

The current proposal is:

Preservation Department – Item 1, LPC-22-11609

902 Shore Road – Douglaston Historic District

Borough of Queens

To Testify Please Join Zoom

Webinar ID: 853 8078 4078

Passcode: 813151

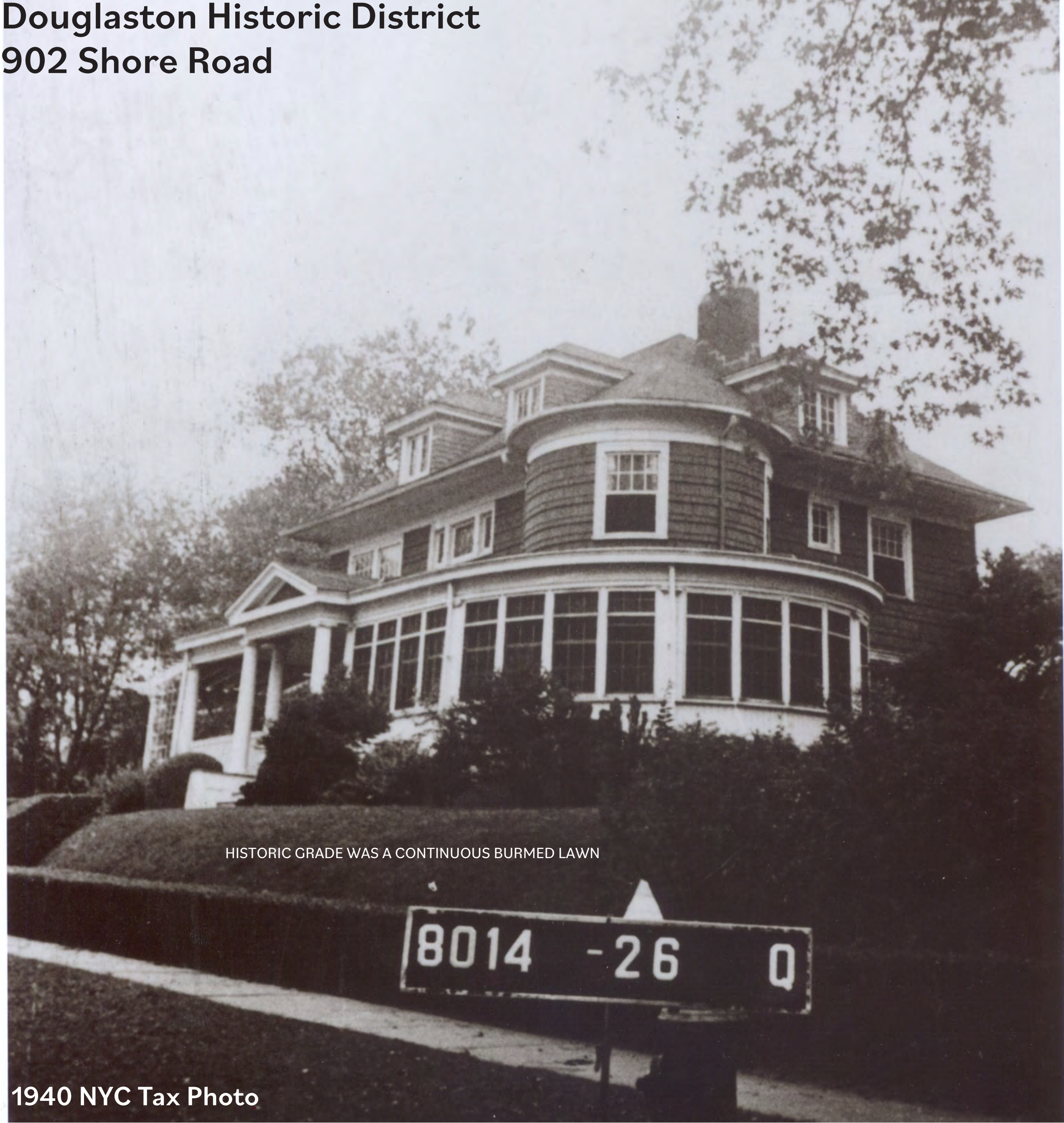
By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

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.

**Douglaston Historic District
902 Shore Road**



HISTORIC GRADE WAS A CONTINUOUS BURMED LAWN

1940 NYC Tax Photo

902 Shore Rd - 2018



Undated Research image



Douglaston Historic District 902 Shore Road



EXISTING RETAINING WALL
EXCEEDS 30-IN. HEIGHT
WITHOUT GUARD RAIL
PROTECTION.

View from Shore Road



EXISTING CORNER OF SITE
WITHIN FLOOD ZONE VE FLOOD
HAZARD (ELEV. 16 FT)

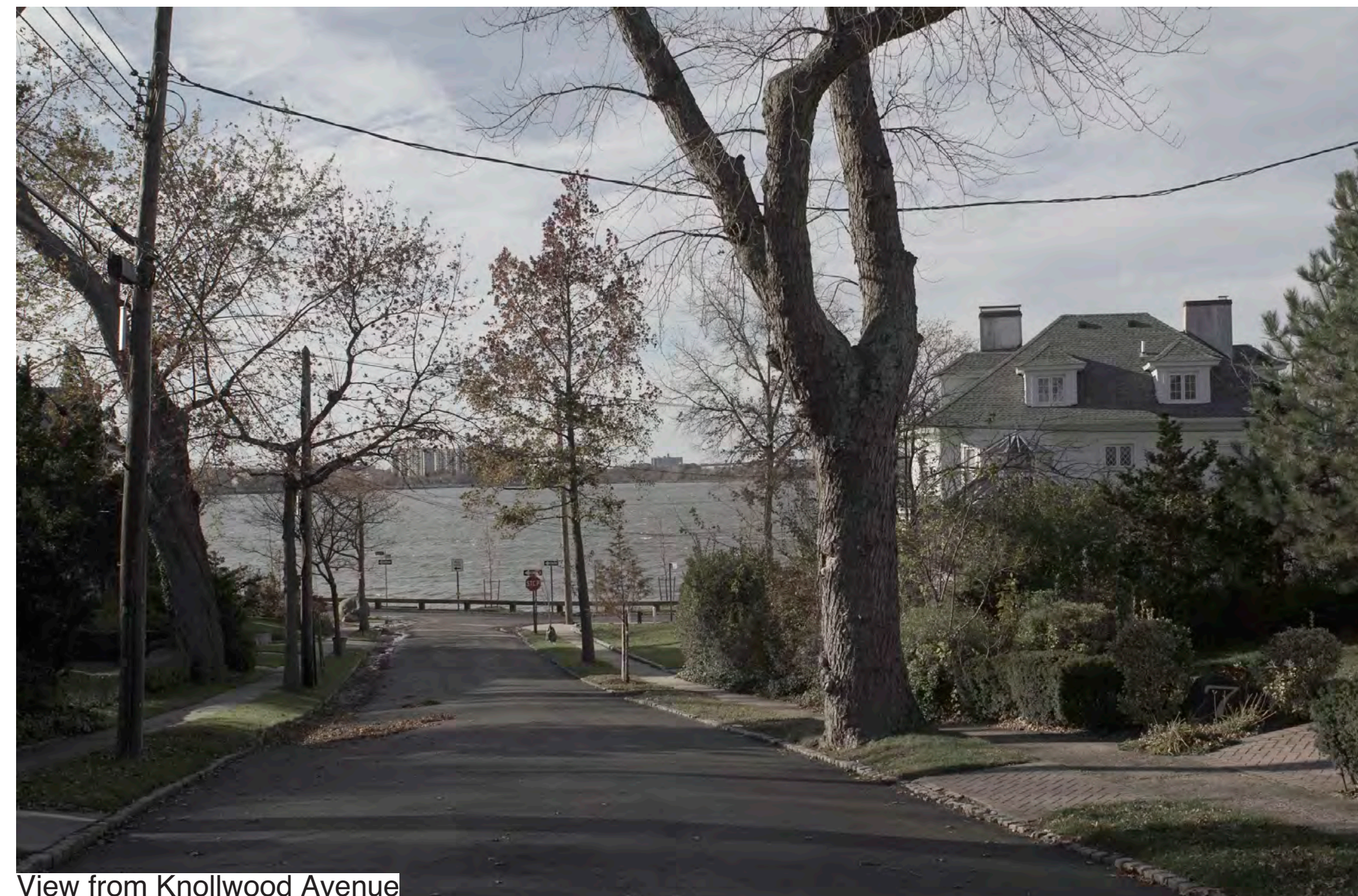
View from Knollwood Avenue



LOW POINT

Prior to Construction

View from Shore Road



View from Knollwood Avenue

Douglaston Historic District

902 Shore Road

Proposed amendments and additions to COFA

PROPOSED CHANGES TO THE DWELLING

Exterior includes substitution and replacement of existing non-historic roofing material and new roof canopy over new garage doors.

