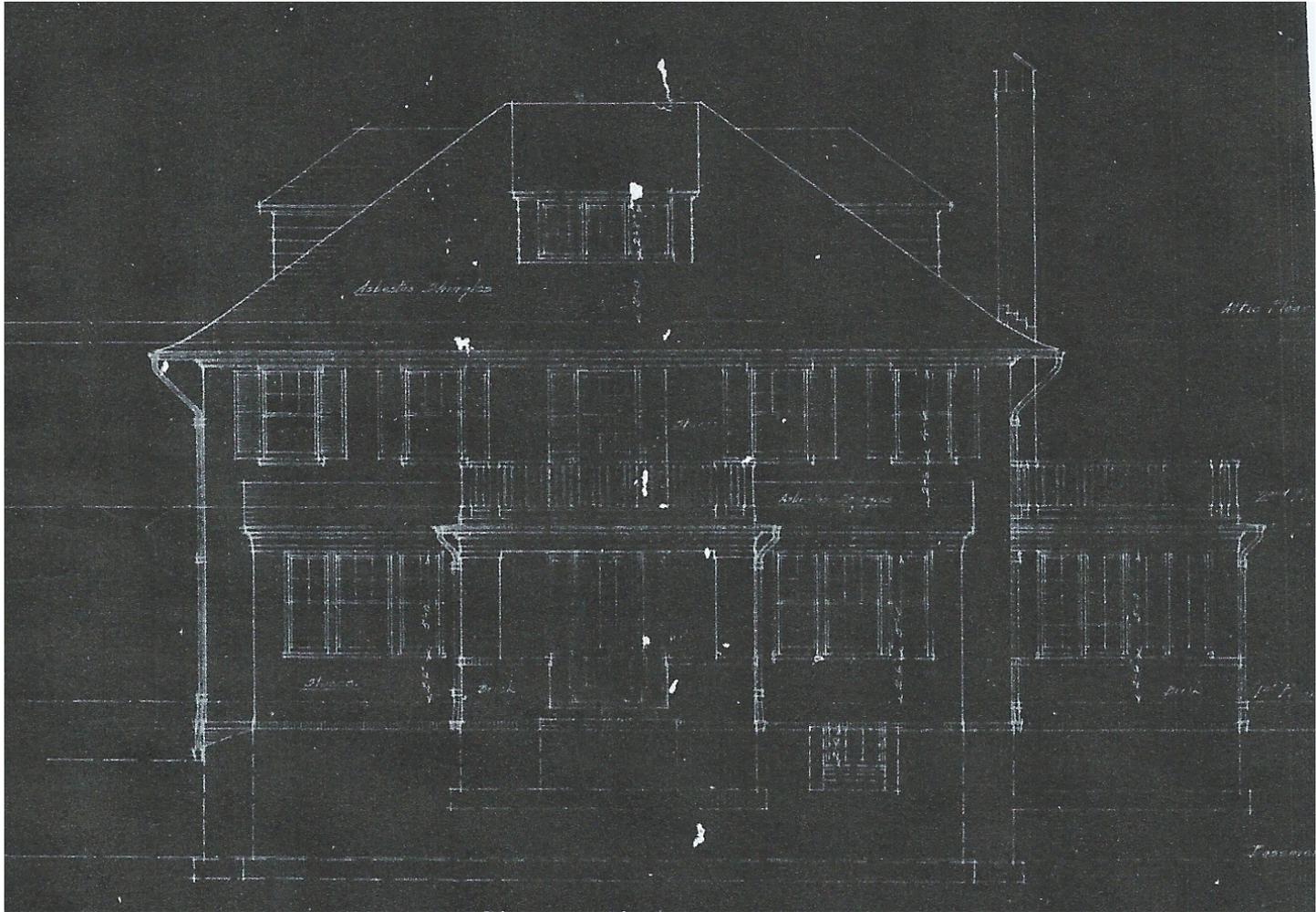


West Elevation, Detail, Front Porch



West Elevation, Detail, Front Door

# West Elevation







South Elevation from Poplar Street, looking North East



South Elevation, looking North





## Roof and Chimney Damage from Hurricane Sandy

# Detail, Concrete Asbestos Tile Roof



# Typical Double Hung Windows

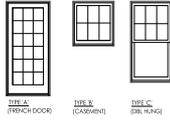


# Detail, Double Hung Window



# Casements at Porch to be restored





1 WINDOW ELEVATIONS  
1/2" = 1'-0"

WINDOW SCHEDULE

CELLAR									
NO.	LOCATION	OPENING SET (WxH)	MATERIAL FINISH (INSIDE)	TYPE NUMBER	HARV. WINDOW NUMBER	VECT. AREA	VECT. AREA	REMARKS	
101	LAUNDRY	3'-0" 2'-0"	WOOD WOOD	C	WUCA224	-	-	WOOD-ULTRAMATCH-BERING DBL&S+VF	

1ST FLOOR									
NO.	LOCATION	OPENING SET (WxH)	MATERIAL FINISH (INSIDE)	TYPE NUMBER	HARV. WINDOW NUMBER	VECT. AREA	VECT. AREA	REMARKS	
101	FAMILY	3'-0" 4'-6"	WOOD WOOD	C	WUHS350	-	-	WOOD-ULTRAMATCH	
102	FAMILY	3'-0" 4'-6"	WOOD WOOD	C	WUHS350	-	-	WOOD-ULTRAMATCH	
103	KITCHEN	3'-0" 3'-6"	WOOD WOOD	C	WUHS314	-	-	WOOD-ULTRAMATCH-ABOVE COUNTER	
104	BKCHN	3'-2" 3'-6"	WOOD WOOD	C	WUHS314	-	-	WOOD-ULTRAMATCH-ABOVE COUNTER	
