

The current proposal is:

**Preservation Department – Item 1, LPC-22-08983**

**113 Warwick Avenue – Douglaston Historic District  
Borough of Queens**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**

Douglaston Historic District  
113 Warwick Avenue



Douglaston Historic District  
113 Warwick Avenue



Douglaston Historic District  
Queens  
Designated June 24, 1997

Historic District Boundaries



# Douglaston Historic District

## 113 Warwick Avenue

### **PROPOSED CHANGES**

The proposed exterior changes includes removal of non-historic finishes and replacing existing historic finishes with new appropriate historic finishes.

### **REMOVALS INCLUDE:**

1. Remove all aluminum siding.
2. Remove vinyl surface applied shutters
3. Remove aluminum clad window casing, soffits, and trim
4. Remove synthetic post and rails at all porches
5. Remove existing wood double hung windows and aluminum triple track storm and screen sash.

### **HISTORIC REPLACEMENT FINISHES INCLUDE:**

1. New stained western cedar shingle wall siding
2. New painted composite soffits and trim
3. New painted aluminum clad wood double hung windows and casing
4. New painted wood porch posts and rails
5. New painted composite exterior wall panels at first floor of side wings
6. New painted wood shutters, pin hinges and hold backs per 1940 tax photo

### **NEW ADDITIONS INCLUDE:**

1. Partially enclosed front porch
2. Second floor additions at the two side wings
3. One-story mud room at rear entrance
4. New sliding door & landing at rear from living room

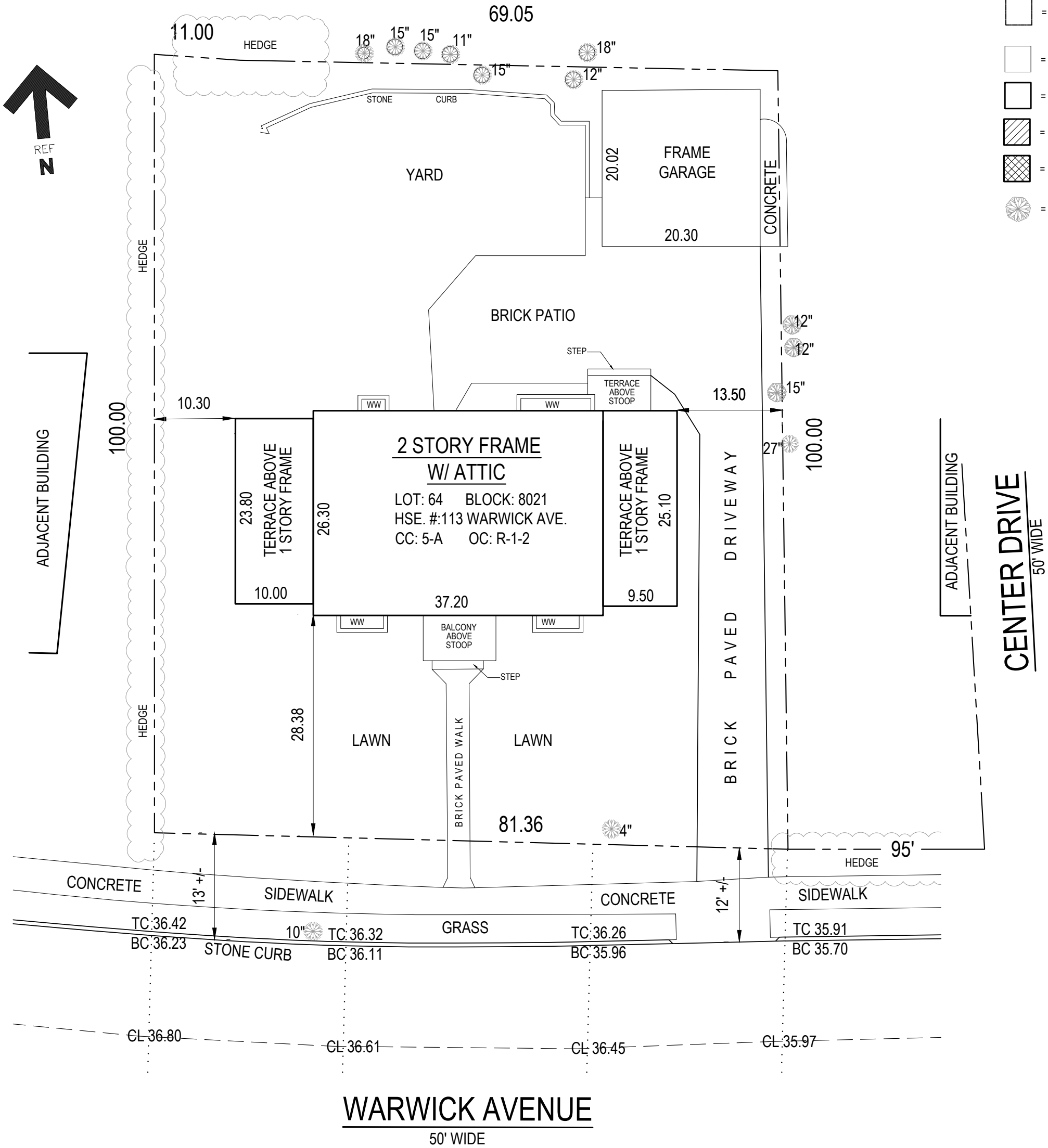


1940 Tax Photo

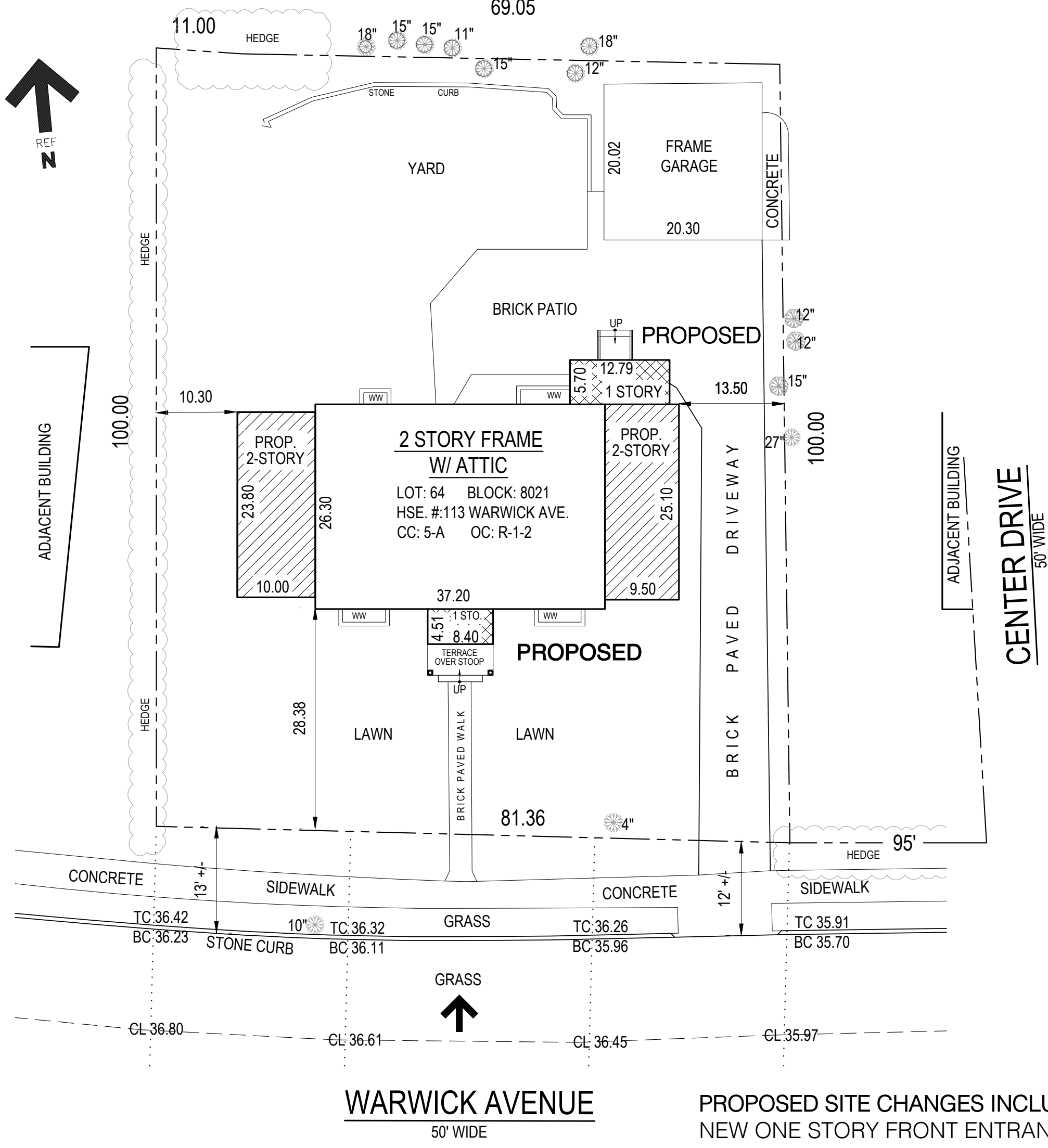
Douglaston Historic District  
113 Warwick Avenue