One small new window on Second Floor North Elevation of addition.

Proposed changes to the site includes reconfiguration of retaining walls regrading the front yard corner on Shore Road and Knollwood Avenue.

PROPOSED REMOVALS INCLUDE:

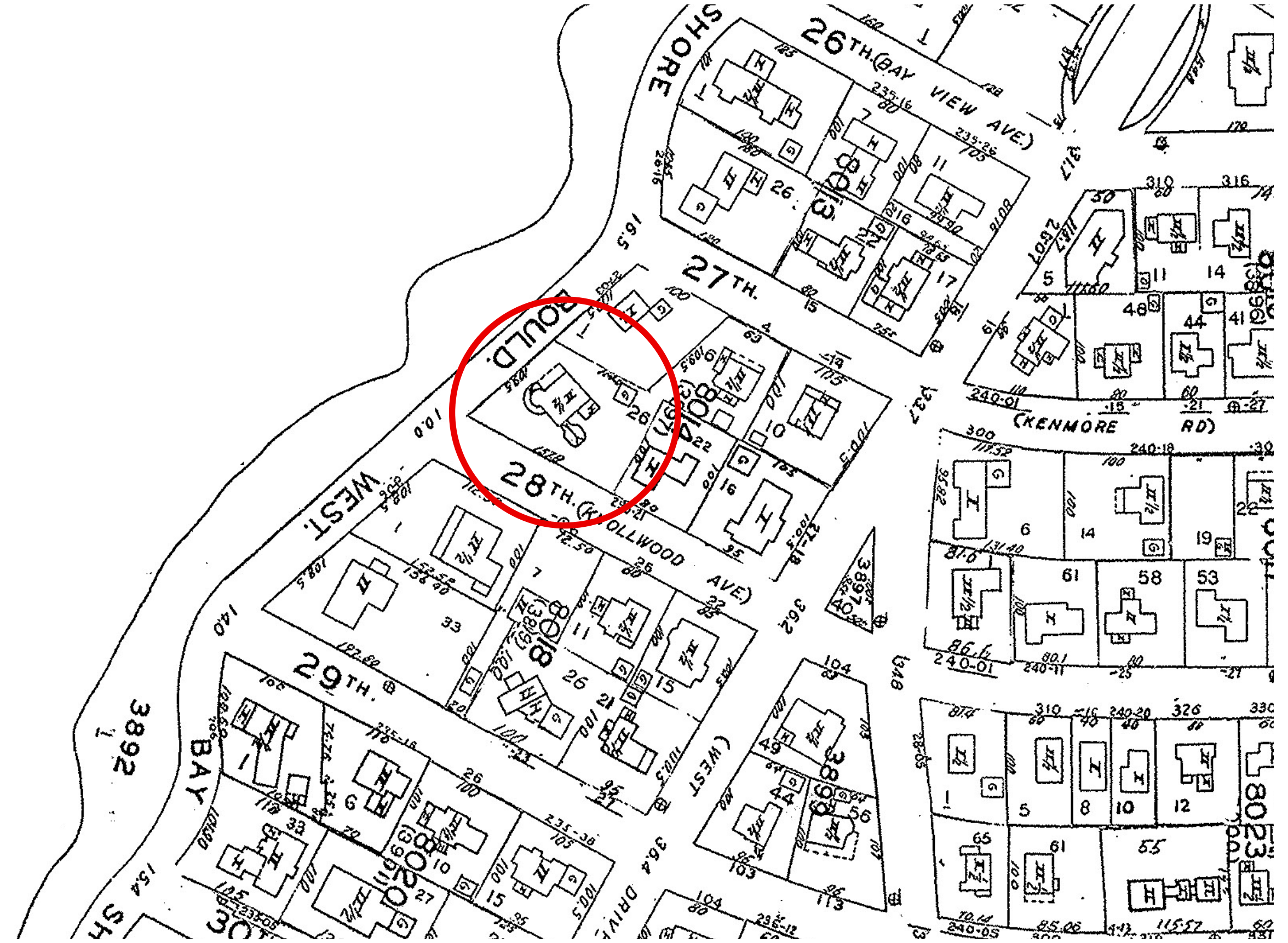
1. Remove existing non-historic asphalt shingle roofing material
2. Remove concrete retaining wall in front yard
3. Replace concrete sidewalks

PROPOSED SUBSTITUTIONS INCLUDE:

1. New standing seam metal roofing at the following locations:
 - A. Hipped attic dormers - five locations
 - B. Conical roof over round projecting bay at second floor
 - C. Front and side wrap around porch at first floor
 - D. Hipped oriel roof at first floor north side
 - E. Hipped cabana roof - accessory structure
2. New synthetic tile roof shingles at existing hipped roof and new hipped addition
- Style/Color: DaVinci Slate - Color Brownstone
3. Stone faced retaining walls raising interior grade of open corner

PROPOSED NEW ADDITIONS INCLUDE:

1. Projecting standing seam metal roof canopy at garage
2. Replace retaining walls at front yards
3. Add small window North Elevation Second Floor on addition



Douglaston Historic District

902 Shore Road

PROPOSED WORK ITEMS:

1. REPLACE EXISTING ROOF WITH SYNTHETIC ROOF SHINGLES ON MAIN HOUSE & ADDITION.
2. INSTALL STANDING SEAM METAL ROOFING AT NEW GARAGE AWNING; CABANA HIPPED ROOF; FRONT PORCH; ORIEL HIPPED ROOF; ROUND BAY CONICAL ROOF; AND ATTIC DORMERS.
3. REPLACE EXISTING FRONT YARD RETAINING WALL WITH TWO NEW STONE CLAD WALLS USING STONE APPROVED AT DRIVEWAY RETAINING WALL (NY GRANITE).

Proposed



PROPOSED CONICAL ROOF AT ROUND BAY: ROUND BAY, EXISTING HIP AND CONICAL ROOF CENTERLINES ALIGN.

PROPOSED RETAINING WALLS: PROPOSED WALLS SHALL NOT EXCEED 30-INCHES IN HEIGHT AND SHALL BE PLANTED.

GRADE ELEVATION AT BUILDING LINE UNCHANGED.

CORNER OF PROPERTY WITHIN FLOOD ZONE VE (ELEV. 16 FT). WALLS PROPOSED TO PROTECT PROPERTY FROM FLOOD EVENT

Approved



EXISTING RETAINING WALL:
HEIGHT OF EXISTING RETAINING WALL IN FRONT YARD EXCEEDS 30-INCHES WITHOUT GUARD RAIL PROTECTION IS IN VIOLATION OF BUILDING CODE.

NO FENCE OR GUARD RAIL PERMITTED IN THE FRONT YARD PER DMA DEED RESTRICTIONS.

THEREFORE TWO WALLS ARE REQUIRED TO MAINTAIN EXISTING GRADES AND COMPLY WITH CODE.

West Elevation

Primary Facade - West Elevation - Shore Road

Douglaston Historic District

902 Shore Road

Proposed

PROPOSED WORK ITEMS:

1. REPLACE EXISTING ROOF WITH SYNTHETIC ROOF SHINGLES ON MAIN HOUSE & ADDITION.
2. INSTALL STANDING SEAM METAL ROOFING AT CABANA HIPPED ROOF & NEW CUPOLA; FRONT PORCH; ROUND BAY CONICAL ROOF; AND ATTIC DORMERS.
3. REPLACE EXISTING FRONT YARD RETAINING WALL WITH TWO NEW STONE CLAD WALLS USING STONE APPROVED AT DRIVEWAY RETAINING WALL (NY GRANITE).



PROPOSED RETAINING WALLS:
 PROPOSED WALLS SHALL NOT EXCEED 30-INCHES IN HEIGHT AND SHALL BE PLANTED.

GRADE ELEVATION AT BUILDING LINE IS UNCHANGED. GRADE CHANGE ALONG KNOLLWOOD AVENUE EXCEEDS 14 FT. STEEPEST SITE ON SHORE ROAD.

CORNER OF PROPERTY WITHIN FLOOD ZONE VE (ELEV. 16 FT). WALLS PROPOSED TO PROTECT PROPERTY FROM FLOOD EVENT.

Approved

EXISTING RETAINING WALL:
 HEIGHT OF EXISTING RETAINING WALL IN FRONT YARD EXCEEDS 30-INCHES WITHOUT GUARD RAIL PROTECTION IS IN VIOLATION OF BUILDING CODE.

NO FENCE OR GUARD RAIL PERMITTED IN THE FRONT YARD PER OMA DEED RESTRICTIONS.

THEREFORE TWO WALLS REQUIRED TO MEET EXISTING GRADES AND COMPLY WITH BUILDING CODE.