105	BRNG ROOM	3'-0" 4'-0"	WOOD WOOD	C	WUHS424	-	-	WOOD-ULTRAMATCH-BERING DBLG	
106	BRNG ROOM	3'-0" 4'-0"	WOOD WOOD	C	WUHS424	-	-	WOOD-ULTRAMATCH-BERING DBLG	
107	BRNG ROOM	3'-0" 4'-0"	WOOD WOOD	C	WUHS424	-	-	WOOD-ULTRAMATCH-BERING DBLG	

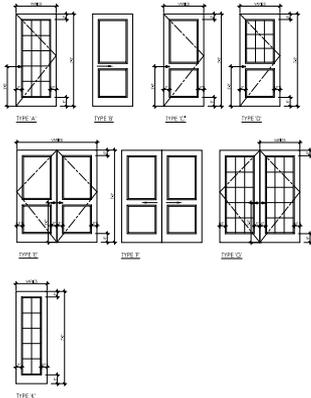
2ND FLOOR									
NO.	LOCATION	OPENING SET (WxH)	MATERIAL FINISH (INSIDE)	TYPE NUMBER	HARV. WINDOW NUMBER	VECT. AREA	VECT. AREA	REMARKS	
200	BRDGM 1	2'-0" 4'-6"	WOOD WOOD	C	WUHS320	-	-	WOOD-ULTRAMATCH-BERING DBLG+VF	
201	BRDGM 1	2'-0" 4'-6"	WOOD WOOD	C	WUHS320	-	-	WOOD-ULTRAMATCH-BERING DBLG+VF	
202	BRDGM 1	2'-0" 4'-6"	WOOD WOOD	C	WUHS320	-	-	WOOD-ULTRAMATCH-BERING DBLG+VF	
203	BRDGM 1	2'-0" 4'-6"	WOOD WOOD	C	WUHS320	-	-	WOOD-ULTRAMATCH-BERING DBLG+VF	
204	BRDGM 1	2'-0" 4'-6"	WOOD WOOD	C	WUHS320	-	-	WOOD-ULTRAMATCH-BERING DBLG+VF	
205	BRDGM 2	2'-0" 4'-6"	WOOD WOOD	C	WUHS320	-	-	WOOD-ULTRAMATCH-BERING DBLG+VF	
206	BRDGM 3	2'-0" 4'-6"	WOOD WOOD	C	WUHS320	-	-	WOOD-ULTRAMATCH-BERING DBLG+VF	
207	BRDGM 4	2'-0" 4'-6"	WOOD WOOD	C	WUHS320	-	-	WOOD-ULTRAMATCH-BERING DBLG+VF	
208	BRDGM 4	2'-0" 4'-6"	WOOD WOOD	C	WUHS320	-	-	WOOD-ULTRAMATCH-BERING DBLG+VF	