Douglaston Historic District  
113 Warwick Avenue



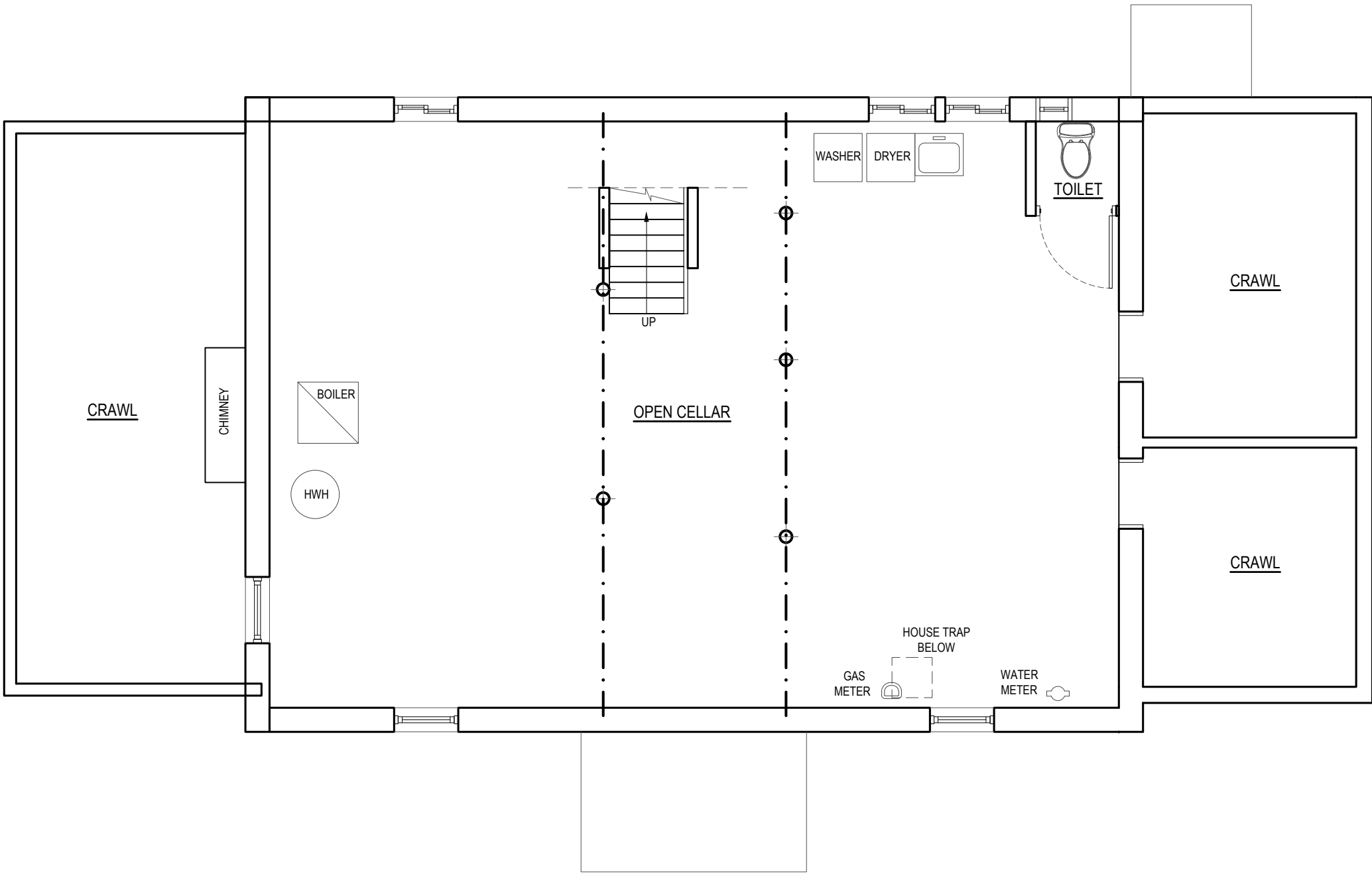
EXISTING



PROPOSED

PROPOSED SITE CHANGES INCLUDE:  
NEW ONE STORY FRONT ENTRANCE  
PORCH AND VESTIBULE  
NEW ONE STORY MUD ROOM AT REAR

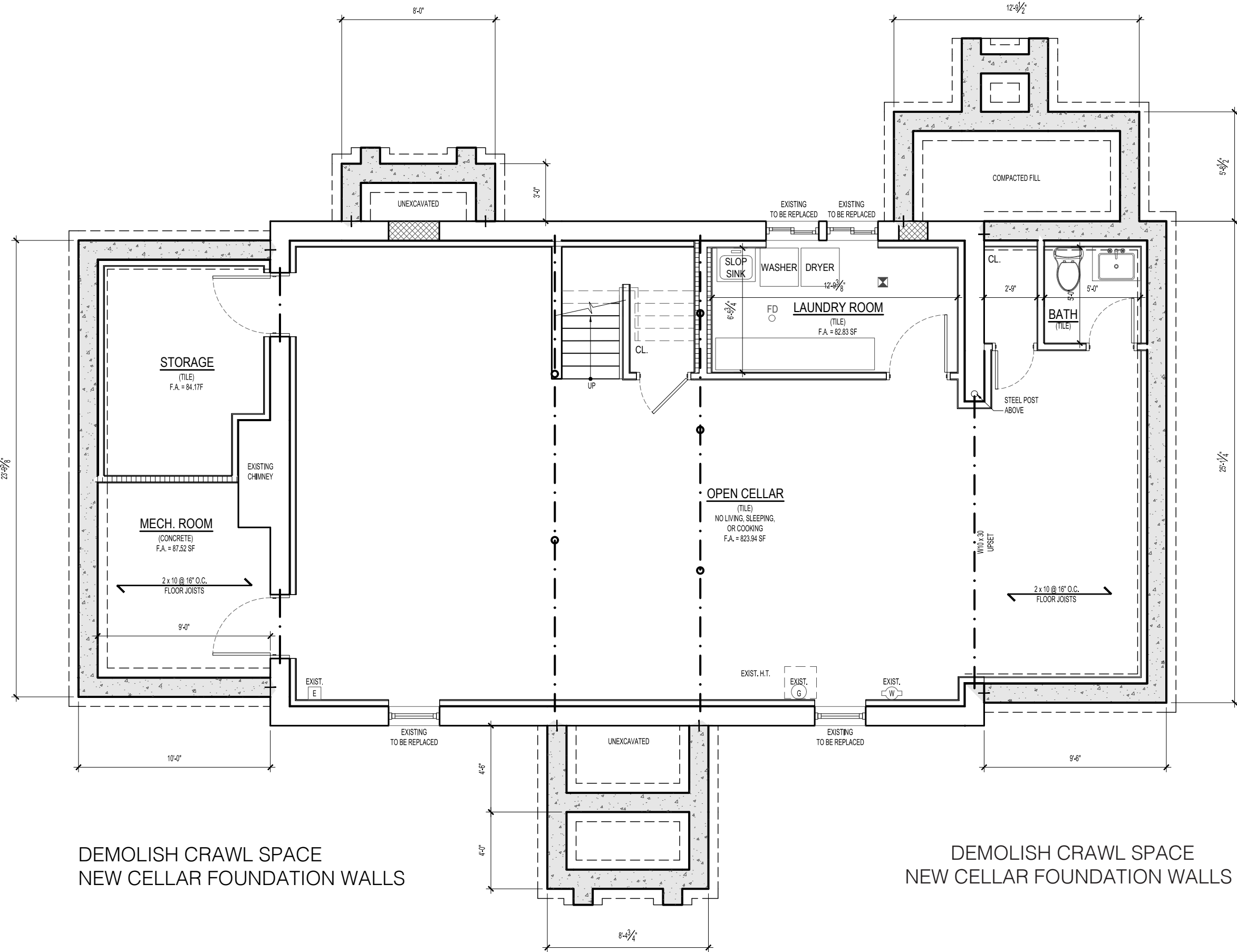
Douglaston Historic District  
113 Warwick Avenue



EXISTING CONDITIONS CELLAR FLOOR  
SCALE: 1'-0" = 3/16"

EXISTING

Cellar Plan

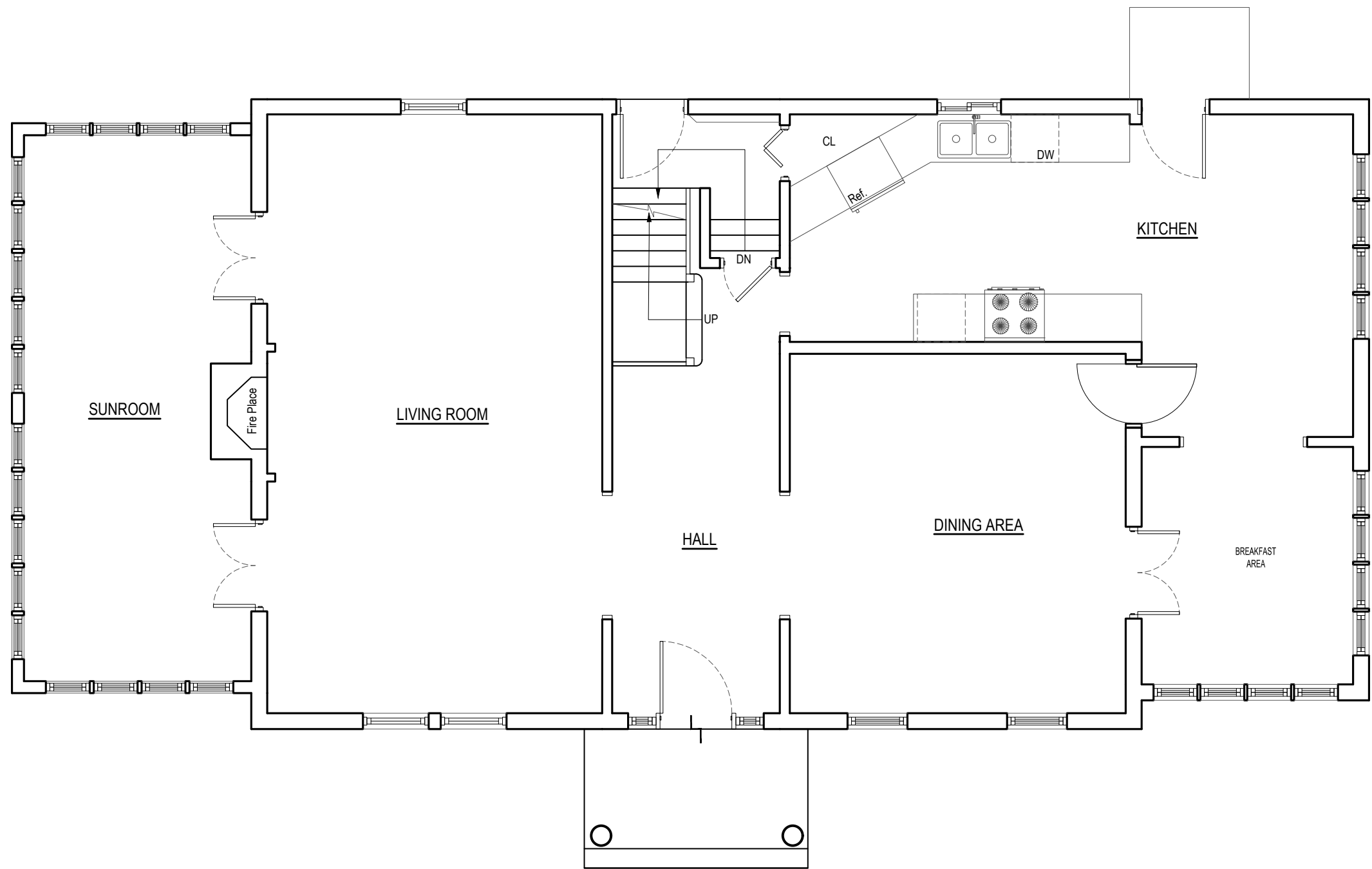


CELLAR FLOOR PLAN  
SCALE: 1'-0" = 1/4"