South Elevation

Primary Facade - South Elevation - Knollwood Avenue

Douglaston Historic District

902 Shore Road

PROPOSED WORK ITEMS:

1. REPLACE EXISTING ROOF WITH SYNTHETIC ROOF SHINGLES ON MAIN HOUSE & ADDITION.
2. INSTALL STANDING SEAM METAL ROOFING AT NEW GARAGE AWNING; CABANA HIPPED ROOF; FRONT PORCH; ROUND BAY CONICAL ROOF; AND ATTIC DORMERS.
3. REPLACE EXISTING FRONT YARD RETAINING WALL WITH TWO NEW STONE CLAD WALLS USING STONE APPROVED AT DRIVEWAY RETAINING WALL (NY GRANITE).

EXISTING RETAINING WALL:
HEIGHT OF EXISTING RETAINING WALL IN FRONT YARD EXCEEDS 30- INCHES WITHOUT GUARD RAIL PROTECTION IS IN VIOLATION OF BUILDING CODE.

NO FENCE OR GUARD RAIL PERMITTED IN THE FRONT YARD PER DMA DEED RESTRICTIONS.

THEREFORE TWO WALLS REQUIRED TO MAINTAIN EXISTING GRADE AND COMPLY WITH BUILDING CODE.

Proposed



PROPOSED CONICAL ROOF AT ROUND BAY: ROUND BAY, EXISTING HIP, AND CONICAL ROOF CENTERLINES ALIGN.

PROPOSED RETAINING WALLS: PROPOSED WALLS SHALL NOT EXCEED 30-INCHES IN HEIGHT AND SHALL BE PLANTED.

GRADE ELEVATION AT BUILDING LINE UNCHANGED.

CORNER OF PROPERTY WITHIN FLOOD ZONE VE (ELEV. 16 FT). WALLS PROPOSED TO PROTECT PROPERTY FROM FLOOD EVENT

Approved



Shore Road

Douglaston Historic District

902 Shore Road

Proposed

PROPOSED WORK ITEMS:

1. REPLACE EXISTING ROOF WITH SYNTHETIC ROOF SHINGLES ON MAIN HOUSE & ADDITION.
2. INSTALL STANDING SEAM METAL ROOFING AT FRONT PORCH; ROUND BAY CONICAL ROOF; AND ATTIC DORMERS.
3. REPLACE EXISTING FRONT YARD RETAINING WALL WITH TWO NEW STONE CLAD WALLS USING STONE APPROVED AT DRIVEWAY RETAINING WALL (NY GRANITE).



PROPOSED CONICAL ROOF AT ROUND BAY: ROUND BAY, EXISTING HIP, AND CONICAL ROOF CENTERLINES ALIGN.

PROPOSED RETAINING WALLS: PROPOSED WALLS SHALL NOT EXCEED 30-INCHES IN HEIGHT AND SHALL BE PLANTED.

GRADE ELEVATION AT BUILDING LINE UNCHANGED.

GRADE CHANGE ALONG KNOLLWOOD AVENUE EXCEEDS 14 FT. THIS IS THE STEEPEST SITE ON SHORE ROAD.

CORNER OF PROPERTY WITHIN FLOOD ZONE VE (ELEV. 16 FT). WALLS PROPOSED TO PROTECT PROPERTY FROM FLOOD EVENT.

Approved

EXISTING RETAINING WALL: HEIGHT OF EXISTING RETAINING WALL IN FRONT YARD EXCEEDS 30-INCHES WITHOUT GUARD RAIL PROTECTION IS IN VIOLATION OF BUILDING CODE.

NO FENCE OR GUARD RAIL PERMITTED IN THE FRONT YARD PER DMA DEED RESTRICTIONS.

THEREFORE TWO WALLS REQUIRED TO MAINTAIN EXISTING GRADE AND COMPLY WITH BUILDING CODE.



Shore Road and Knollwood Avenue

Douglaston Historic District 902 Shore Road

Proposed

PROPOSED WORK ITEMS:

1. REPLACE EXISTING ROOF WITH SYNTHETIC ROOF SHINGLES ON MAIN HOUSE & ADDITION.
2. INSTALL STANDING SEAM METAL ROOFING AT NEW GARAGE AWNING; CABANA HIPPED ROOF; FRONT PORCH; ROUND BAY CONICAL ROOF; ORIEL HIPPED ROOF; AND ATTIC DORMERS.
3. REPLACE EXISTING FRONT YARD RETAINING WALL WITH TWO NEW STONE CLAD WALLS USING STONE APPROVED AT DRIVEWAY RETAINING WALL (NY GRANITE).
4. ADD SMALL WINDOW AT 2ND FLOOR NORTH ELEVATION.



PROPOSED RETAINING WALLS:
PROPOSED WALLS SHALL NOT EXCEED 30-INCHES IN HEIGHT AND SHALL BE PLANTED.

GRADE ELEVATION AT BUILDING LINE UNCHANGED.

CORNER OF PROPERTY WITHIN FLOOD ZONE VE (ELEV. 16 FT). WALLS PROPOSED TO PROTECT PROPERTY FROM FLOOD EVENT.

Approved

EXISTING RETAINING WALL:
HEIGHT OF EXISTING RETAINING WALL IN FRONT YARD EXCEEDS 30- INCHES WITHOUT GUARD RAIL PROTECTION IS IN VIOLATION OF BUILDING CODE.

NO FENCE OR GUARD RAIL PERMITTED IN THE FRONT YARD PER DMA DEED RESTRICTIONS.

THEREFORE TWO WALLS REQUIRED TO MAINTAIN EXISTING GRADE AND COMPLY WITH BUILDING CODE.



Shore Road - Driveway

Douglaston Historic District
902 Shore Road



PROPOSED WORK ITEMS:

- 1. REPLACE EXISTING ROOF WITH CLAY TILE ROOF SHINGLES ON MAIN HOUSE & ADDITION.
- 2. INSTALL STANDING SEAM METAL ROOFING AT NEW GARAGE AWNING; CABANA HIPPED ROOF AND NEW CUPOLA; FRONT PORCH; ROUND BAY CONICAL ROOF; ORIEL HIPPED ROOF; AND ATTIC DORMERS.
- 3. REPLACE EXISTING FRONT YARD RETAINING WALL WITH TWO NEW STONE CLAD WALLS USING STONE APPROVED AT DRIVEWAY RETAINING WALL (NY GRANITE).
- 4. NEW SMALL WINDOW AT SECOND FLOOR NORTH ELEVATION NEW ADDITION.

PROPOSED RETAINING WALLS: PROPOSED WALLS SHALL NOT EXCEED 30-INCHES IN HEIGHT AND SHALL BE PLANTED. GRADE ELEVATION AT BUILDING LINE UNCHANGED. CORNER OF PROPERTY WITHIN FLOOD ZONE VE (ELEV. 16 FT). WALLS PROPOSED TO PROTECT PROPERTY FROM FLOOD EVENT.

Proposed - Aerial View



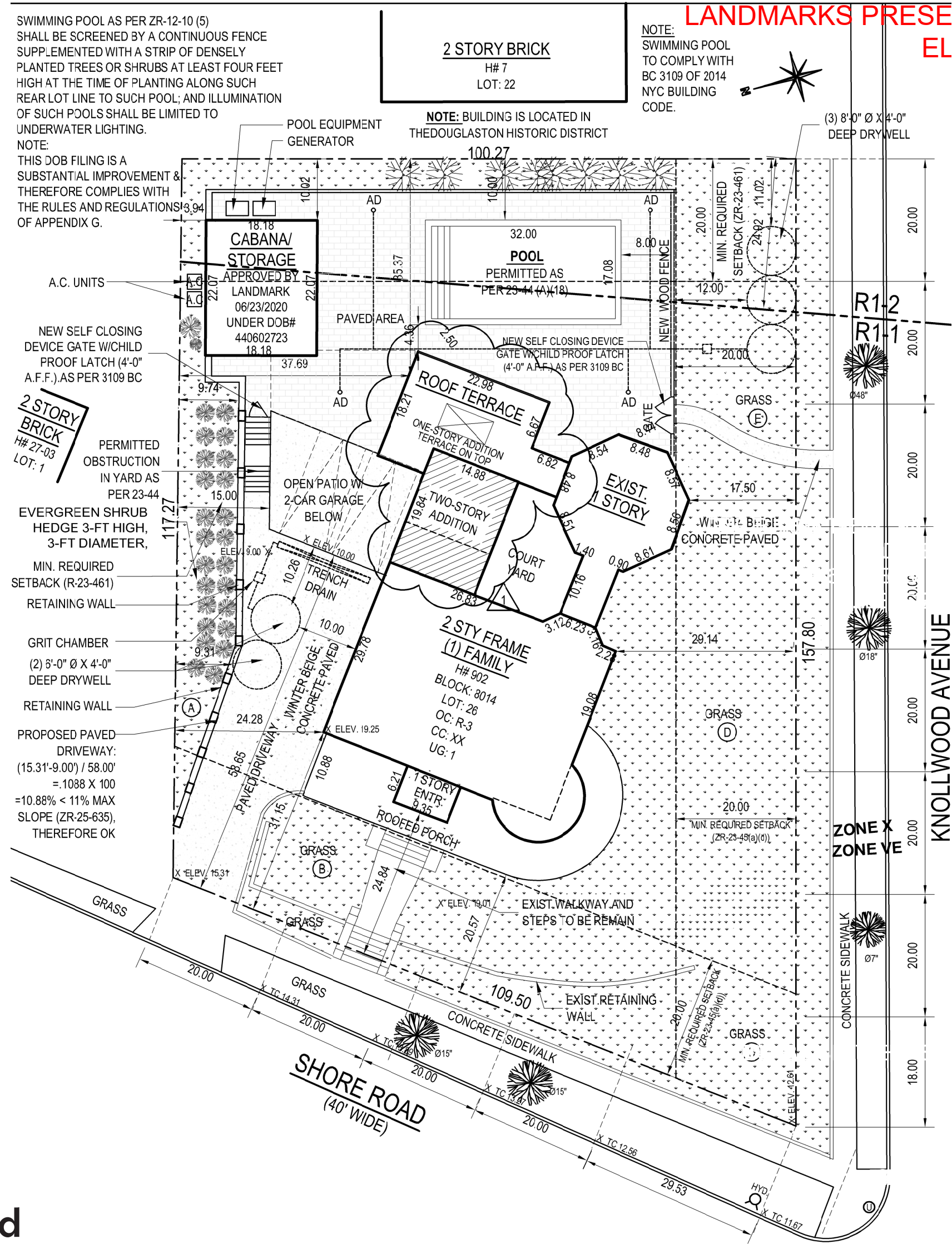
PROPOSED WORK ITEMS:

- 1. REPLACE EXISTING ROOF WITH SYNTHETIC ROOF SHINGLES ON MAIN HOUSE & ADDITION.
- 2. INSTALL STANDING SEAM METAL ROOFING AT NEW GARAGE AWNING; CABANA HIPPED ROOF; FRONT PORCH; ROUND BAY CONICAL ROOF; AND ATTIC DORMERS.
- 3. REPLACE EXISTING FRONT YARD RETAINING WALL WITH TWO NEW STONE CLAD WALLS USING STONE APPROVED AT DRIVEWAY RETAINING WALL (NY GRANITE).

Douglston Historic District

902 Shore Road

PLOT PLAN SCALE: 1/16" = 1'-0"



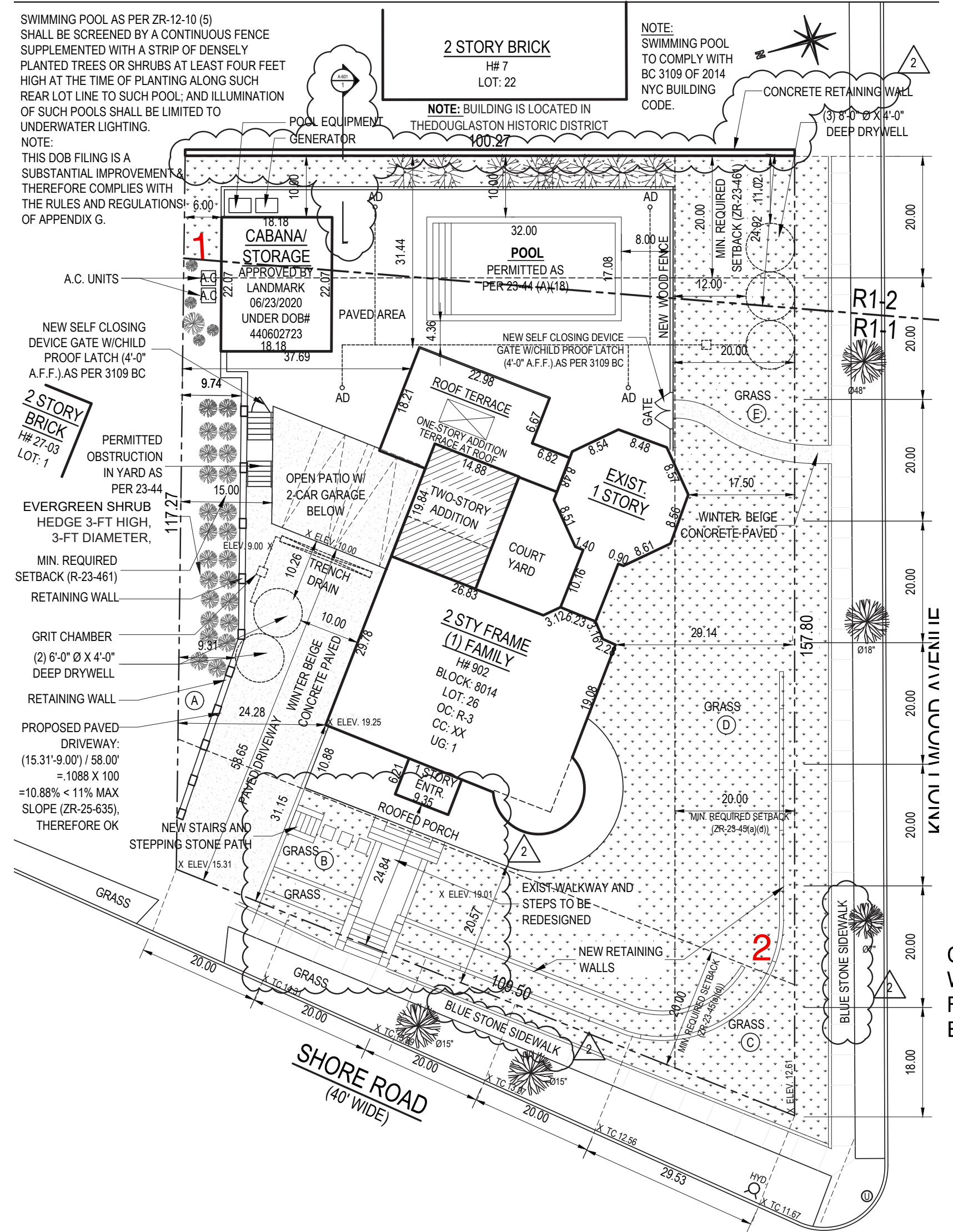
Approved
Site Plan

- PROPOSED WORK ITEMS:**
1. RELOCATE CABANA TWO-FEET SOUTH TO INCREASE SETBACK.
 2. REPLACE ONE RETAINING WALL WITH TWO WALLS SET FOUR- FEET APART WITH A MAXIMUM WALL HEIGHT LESS THAN 30-INCHES

RETAINING WALLS:
EXISTING RETAINING WALL AT FRONT YARD EXCEEDS 30-INCHES IN HEIGHT IN VIOLATION OF BUILDING CODE. ADD 2ND WALL TO REDUCE WALL HEIGHT AND MAINTAIN EXISTING GRADES.

Proposed

PLOT PLAN SCALE: 1/16" = 1'-0"