ATTIC									
NO.	LOCATION	OPENING SET (WxH)	MATERIAL FINISH (INSIDE)	TYPE NUMBER	HARV. WINDOW NUMBER	VECT. AREA	VECT. AREA	REMARKS	
300	STORAGE	2'-6" 2'-6"	WOOD WOOD	B	WUCA308	-	-	REPLACE-BERING-OPENINGS TO MATCH+VF	

\* ALL NEW WINDOW HEADS WITH BERING WINDOW (TYPICAL)  
 \* ALL WINDOW BELLS TO BE 3" THICK TO MATCH-BERING (UNLESS NOTED OTHERWISE)  
 \* ALL WINDOWS AND DOORS W/ WOOD SCREEN  
 \* ALL EXTERIOR DOORS TO HAVE MARGO GANY BELLS  
 \* ALL WINDOWS AND DOORS TRIM AND CASING BY GC TO MATCH-BERING

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING ALL SIZES, STYLES, SWINGS AND SPECIFICATIONS OF ALL INTERIOR AND EXTERIOR WINDOWS AND DOORS PRIOR TO ORDERING OR FABRICATION. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL WINDOWS & DOORS PRIOR TO ORDERING ANY ITEM

NOTE: ALL NEW WINDOWS ARE HARVIN. ALL WOOD (INSIDE/OUTSIDE) W/ INSULATED LOW-E GLASS. ANTIQUE BRASS HARDWARE @ INTERIOR W/ WOOD FRAME SCREENS (DBL HUNG)



2 DOOR ELEVATIONS  
1/2" = 1'-0"

DOOR SCHEDULE

CELLAR						
NUMBER	TYPE	SIZE (VIF)	FINISH	MFG CODE	REMARKS	SWING
D01	C	2'-0" 7'-0"	WOOD		NEW INTERIOR DOOR	L
D02	C	3'-0" 7'-0"	WOOD		NEW INTERIOR DOOR	L
D03	C	2'-0" 7'-0"	WOOD		NEW INTERIOR DOOR	R
D04	C	2'-6" 7'-0"	WOOD		NEW INTERIOR DOOR	R
D05	E	4'-0" 7'-0"	WOOD		NEW INTERIOR DOOR-DBL	LR
D06	E	4'-0" 7'-0"	WOOD		NEW INTERIOR DOOR-DBL	LR