PROPOSED WORK SHOWN WITH RENDERED LINE

PROPOSED

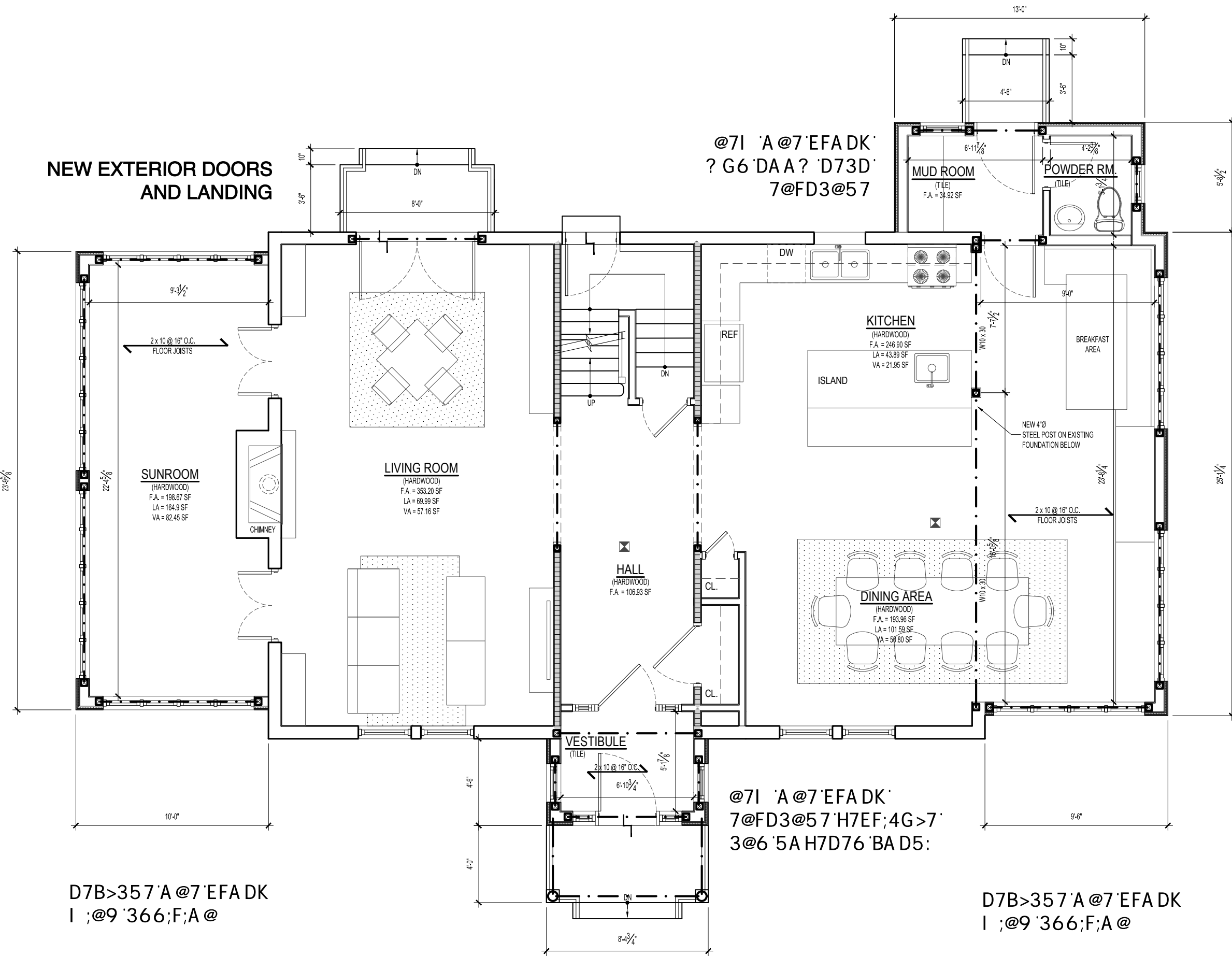
Douglaston Historic District  
113 Warwick Avenue



EXISTING CONDITIONS FIRST FLOOR  
SCALE: 1'-0" = 3/16"

EXISTING

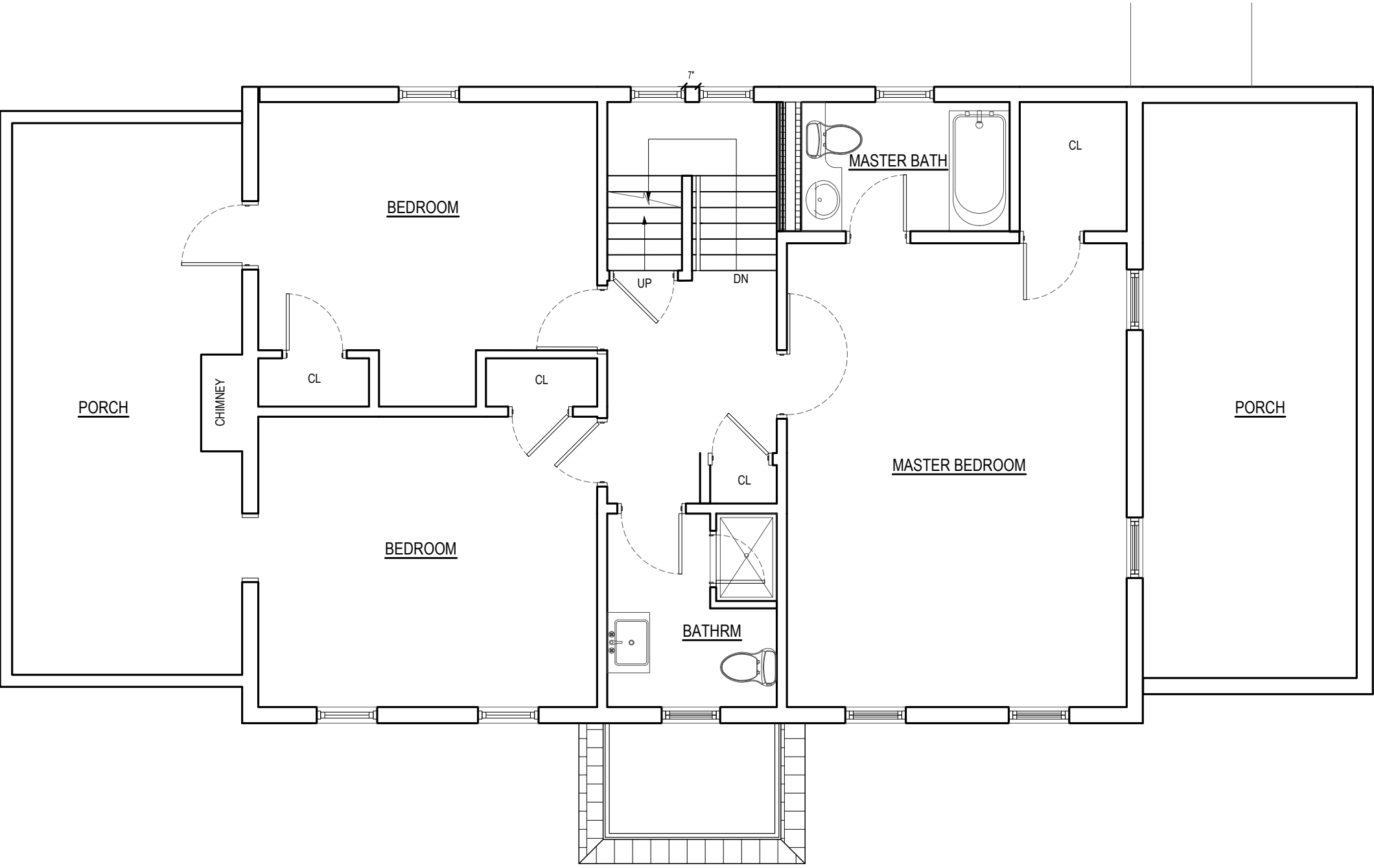
First Floor Plan



FIRST FLOOR PLAN  
SCALE: 1'-0" = 1/4"

PROPOSED

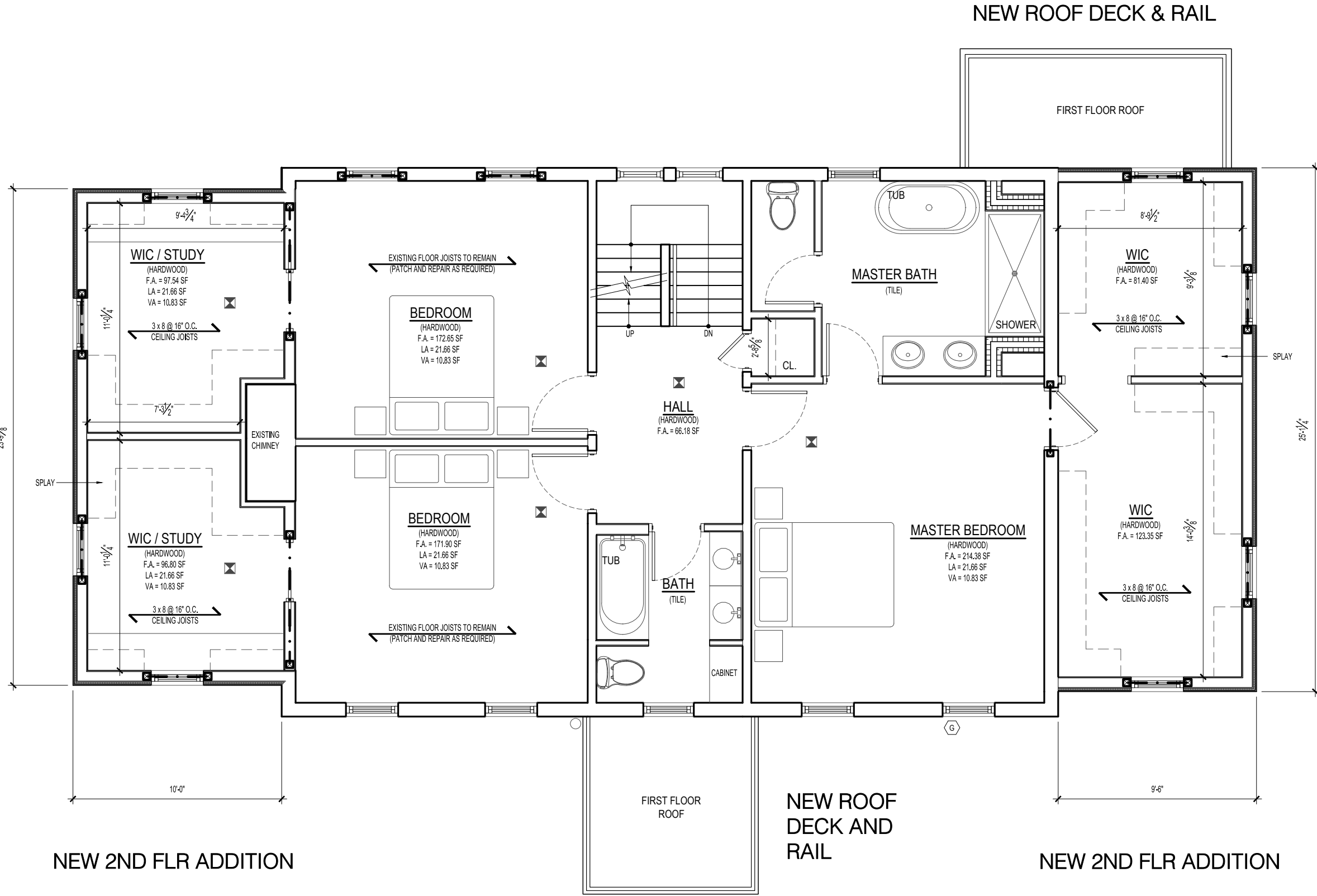
Douglaston Historic District  
113 Warwick Avenue