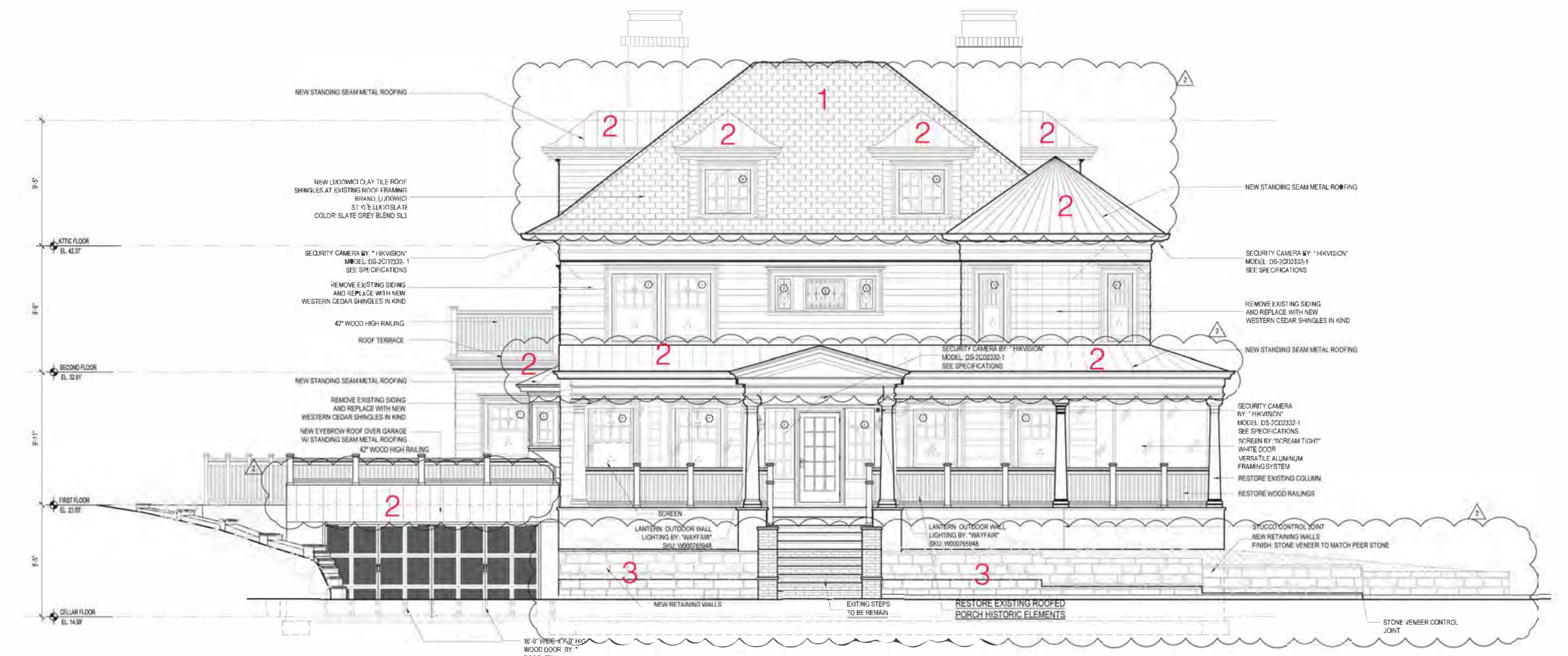
CORNER OF SITE WITHIN ZONE VE FLOOD HAZARD. ELEV. 16 FT.

Douglaston Historic District

902 Shore Road



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

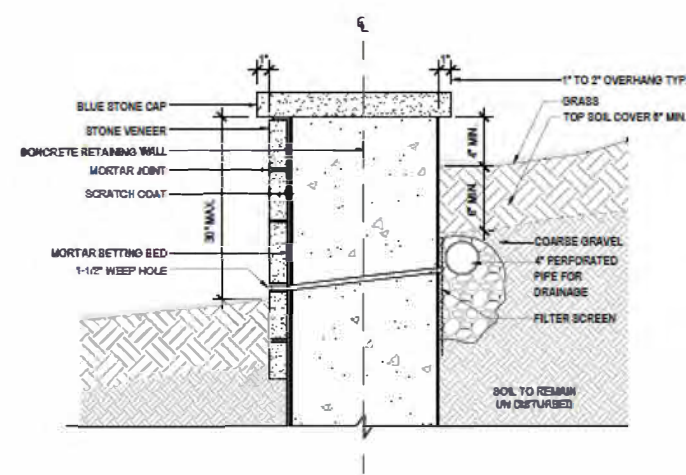


REVISED FRONT ELEVATION @ 08 27 2021

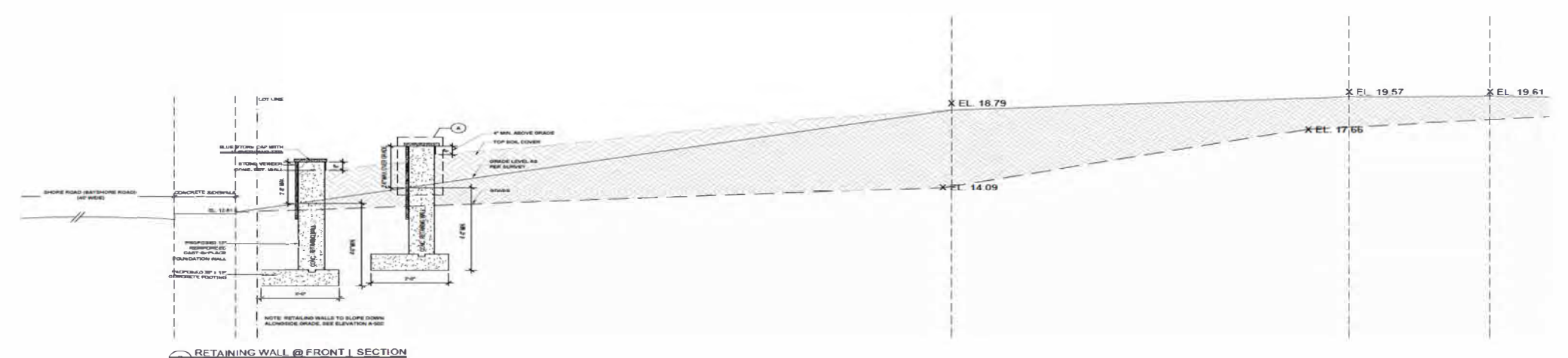
Existing



South Elevation
1/8" = 1'-0"



(A) RETAINING WALL SECTION TYP.
SCALE: 1 1/2" = 1'-0"



PROPOSED WORK ITEMS:

1. REPLACE EXISTING ROOF WITH SYNTHETIC ROOF SHINGLES ON MAIN HOUSE & ADDITION.
2. INSTALL STANDING SEAM METAL ROOFING AT NEW GARAGE AWNING; CABANA HIPPED ROOF; FRONT PORCH; ORIEL HIPPED ROOF; ROUND BAY CONICAL ROOF; AND ATTIC DORMERS.
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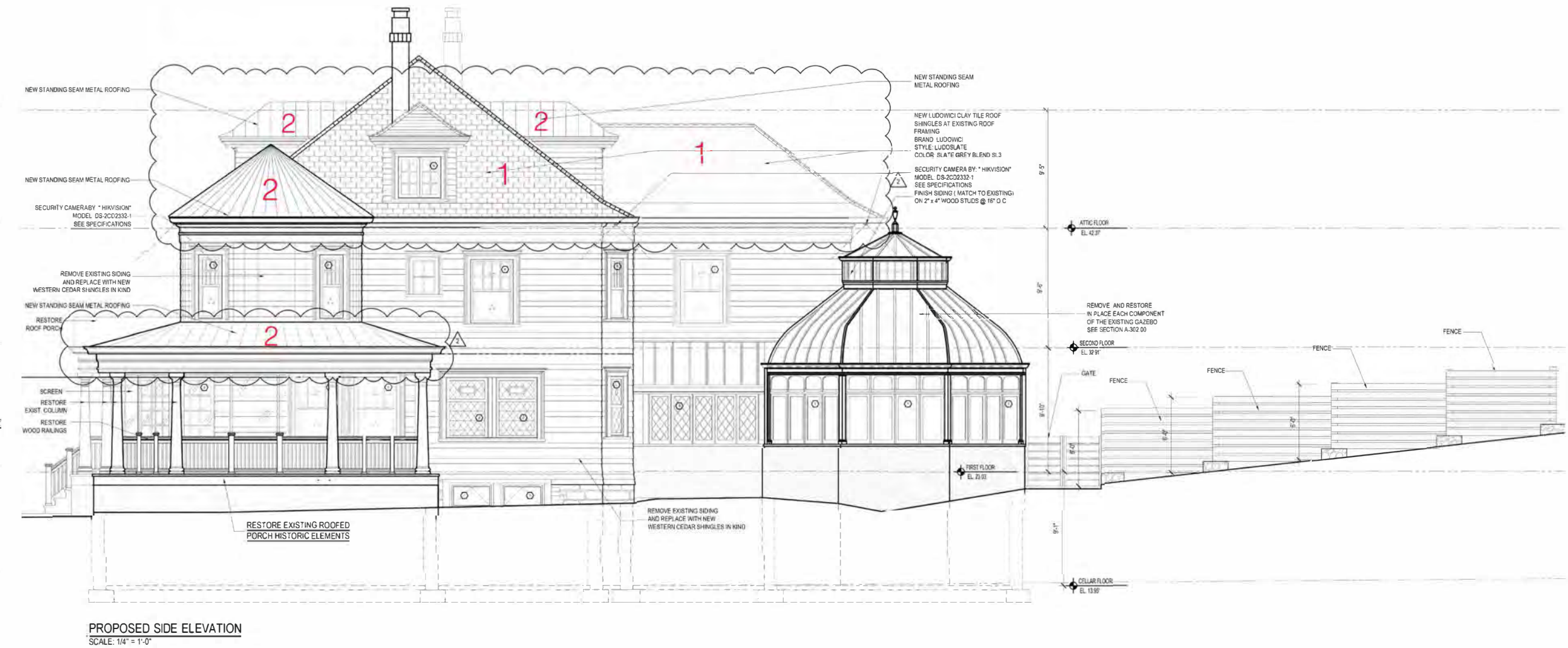
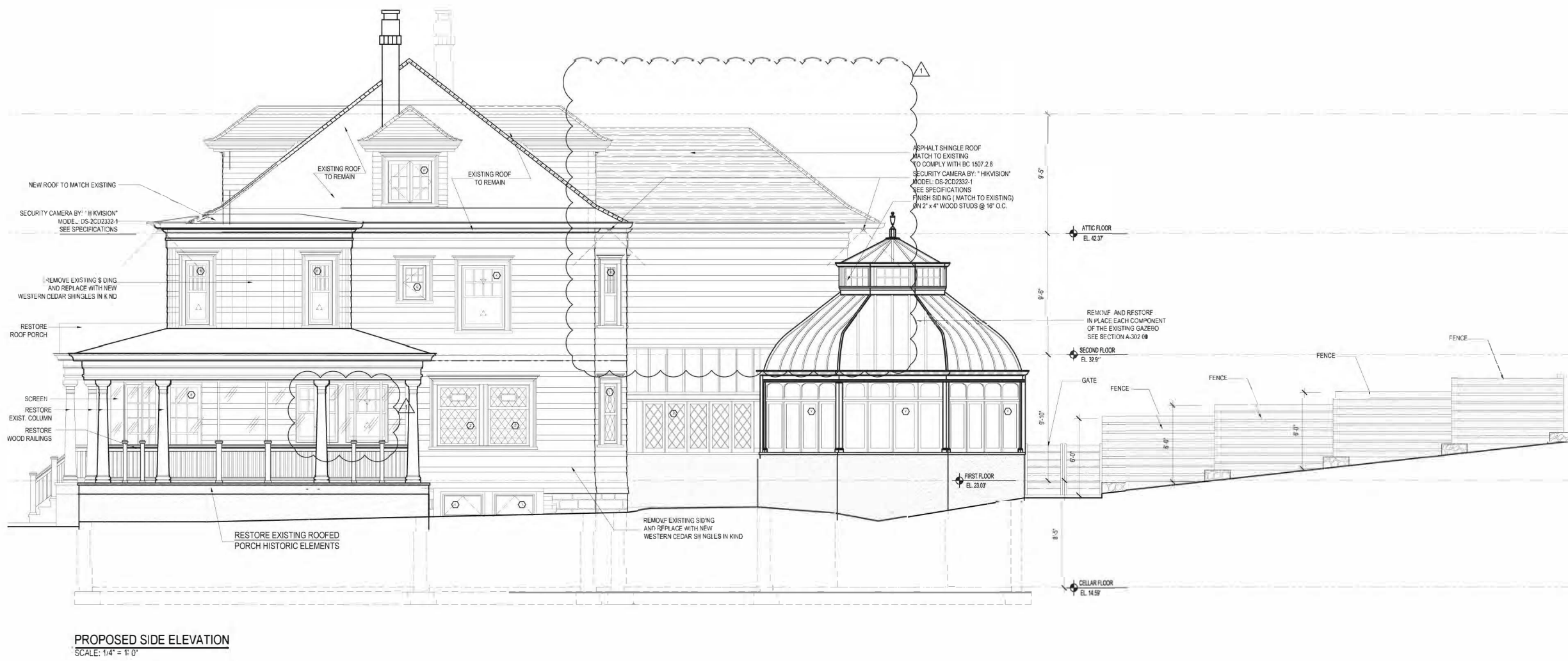
Approved