1ST FLOOR						
NUMBER	TYPE	SIZE (VIF)	FINISH	MFG CODE	REMARKS	SWING
D101	D	3'-6" 6'-10"	WOOD	WUFD2868	NEW EXTERIOR FRENCH DOOR-EXISTING OPENING (VIF)-LOCKABLE	L
D102	K	2'-2" 6'-10"	WOOD	WUFD2068	NEW EXTERIOR FRENCH DOOR (FIXED PANEL)	-
D103	K	2'-2" 6'-10"	WOOD	WUFD2068	NEW EXTERIOR FRENCH DOOR (FIXED PANEL)	-
D104	G	5'-0" (DBL) 6'-10"	WOOD	WUFD0568	NEW EXTERIOR FRENCH DOORS (PAIR) (VIF)	LR
D105	K	2'-6" 6'-10"	WOOD	WUFD2068	NEW EXTERIOR FRENCH DOOR (FIXED PANEL)	-
D106	K	2'-6" 6'-10"	WOOD	WUFD2068	NEW EXTERIOR FRENCH DOOR (FIXED PANEL)	-
D107	D	3'-0" 6'-10"	WOOD	WUFD2068	NEW EXTERIOR FRENCH DOOR (VIF)	R
D108	C	2'-6" 7'-0"	WOOD		NEW INTERIOR DOOR	R
D109	C	2'-0" 7'-0"	WOOD		NEW INTERIOR DOOR- BATHROOM SET	R
D110	D	3'-0" 6'-10"	WOOD	WUFD2868	NEW EXTERIOR FRENCH DOOR-EXISTING OPENING (VIF)-LOCKABLE	L
D111	F	6'-0" (DBL) 7'-0"	WOOD		NEW INTERIOR POCKET DOOR (PAIR)	-

2ND FLOOR						
NUMBER	TYPE	SIZE (VIF)	FINISH	MFG CODE	REMARKS	SWING
D201					NOT USED	-
D202	C	2'-0" 7'-0"	WOOD		NEW INTERIOR DOOR-BATHROOM SET	R
D203	C	2'-6" 7'-0"	WOOD		NEW INTERIOR DOOR	R
D204	E	4'-0" (DBL) 7'-0"	WOOD		NEW INTERIOR DOOR-PAIR-CLOSET	LR
D205	C	2'-6" 7'-0"	WOOD		SALVAGE AND REINSTALL	L
D206	E	4'-0" (DBL) 7'-0"	WOOD		NEW INTERIOR DOOR-PAIR-CLOSET	LR
D207	E	4'-0" (DBL) 7'-0"	WOOD		NEW INTERIOR DOOR-PAIR-CLOSET	LR
D208	C	2'-0" 7'-0"	WOOD		NEW INTERIOR DOOR-BATHROOM SET	R
D209	C	2'-0" 7'-0"	WOOD		NEW INTERIOR DOOR-BATHROOM SET	R
D210	E	3'-0" (DBL) 7'-0"	WOOD		NEW INTERIOR DOOR-PAIR-CLOSET	LR
D211	E	3'-0" (DBL) 7'-0"	WOOD		NEW INTERIOR DOOR-PAIR-CLOSET	LR
D212	C	2'-6" 7'-0"	WOOD		NEW INTERIOR DOOR	R
D213	C	2'-6" 7'-0"	WOOD		NEW INTERIOR DOOR	L
D214	E	4'-0" (DBL) 7'-0"	WOOD		NEW INTERIOR DOOR-PAIR-CLOSET	LR

ATTIC						
NUMBER	TYPE	SIZE (VIF)	FINISH	MFG CODE	REMARKS	SWING
D301	C	2'-6" 7'-0"	WOOD		NEW INTERIOR DOOR	R
D302	E	3'-0" (DBL) 7'-0"	WOOD		NEW INTERIOR DBL DOOR	LR
D303	C	2'-6" 7'-0"	WOOD		NEW INTERIOR DOOR- BATHROOM SET	L
D304	C	2'-6" 7'-0"	WOOD		NEW INTERIOR DOOR	R

\* ALL INTERIOR DOORS BY UPSTATE DOOR (UNLESS HARVIN MFG CODE SPECIFIED)  
 \* ALL DOORS TO HAVE 4" WID CASING

Architect: KEVIN WOLFE ARCHITECT, PC  
 377 Kenmore Road, Douglas Manor, NY  
 Tel: 716.428.0611

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PROJECT: SENGUPTA RESIDENCE  
 41-21 PROSPECT AVE  
 DOUGLSTON NY 11363

Drawn By: CSJ  
 Checked By: K.W.  
 Date: 07-04-14  
 Project No.: 13606

Scale: 1/8" = 1'-0" (AS SHOWN)

Door & Window Schedule  
 A-300.00