EXISTING CONDITIONS SECOND FLOOR  
SCALE: 1'-0" = 3/16"

EXISTING

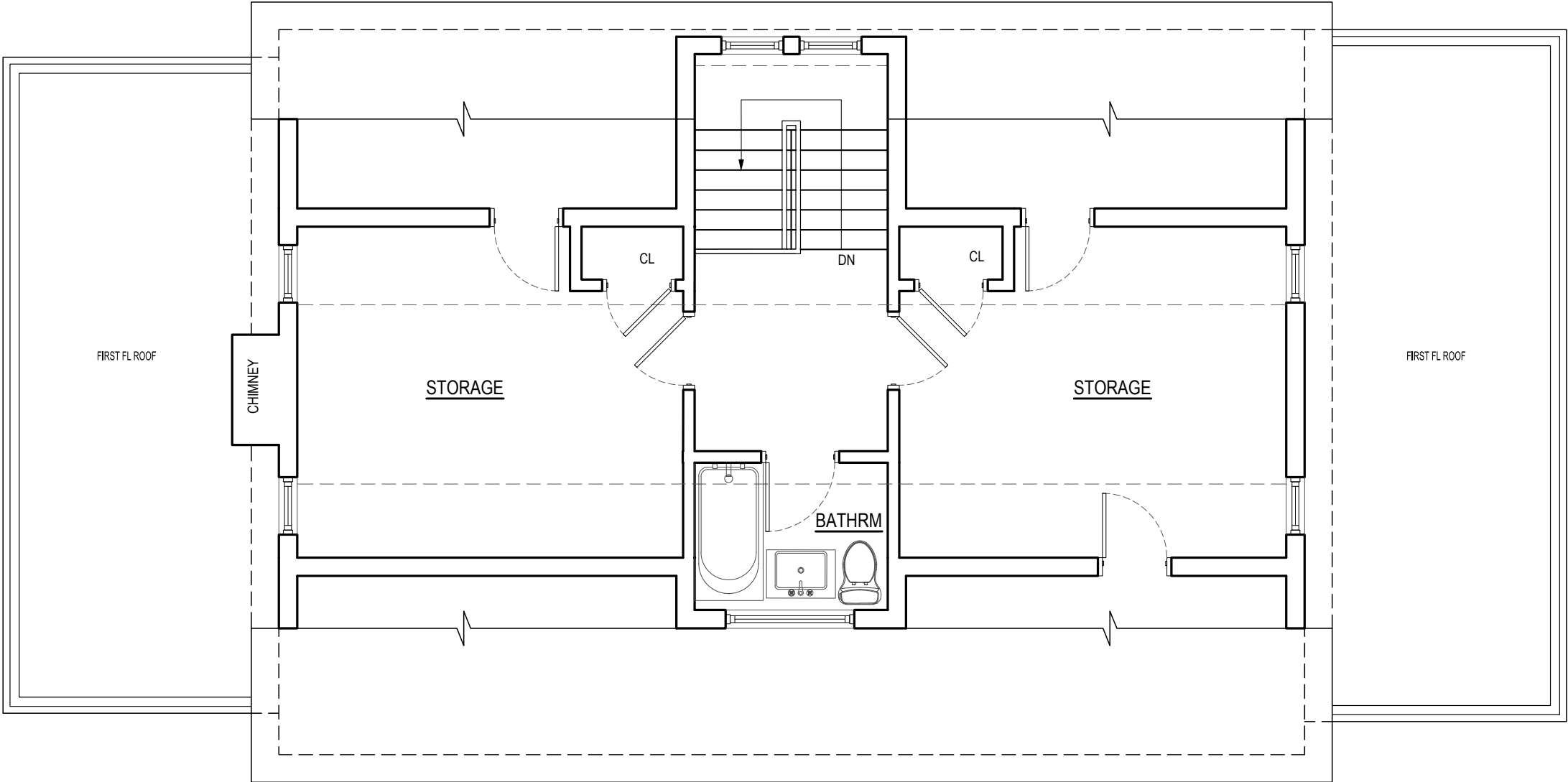
Second Floor Plan



SECOND FLOOR PLAN  
SCALE: 1'-0" = 1/4"

PROPOSED

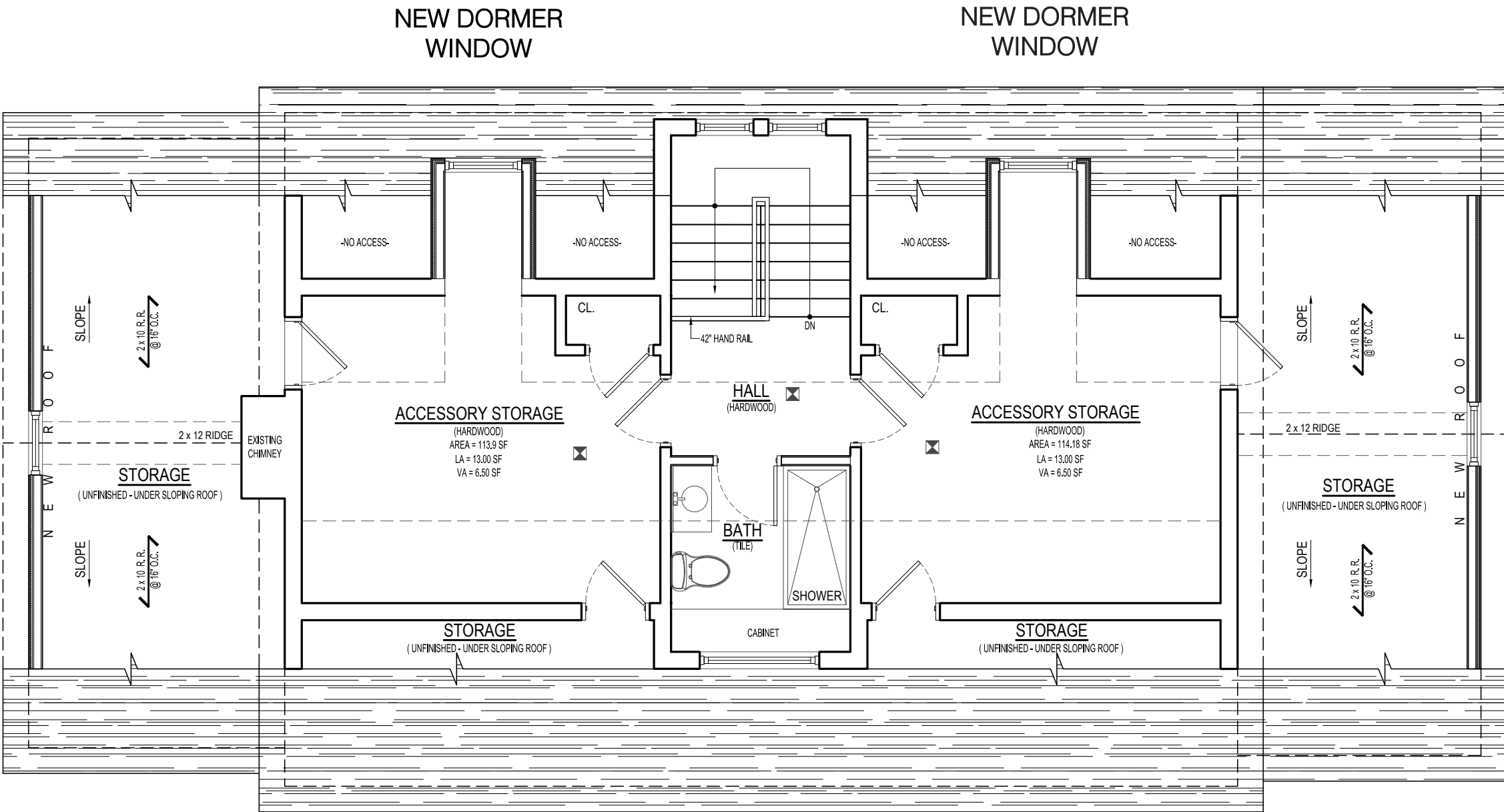
Douglaston Historic District  
113 Warwick Avenue



EXISTING CONDITIONS ATTIC FLOOR  
SCALE: 1'-0" = 3/16"

EXISTING

Attic Plan



ATTIC FLOOR PLAN  
SCALE: 1'-0" = 1/4"

PROPOSED

Douglaston Historic District  
113 Warwick Avenue



EXISTING FINISHES:  
EXISTING ALUMINUM SIDING, SOFFITS, AND TRIM  
VINYL POST, RAIL, AND PICKET RAILING  
VINYL SUFACE FASTENED SHUTTERS  
ALUMINUM GUTTERS AND LEADERS  
HISTORIC RAKE BOARD EXPOSED UNDER ALUMINUM RAKE