Proposed

West Elevation - Shore Road

Douglaston Historic District

902 Shore Road



PROPOSED WORK ITEMS:

1. REPLACE EXISTING ROOF WITH SYNTHETIC ROOF SHINGLES ON MAIN HOUSE & ADDITION.
2. INSTALL STANDING SEAM METAL ROOFING AT FRONT PORCH; ROUND BAY CONICAL ROOF; & ATTIC DORMERS.

Approved

South Elevation - Knollwood Avenue

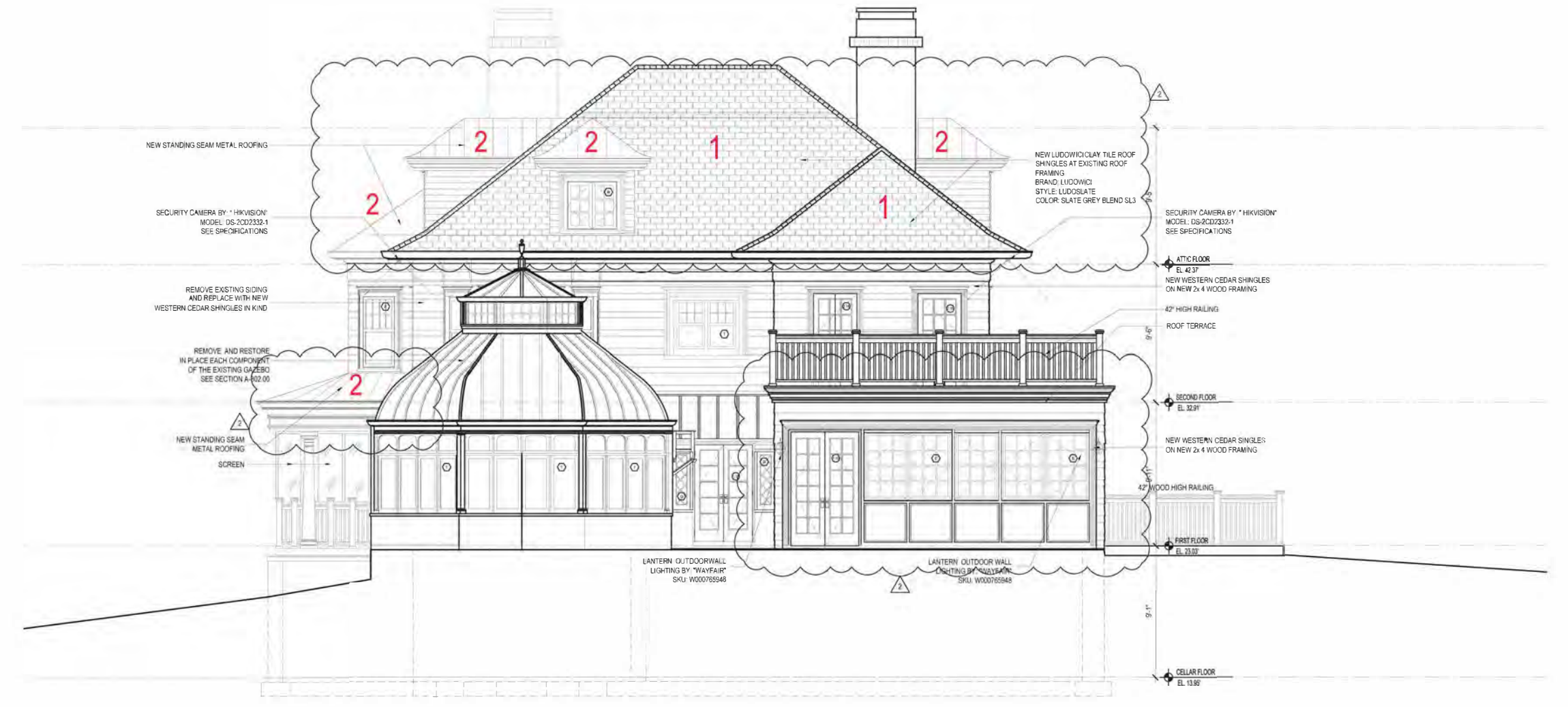
Proposed

Douglaston Historic District

902 Shore Road



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED WORK ITEMS:

1. REPLACE EXISTING ROOF WITH SYNTHETIC ROOF SHINGLES ON MAIN HOUSE & ADDITION.
2. INSTALL STANDING SEAM METAL ROOFING AT FRONT PORCH; ROUND BAY CONICAL ROOF¹; AND ATTIC DORMERS.

Approved
East Elevation - Rear

Proposed

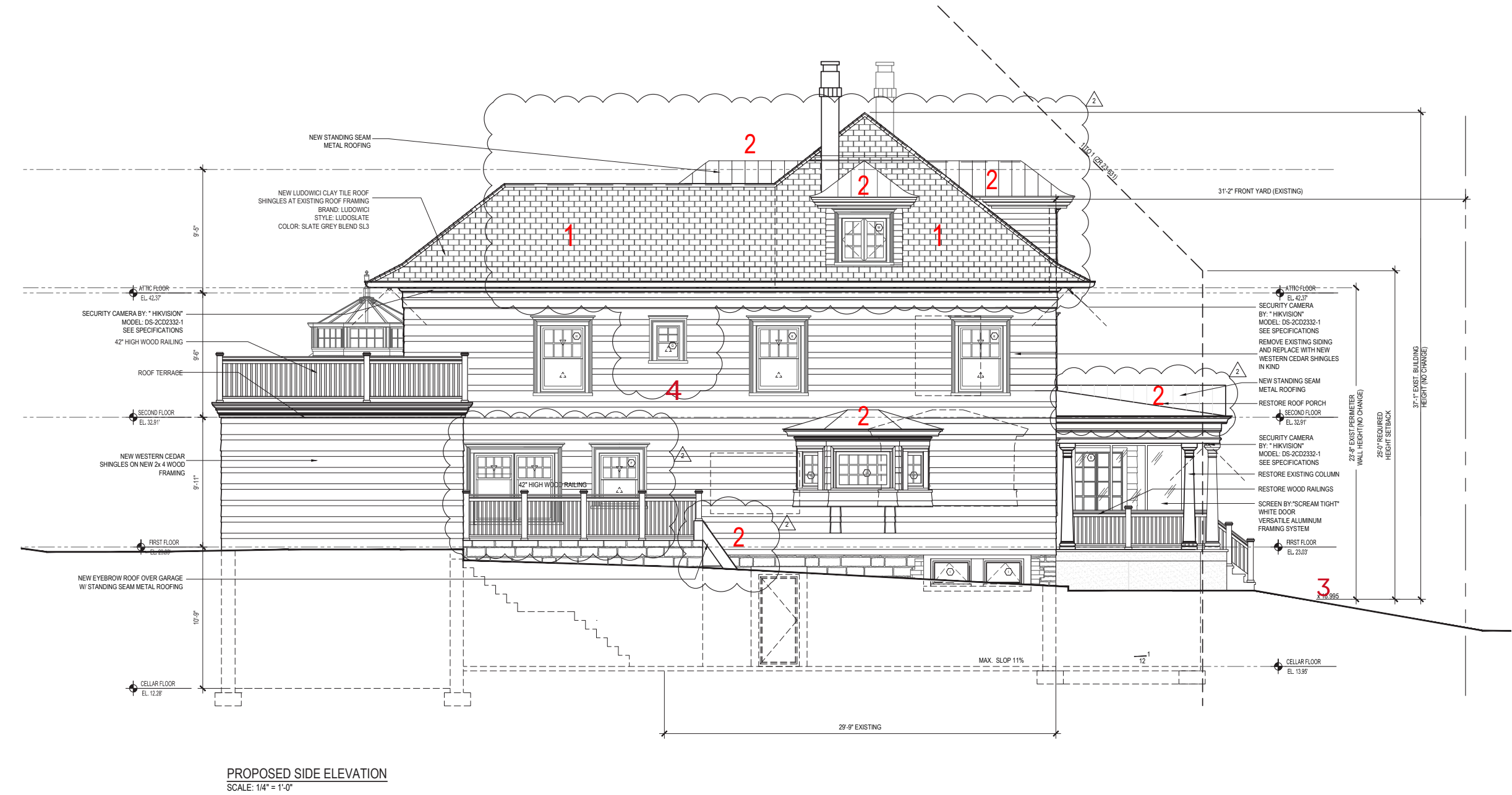
Douglaston Historic District

902 Shore Road



Approved

North Elevation - Driveway

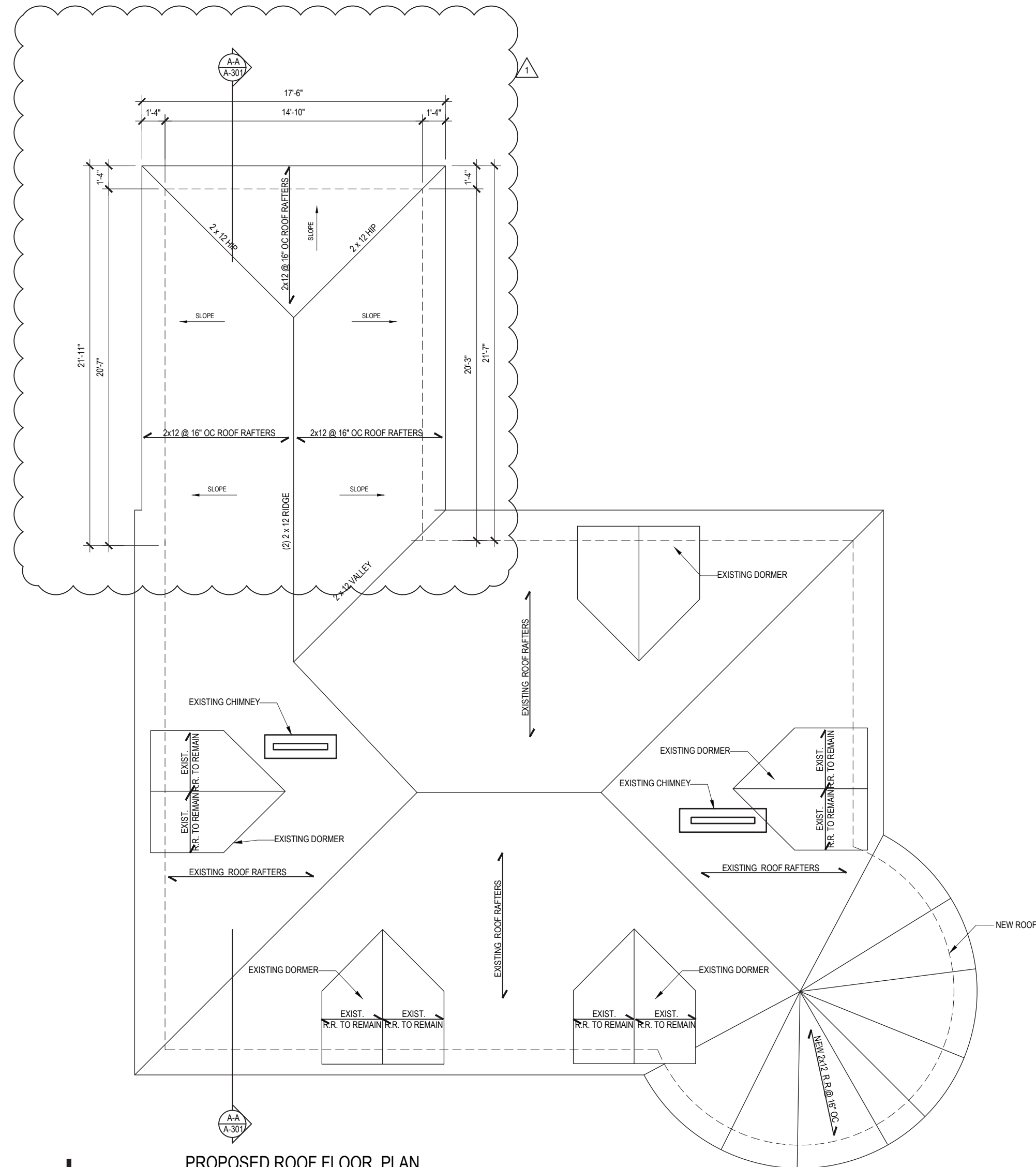


PROPOSED WORK ITEMS:

1. REPLACE EXISTING ROOF WITH SYNTHETIC ROOF SHINGLES ON MAIN HOUSE & ADDITION.
2. INSTALL STANDING SEAM METAL ROOFING AT NEW GARAGE AWNING; FRONT PORCH; ORIEL HIPPED ROOF; AND ATTIC DORMERS.
3. NEW RETAINING WALLS AT FRONT YARDS
4. NEW SMALL SECOND FLOOR WINDOW ON ADDITION.