EXISTING CONDITIONS



WEST ELEVATION



PRIMARY FACADE - SOUTH ELEVATION



EAST ELEVATION - DRIVEWAY

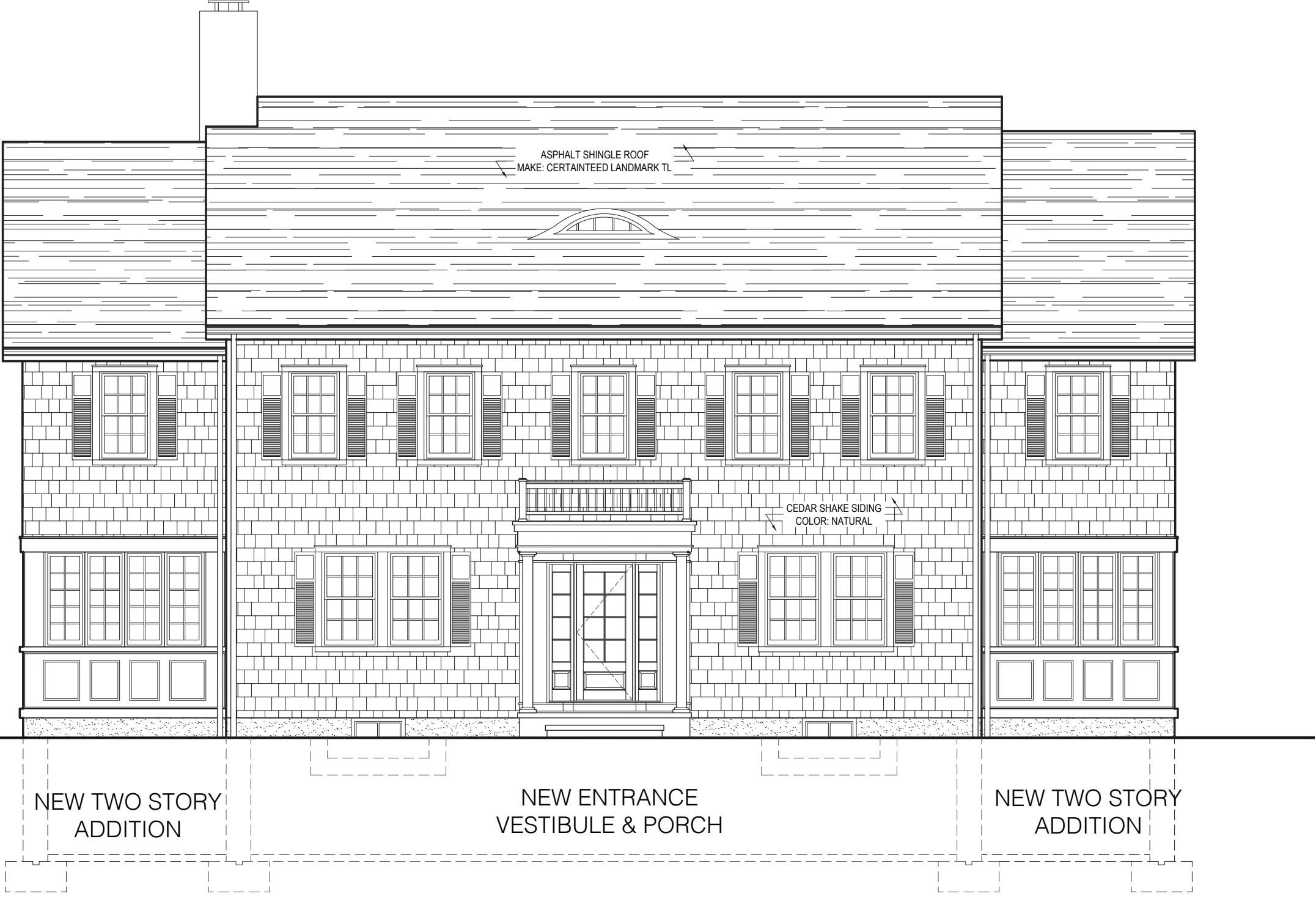


REAR FACADE - NORTH ELEVATION

Douglaston Historic District  
113 Warwick Avenue



REVISED FOR PUBLIC MEETING



PROPOSED FRONT ELEVATION  
SCALE: 1"=0" = 3/16"

PUBLIC HEARING

NEW REPLACEMENT AND SUBSTITUTE MATERIALS INCLUDE:

- STAINED WESTERN RED CEDAR SHINGLE ROYALS
- HISTORIC REPLACEMENT DOUBLE HUNG AND CASEMENT WINDOWS
- PAINTED COLUMNS, WINDOW CASING, TRIM, RAILINGS AND SOFFIT
- PAINTED WOOD HINGED SHUTTERS AND HOLD BACK HARDWARE
- HISTORIC REPLACEMENT FRONT DOOR AND SIDELIGHTS
- PAINTED RECESSED PANEL DETAIL AT SIDE WINGS

Warwick Avenue - Primary Facade

Douglaston Historic District  
113 Warwick Avenue



REVISED FOR PUBLIC MEETING

West Elevation

EXTERIOR MATERIAL CHANGES INCLUDE:

- REMOVING ALUMINUM SIDING, TRIPLE TRACK STORM WINDOWS, WINDOW CASING, TRIM, RAILINGS, AND SOFFITS
- RESTORE WOOD SHINGLE SIDING AND PAINTED COLUMNS, WINDOW CASING, TRIM, RAILINGS, AND SOFFITS
- REPLACE SURFACE APPLIED VINYL SHUTTERS WITH PAINTED WOOD HINGED UNITS PER 1940 TAX PHOTOGRAPH
- INSTALL HISTORIC REPLACEMENT WINDOWS AND DOORS
- INSTALL PAINTED RECESSED PANELS AT FIRST FLOOR WINGS

PUBLIC HEARING

Douglaston Historic District  
113 Warwick Avenue



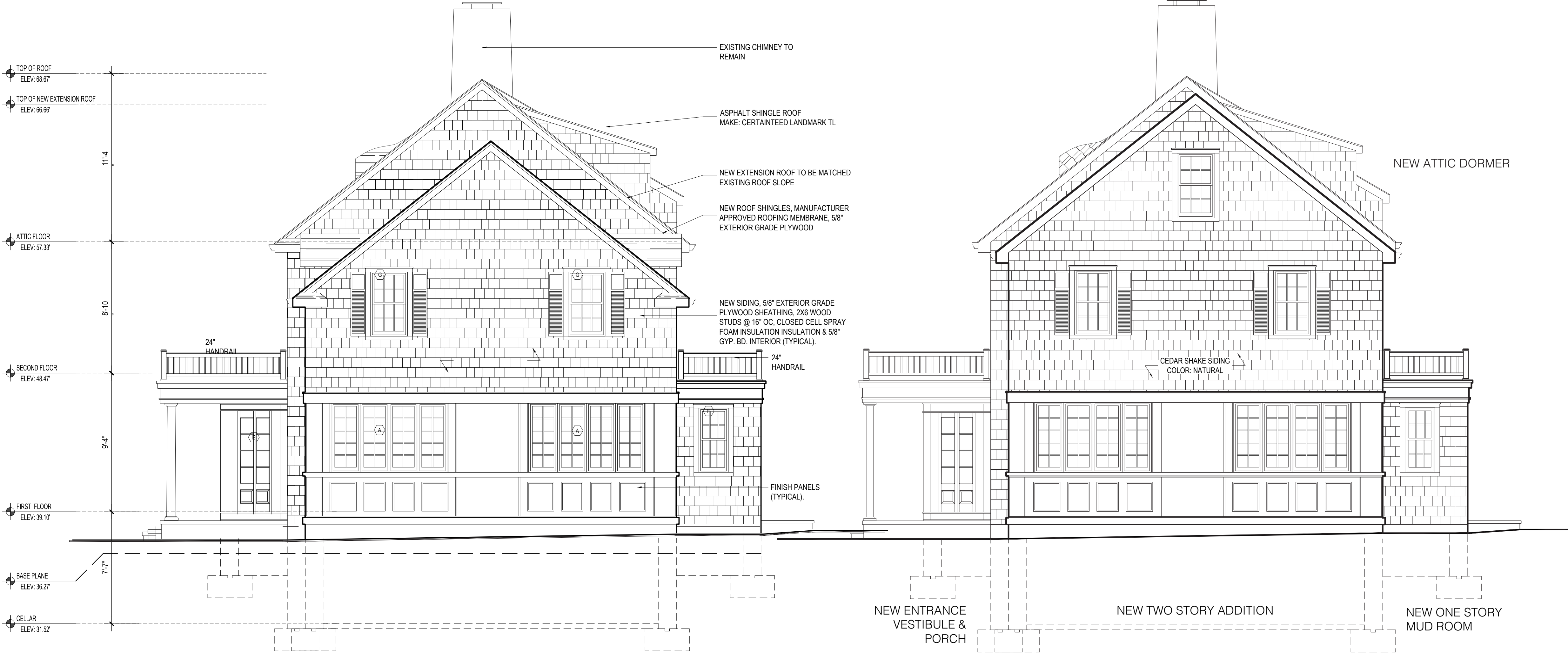
REVISED FOR PUBLIC MEETING

PUBLIC HEARING

- EXTERIOR MATERIAL CHANGES INCLUDE:
- REMOVE ALUMINUM SIDING, TRIPLE TRACK STORM WINDOWS, WINDOW CASING, TRIM, RAILINGS, AND SOFFITS
  - RESTORE WOOD SHINGLE SIDING AND PAINTED COLUMNS, WINDOW CASING, TRIM, RAILINGS, AND SOFFITS
  - REPLACE SURFACE APPLIED VINYL SHUTTERS WITH PAINTED WOOD HINGED UNITS PER 1940 TAX PHOTOGRAPH
  - INSTALL HISTORIC REPLACEMENT WINDOWS AND DOORS
  - INSTALL PAINTED RECESSED PANELS AT FIRST FLOOR WINGS

# Douglaston Historic District

## 113 Warwick Avenue



REVISED FOR PUBLIC MEETING

EXTERIOR MATERIAL CHANGES INCLUDE:

- REMOVING ALUMINUM SIDING, TRIPLE TRACK STORM WINDOWS, WINDOW CASING, TRIM, RAILINGS, AND SOFFITS
- RESTORE WOOD SHINGLE SIDING AND PAINTED COLUMNS, WINDOW CASING, TRIM, RAILINGS, AND SOFFITS
- REPLACE SURFACE APPLIED VINYL SHUTTERS WITH PAINTED WOOD HINGED UNITS PER 1940 TAX PHOTOGRAPH
- INSTALL HISTORIC REPLACEMENT WINDOWS AND DOORS
- INSTALL PAINTED RECESSED PANELS AT FIRST FLOOR WINGS

PUBLIC HEARING

East / Driveway Elevation

Douglaston Historic District  
113 Warwick Avenue



Douglaston Historic District  
113 Warwick Avenue



Douglaston Historic District  
113 Warwick Avenue



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST

Douglaston Historic District  
113 Warwick Avenue



VIEW EAST FROM INTERSECTION OF WARWICK AVENUE AND WEST DRIVE



VIEW WEST FROM INTERSECTION OF WARWICK AVENUE AND CENTER DRIVE



VIEW OF PREMISES STREETSCAPE FROM WEST DRIVE



VIEW OF PREMISES STREETSCAPE FROM CENTER DRIVE

**Douglaston Historic District  
113 Warwick Avenue**



ACROSS THE STREET



SITE



**Houses on the Block**



SAME BLOCK BEHIND





SHORE ROAD BEWTWEEN WARWICK AVENUE AND GROSVENOR STREET  
SYMMETRICAL FACADE WITH FLANKING TWO STORY WINGS

## Douglaston Historic District 113 Warwick Avenue



7 HOLLYWOOD AVENUE, ARCHITECT JOHN C.W. CADOO

## EXAMPLES OF TWO STORY WINGS IN THE DOUGLASTON HISTORIC DISTRICT



25-31 WEST DRIVE - SYMMETRICAL FACADE WITH FLANKING TWO STORY WINGS



Douglaston Historic District  
113 Warwick Avenue



Examples of Two-Story Side Wings

Douglaston Historic District  
113 Warwick Avenue



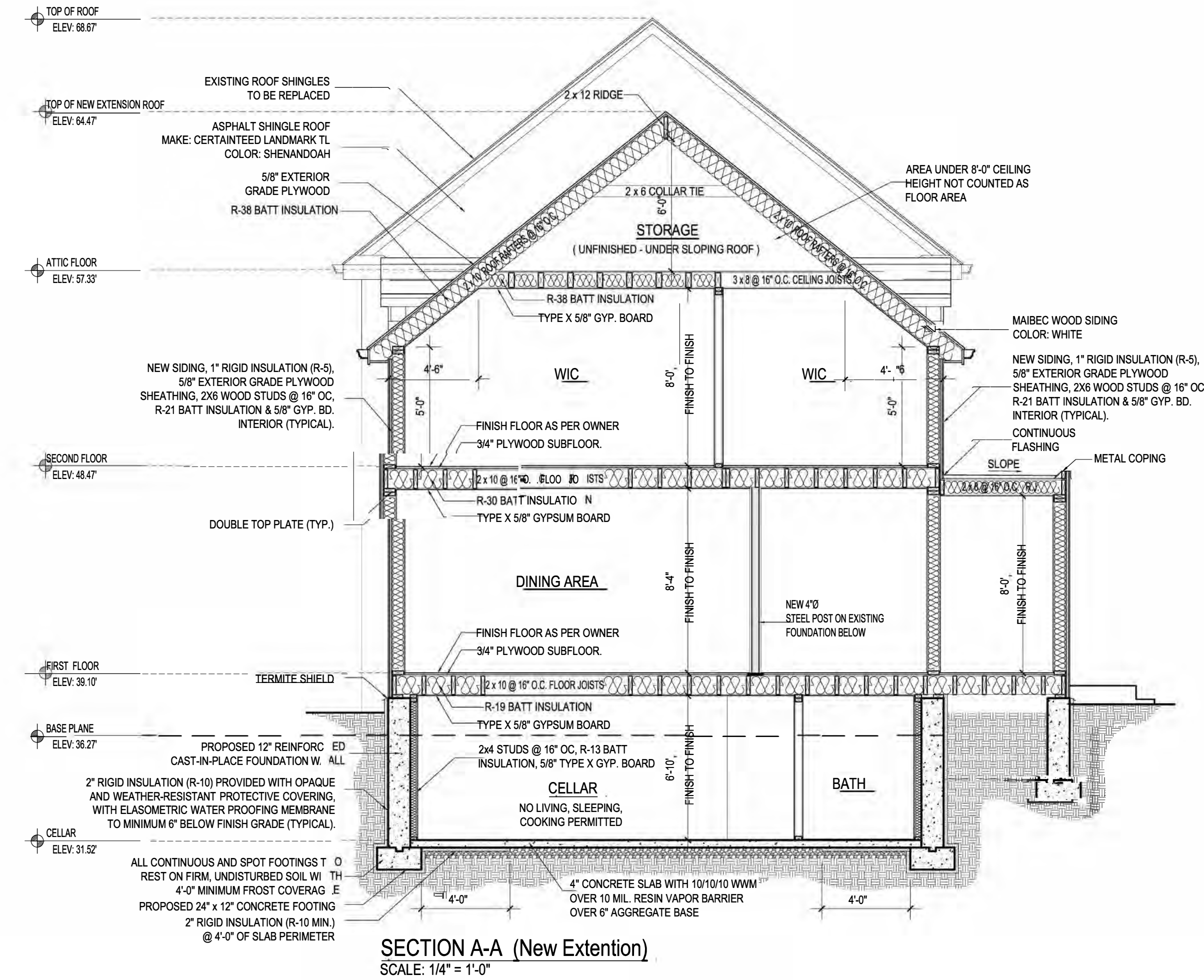
RICHMOND ROAD (300 BLOCK)

SIMILAR 2ND FLOOR DORMER WINDOWS



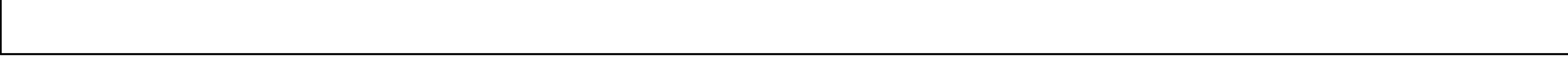
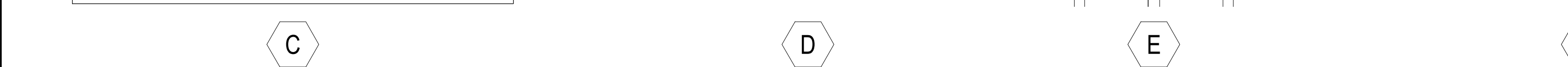
EAST DRIVE and MANOR ROAD

Douglaston Historic District  
113 Warwick Avenue



PROPOSED SECTION THROUGH EAST ADDITION

SCALE: 3/4" = 1'-0"



NO.	R.O. (W x H)	F.S. (W x H)	TYPE	MANUF.	COLLECTION	MODEL #	U-FACTOR	GLASS TYPE	SHGC	AIR LEAKAGE	NOTES
(A)	(4) 2'-1" x 4'-7 5/8"	(4) 2'-0" x 4'-7 1/8"	CASEMENT	MARVIN	ULTIMATE	UCA2456	0.27	DOUBLE PANE WITH LOW E	0.40	≤0.30 cm <sup>3</sup> /SF	4 WINDOWS/UNIT
(B)	(2) 2'-10" x 4'-7 5/8"	(2) 2'-0" x 4'-7 1/8"	CASEMENT	MARVIN	ULTIMATE	UCA2456	0.27	DOUBLE PANE WITH LOW E	0.40	≤0.30 cm <sup>3</sup> /SF	5 WINDOWS/UNIT
(C)	(2) 2'-10" 1/4" x 4'-8"	(2) 2'-9" 1/4" x 4'-7 1/2"	DOUBLE HUNG	MARVIN	ULTIMATE	UDHG2 2624	0.27	DOUBLE PANE WITH LOW E	0.40	≤0.30 cm <sup>3</sup> /SF	2 WINDOWS/UNIT
(D)	(2) 1'-5" x 2'-7 5/8"	(2) 1'-4" x 2'-7 1/2"	CASEMENT	MARVIN	ULTIMATE	UCA1632	0.27	DOUBLE PANE WITH LOW E	0.40	≤0.30 cm <sup>3</sup> /SF	2 WINDOWS/UNIT
(E)	1'-0" x 4'-6 5/8"	0'-11" x 4'-6 1/8"	PICTURE	MARVIN	ULTIMATE	CUSTOM	0.27	DOUBLE PANE WITH LOW E	0.40	≤0.30 cm <sup>3</sup> /SF	CUSTOM
(F)	2'-2 1/4" x 4'-0"	2'-1 1/4" x 3'-11 1/2"	DOUBLE HUNG	MARVIN	ULTIMATE	UDHG2 2020	0.27	DOUBLE PANE WITH LOW E	0.40	≤0.30 cm <sup>3</sup> /SF	
(G)	2'-6 1/4" x 4'-4"	2'-5 1/4" x 4'-3 1/2"	DOUBLE HUNG	MARVIN	ULTIMATE	UDHG2 2422	0.27	DOUBLE PANE WITH LOW E	0.40	≤0.30 cm <sup>3</sup> /SF	
(H)	2'-2 1/4" x 3'-8"	2'-1 1/4" x 3'-7 1/2"	DOUBLE HUNG	MARVIN	ULTIMATE	UDHG2 2018	0.27	DOUBLE PANE WITH LOW E	0.40	≤0.30 cm <sup>3</sup> /SF	
(I)	3'-0" 1/4" x 4'-0"	2'-11 1/4" x 3'-11 1/2"	DOUBLE HUNG	MARVIN	ULTIMATE	UDHG2 3020	0.27	DOUBLE PANE WITH LOW E	0.40	≤0.30 cm <sup>3</sup> /SF	
(J)	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	N/A	N/A	N/A	N/A	REPAIR & RESTORE
(K)	2'-1" x 1'-11 5/8"	2'-0" x 1'-11 1/8"	CASEMENT	MARVIN	ULTIMATE	UCA2424	0.27	DOUBLE PANE WITH LOW E	0.40	≤0.30 cm <sup>3</sup> /SF	

NOTES:  
ALL WINDOWS TO HAVE STONE WHITE CLAD SASH EXTERIOR, PAINTED INTERIOR FINISH - WHITE  
PINE SASH INTERIOR, 7/8" SIMULATED DIVIDED LITE WITH SPACER BAR, ALUMINUM SCREEN

	NO.	SIZE (W x H)	TYPE	U-FACTOR	SHGC	REMARKS
CELLAR FLOOR	C.01	3'-0" x 6'-8"	HINGE			
	C.02	3'-0" x 6'-8"	HINGE			
	C.03	2'-6" x 6'-8"	HINGE			
	C.04	3'-0" x 6'-8"	HINGE			
	C.05	2'-0" x 6'-8"	HINGE			
	C.06	2'-4" x 6'-8"	HINGE			
FIRST FLOOR	F.01	3'-0" x 7'-0"	HINGE	0.27	0.40	EXTERIOR. SPECIFY BY OWNER
	F.02	3'-0" x 6'-8"	HINGE	0.27	0.40	SPECIFY BY OWNER
	F.03	6'-0" x 8'-10"	DOUBLE HINGE	0.27	0.40	MARVIN MODEL HUJFDG2 6068
	F.04	2'-8" x 7'-0"	HINGE			EXTERIOR. SPECIFY BY OWNER
	F.05	3'-0" x 7'-0"	HINGE			EXTERIOR. SPECIFY BY OWNER
	F.06	2'-8" x 6'-8"	HINGE			SPECIFY BY OWNER
	F.07	2'-4" x 6'-8"	HINGE			SPECIFY BY OWNER
	F.08	1'-6" x 6'-8"	HINGE			SPECIFY BY OWNER
	F.09	3'-0" x 6'-8"	HINGE			SPECIFY BY OWNER
	F.10	2'-4" x 6'-8"	HINGE			SPECIFY BY OWNER
	F.11	3'-6" x 6'-8"	DOUBLE HINGE			SPECIFY BY OWNER
	F.12	3'-6" x 6'-8"	DOUBLE HINGE			SPECIFY BY OWNER
SECOND FLOOR	S.01	2'-8" x 6'-8"	POCKET DOOR			SPECIFY BY OWNER
	S.02	2'-8" x 6'-8"	POCKET DOOR			SPECIFY BY OWNER
	S.03	2'-8" x 6'-8"	HINGE			SPECIFY BY OWNER
	S.04	2'-8" x 6'-8"	HINGE			SPECIFY BY OWNER
	S.05	2'-8" x 6'-8"	HINGE			SPECIFY BY OWNER
	S.06	2'-4" x 6'-8"	HINGE			SPECIFY BY OWNER
	S.07	1'-6" x 6'-8"	HINGE			SPECIFY BY OWNER
	S.08	2'-6" x 6'-8"	HINGE			SPECIFY BY OWNER
	S.09	2'-8" x 6'-8"	HINGE			SPECIFY BY OWNER
	ATTIC FLOOR	A.01	2'-4" x 5'-0"	HINGE		
A.02		2'-4" x 6'-8"	HINGE			SPECIFY BY OWNER
A.03		2'-6" x 6'-8"	HINGE			SPECIFY BY OWNER
A.04		2'-4" x 6'-8"	HINGE			SPECIFY BY OWNER
A.05		2'-6" x 6'-8"	HINGE			SPECIFY BY OWNER
A.06		2'-4" x 6'-8"	HINGE			SPECIFY BY OWNER
A.07		2'-4" x 5'-0"	HINGE			SPECIFY BY OWNER
A.08		2'-4" x 5'-0"	HINGE			SPECIFY BY OWNER
A.09		2'-4" x 5'-0"	HINGE			SPECIFY BY OWNER

FRANK J. QUATELA  
ARCHITECT, P.C.

36-07 169th STREET  
FLUSHING, NY 11358  
TEL: 718.886.1600

FRANK@QUATELA-ARCHITECTS.COM  
WWW.QUATELA-ARCHITECTS.COM

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. FRANK J. QUATELA ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

DOB:

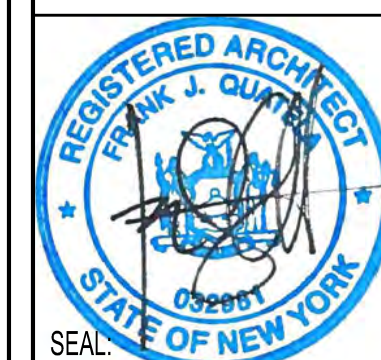
[illegible]

DRAWING TITLE:

WINDOW / DOOR  
SCHEDULE AND WINDOW  
ELEVATIONS

PREMISES:

113 WARWICK AVENUE  
DOUGLASTON MANOR, NEW YORK

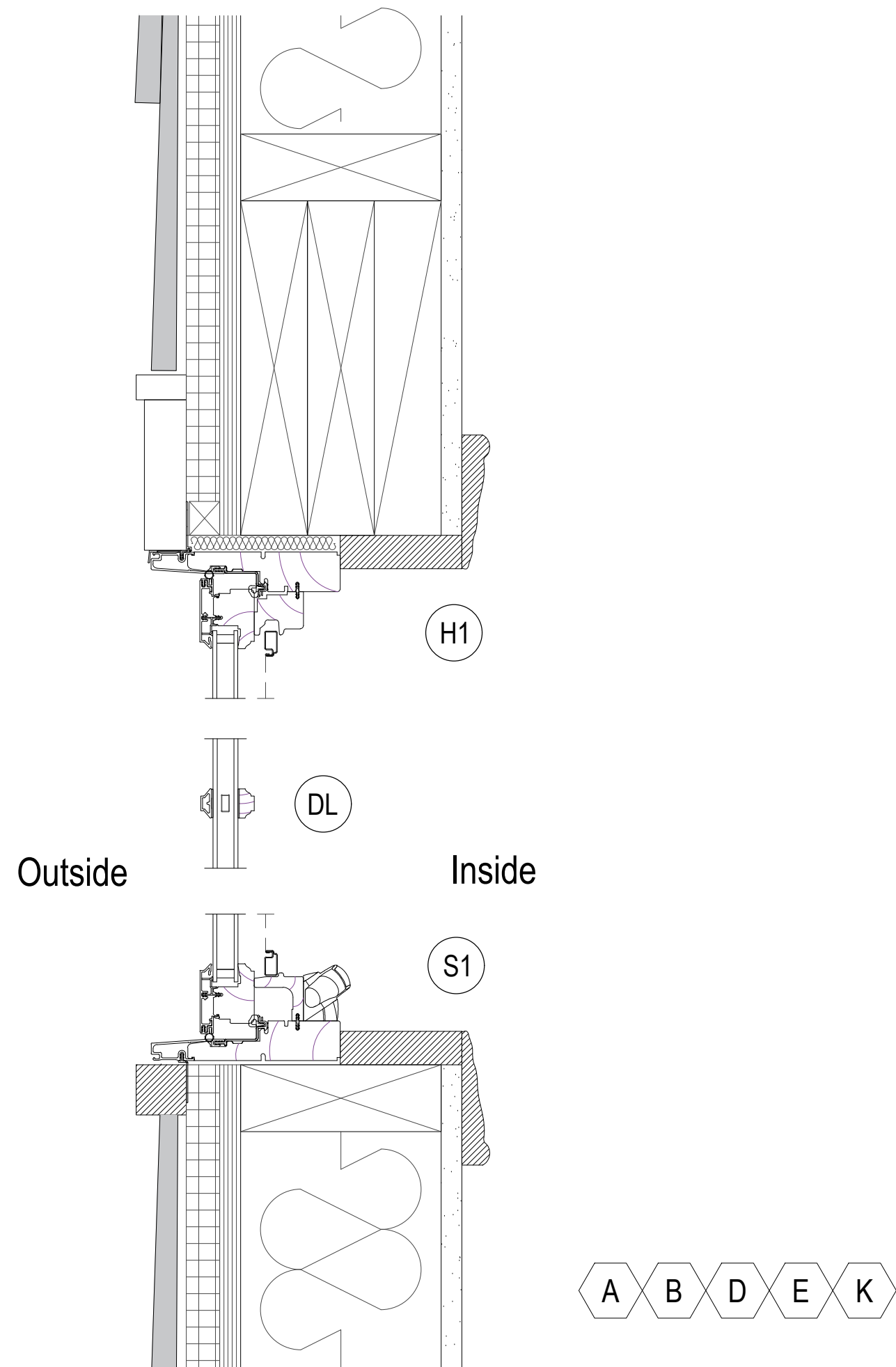


DRAWN:	RJF / JM
CHECKED:	FJC
JOB NO.:	21083
SCALE:	AS NOTED
DATE:	09.07.2022

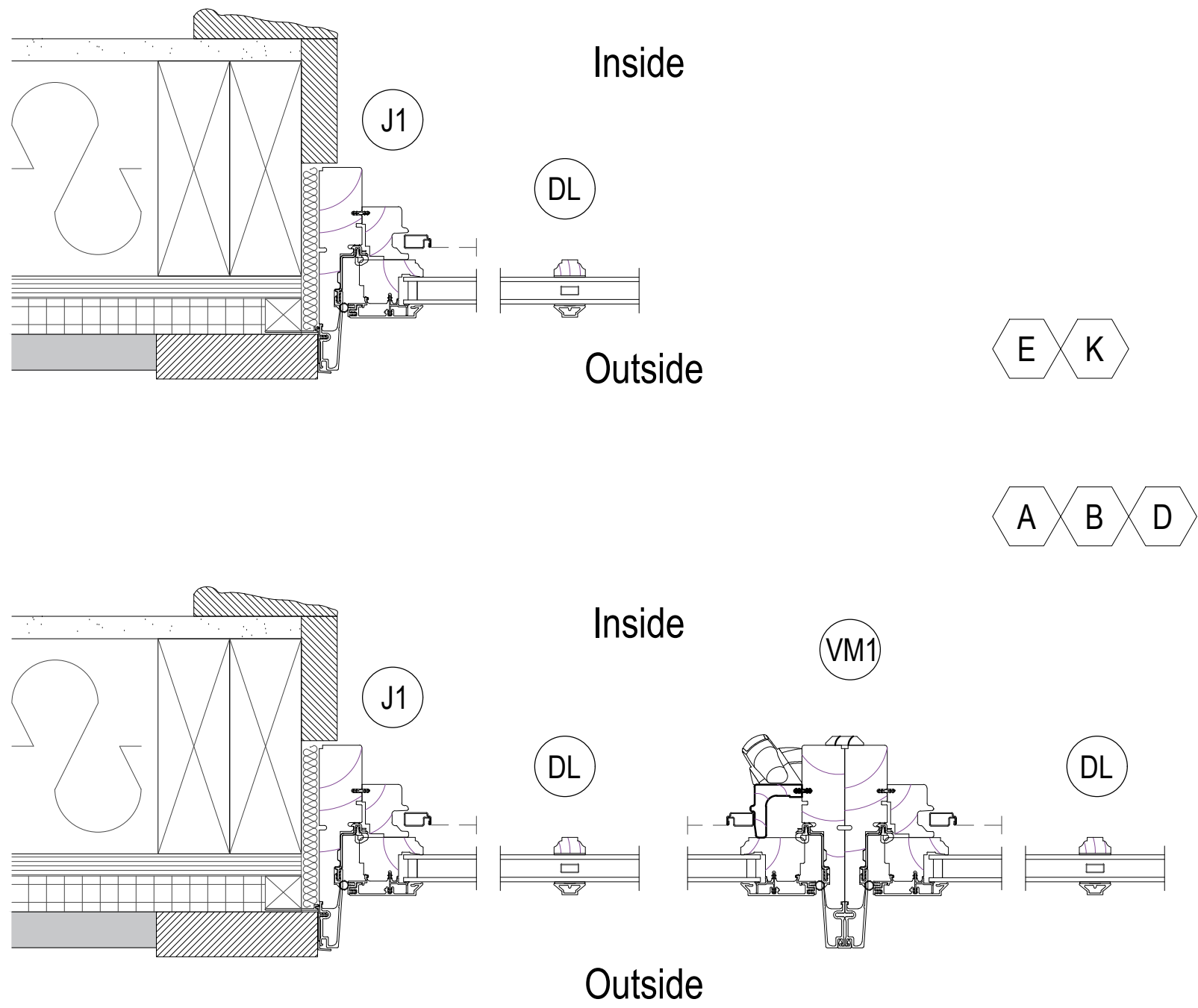
DRAWING:

9 OF 14

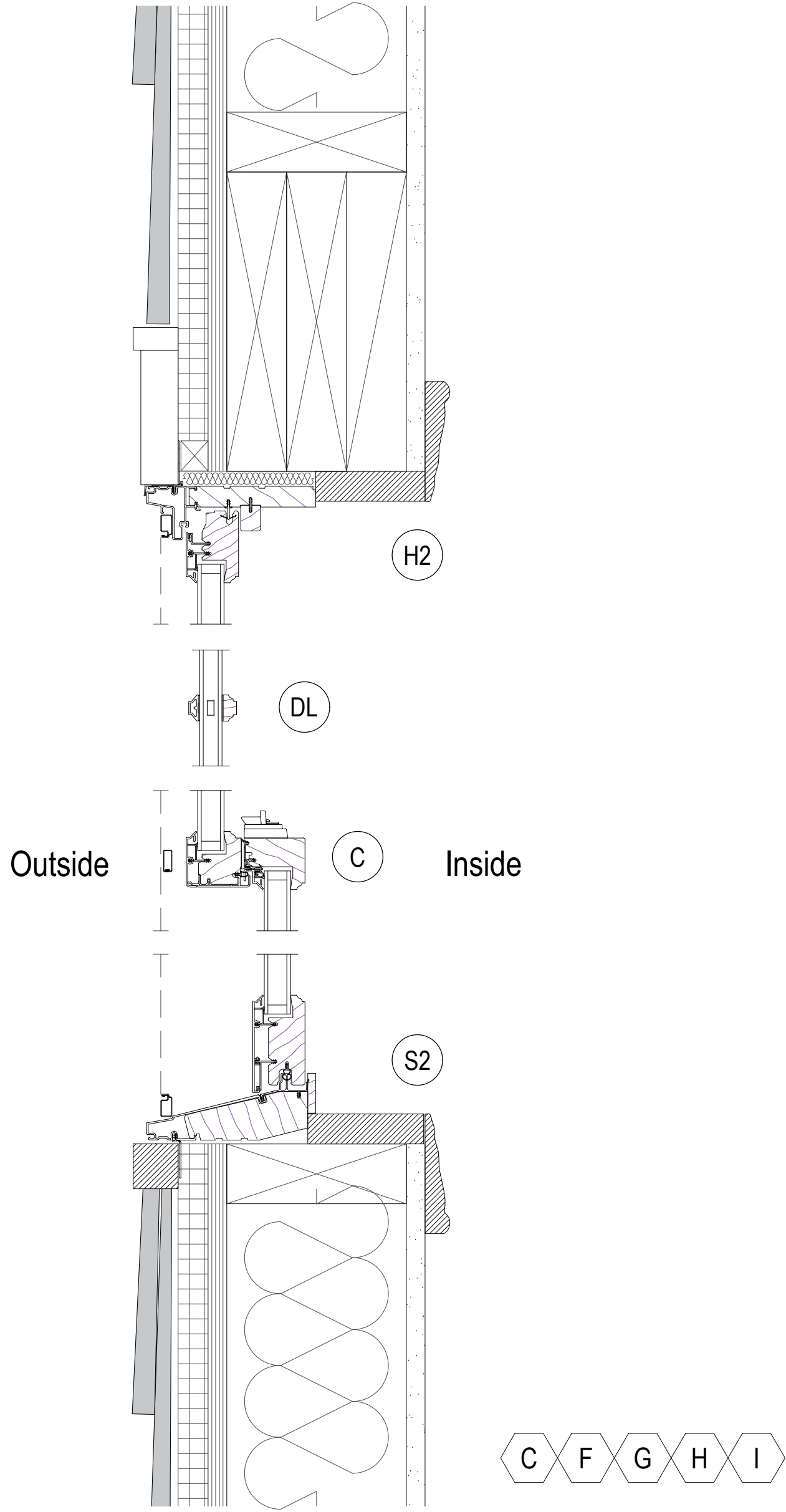
A-601.00



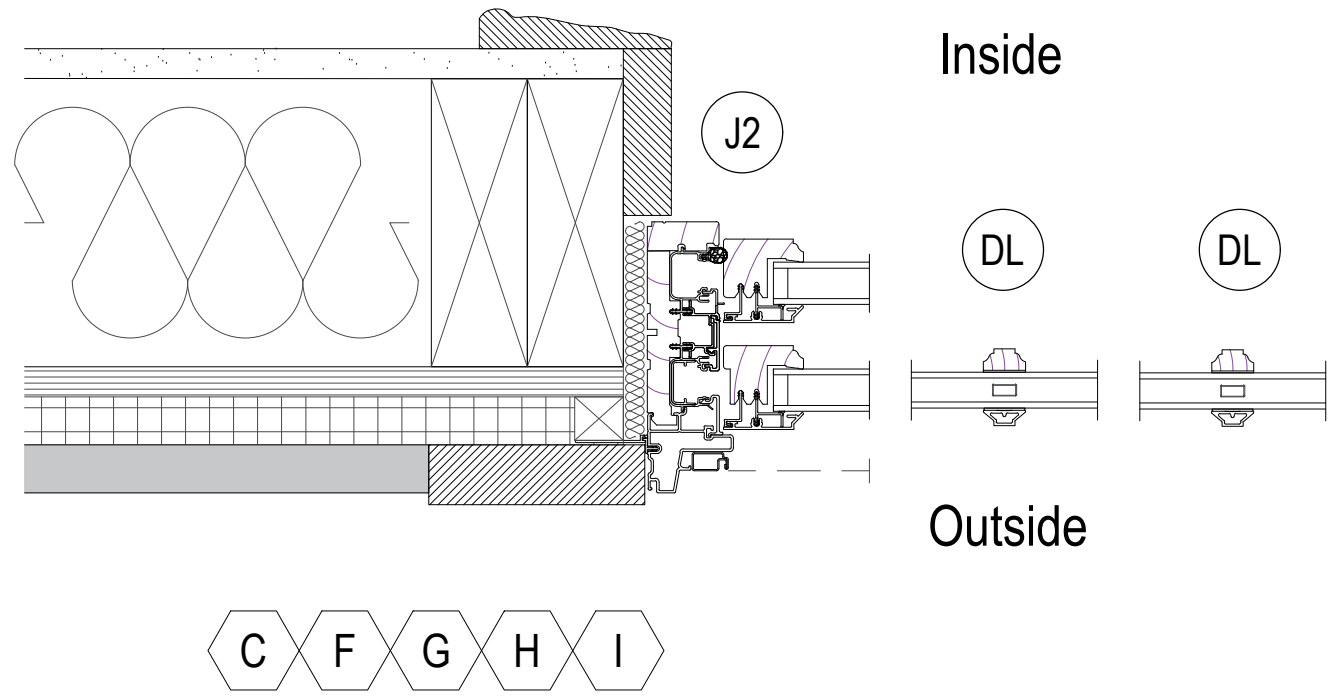
VERTICAL CASEMENT WINDOW SECTION  
SCALE: 3" = 1'-0"



HORIZONTAL CASEMENT WINDOW SECTION  
SCALE: 3" = 1'-0"



VERTICAL DOUBLE HUNG WINDOW SECTION  
SCALE: 3" = 1'-0"



HORIZONTAL DOUBLE HUNG WINDOW SECTION  
SCALE: 3" = 1'-0"

HardieTrim®

Length 12 ft boards

NT3" BOARDS SMOOTH

4/4 SMOOTH

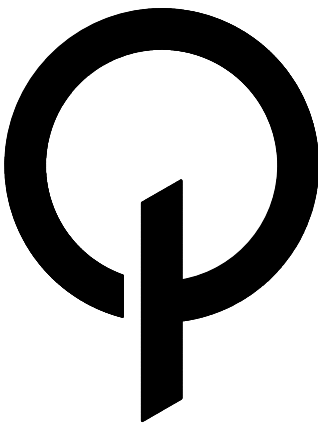
Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
ColorPlus Pcs/Pallet	312	208	156	104	104

STATEMENT COLLECTION™	✓	✓	✓	✓	
DREAM COLLECTION™	✓	✓	✓	✓	✓
PRIME					

5/4 SMOOTH

Thickness	1 in					
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
ColorPlus Pcs/Pallet	240	200	160	120	80	80

STATEMENT COLLECTION™	✓	✓	✓	✓	✓	✓
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME						



FRANK J. QUATELA  
ARCHITECT, P.C.

36-07 169th STREET  
FLUSHING, NY 11358  
TEL: 718.886.1600

FRANK@QUATELA-ARCHITECTS.COM  
WWW.QUATELA-ARCHITECTS.COM

THE ARCHITECT SHALL NOT HAVE CONTROL, OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. FRANK J. QUATELA ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES HEREBY NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

DOB:

NO.	DATE	REVISION
-----	------	----------

DRAWING TITLE:

WINDOW SECTIONS

PREMISES:

113 WARWICK AVENUE  
DOUGLSTON MANOR, NEW YORK



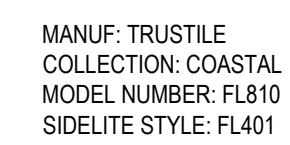
DRAWN: R/JF / J/M  
CHECKED: FJQ  
JOB NO.: 21083  
SCALE: AS NOTED  
DATE: 09-07-2022

DRAWING:

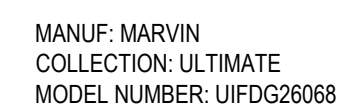
10 OF 14

A-602.00

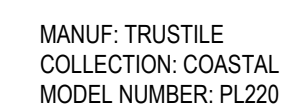
SCALE: 3/4" = 1'-0"



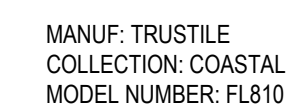
1.01



1.03



1.04



1.05



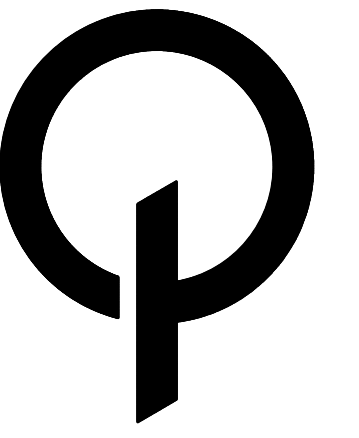
**ENTRY DOOR SECTION**  
SCALE: 3" = 1'-0"



VERTICAL FRENCH DOOR SECTION  
SCALE: 3" = 1'-0"



HORIZONTAL FRENCH DOOR SECTION  
SCALE: 3" = 1'-0"



FRANK J. QUATELA  
ARCHITECT, P.C.

36-07 169th STREET  
FLUSHING, NY 11358  
TEL: 718.886.1600

FRANK@QUATELA-ARCHITECTS.COM  
WWW.QUATELA-ARCHITECTS.COM

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. FRANK J. QUATELA ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

DOB:

[illegible]

DRAWING TITLE:

EXTERIOR DOOR  
ELEVATIONS AND SECTIONS

PREMISES:

113 WARWICK AVENUE  
DOUGLSTON MANOR, NEW YORK



DRAWN:	RJF / JM
CHECKED:	FJQ
JOB NO.:	21083
SCALE:	AS NOTED
DATE:	09-07-2022

**DRAWING:**

10 OF 14

A-603.00

The current proposal is:

**Preservation Department – Item 1, LPC-22-08983**

**113 Warwick Avenue – Douglaston Historic District  
Borough of Queens**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**