Proposed

Douglaston Historic District 902 Shore Road

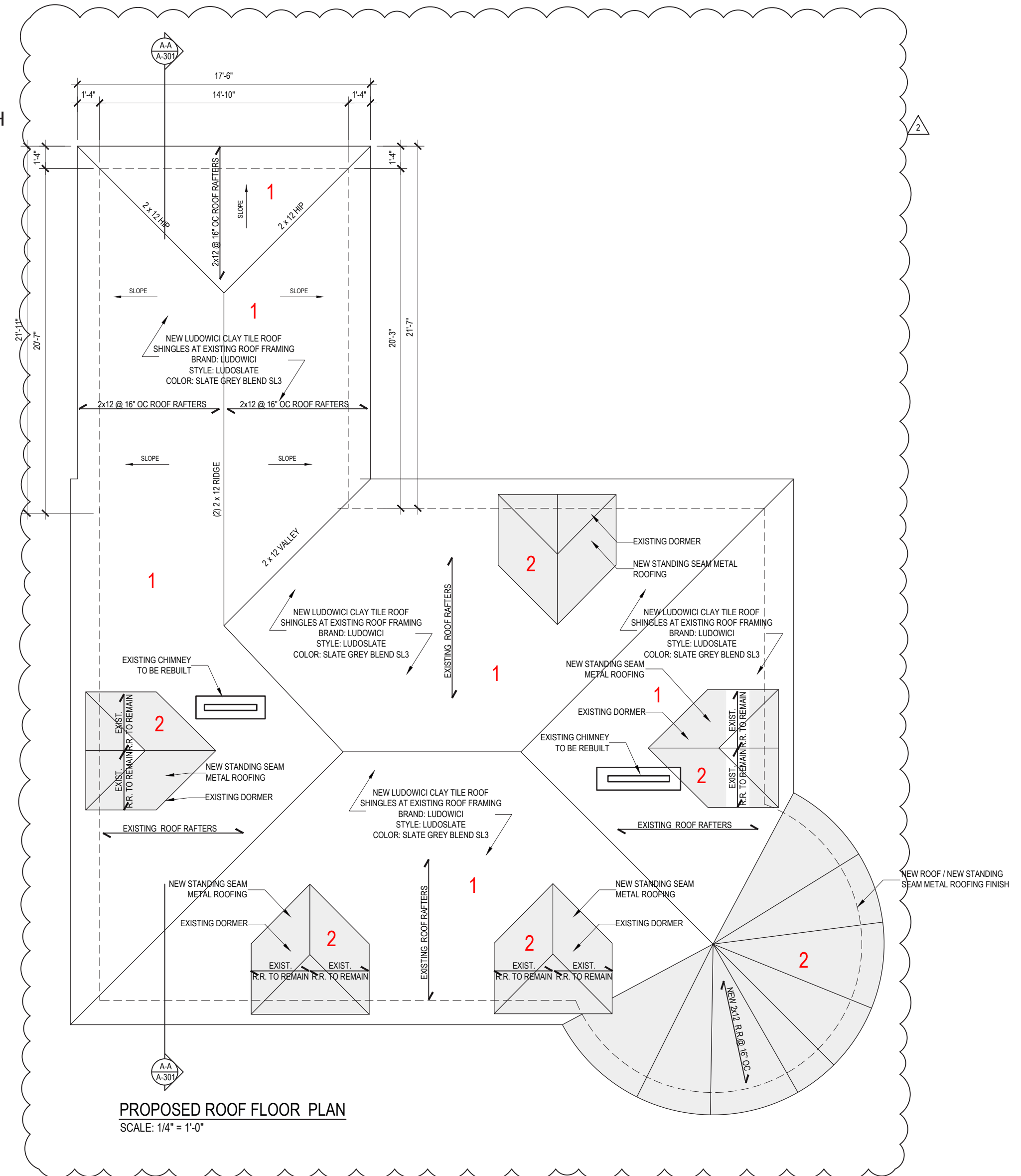


Approved
Roof Plan

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

PROPOSED WORK ITEMS:

1. REPLACE EXISTING ROOF WITH SYNTHETIC ROOF SHINGLES ON MAIN HOUSE & ADDITION.
2. INSTALL STANDING SEAM METAL ROOFING AT ROUND BAY CONICAL ROOF; AND ATTIC DORMERS.



Proposed

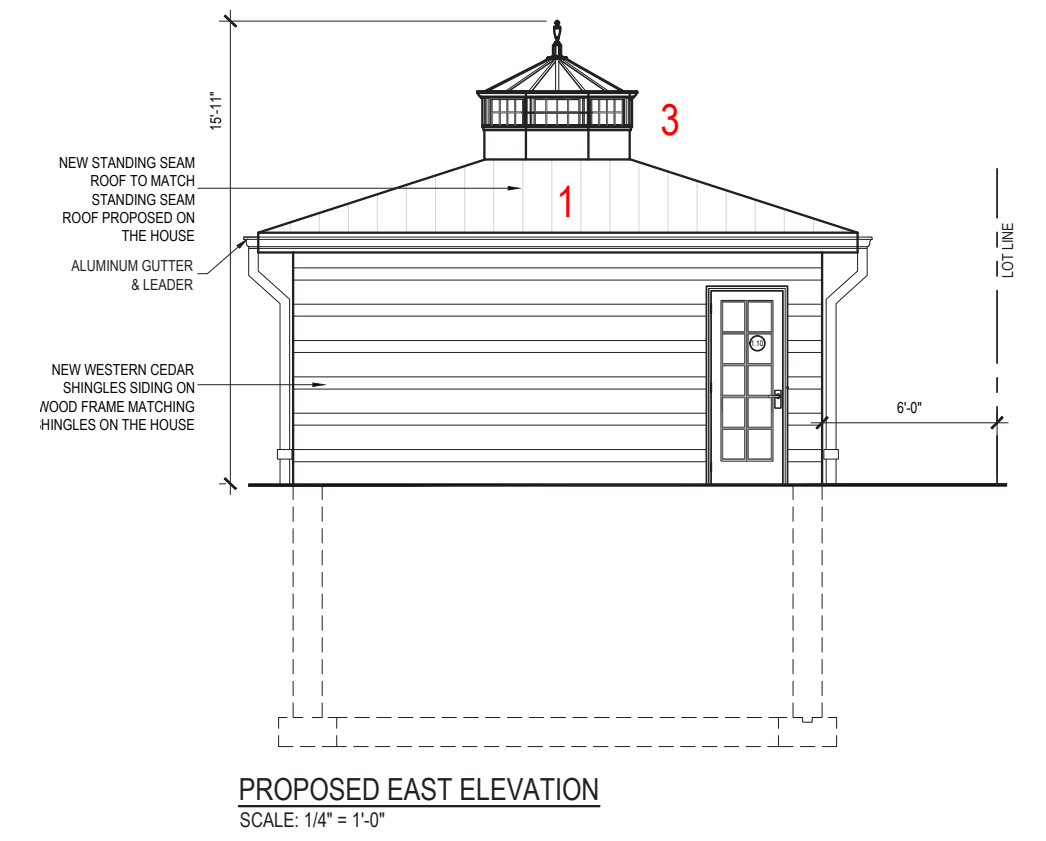
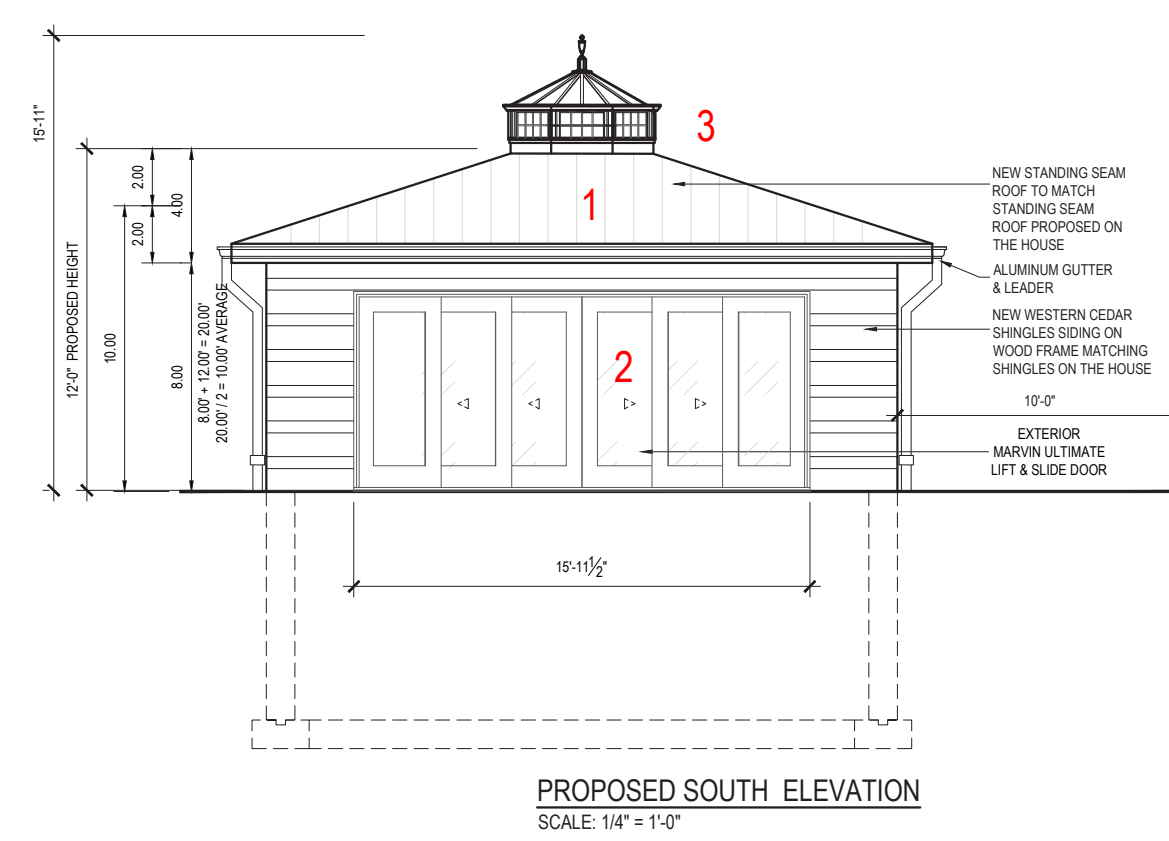
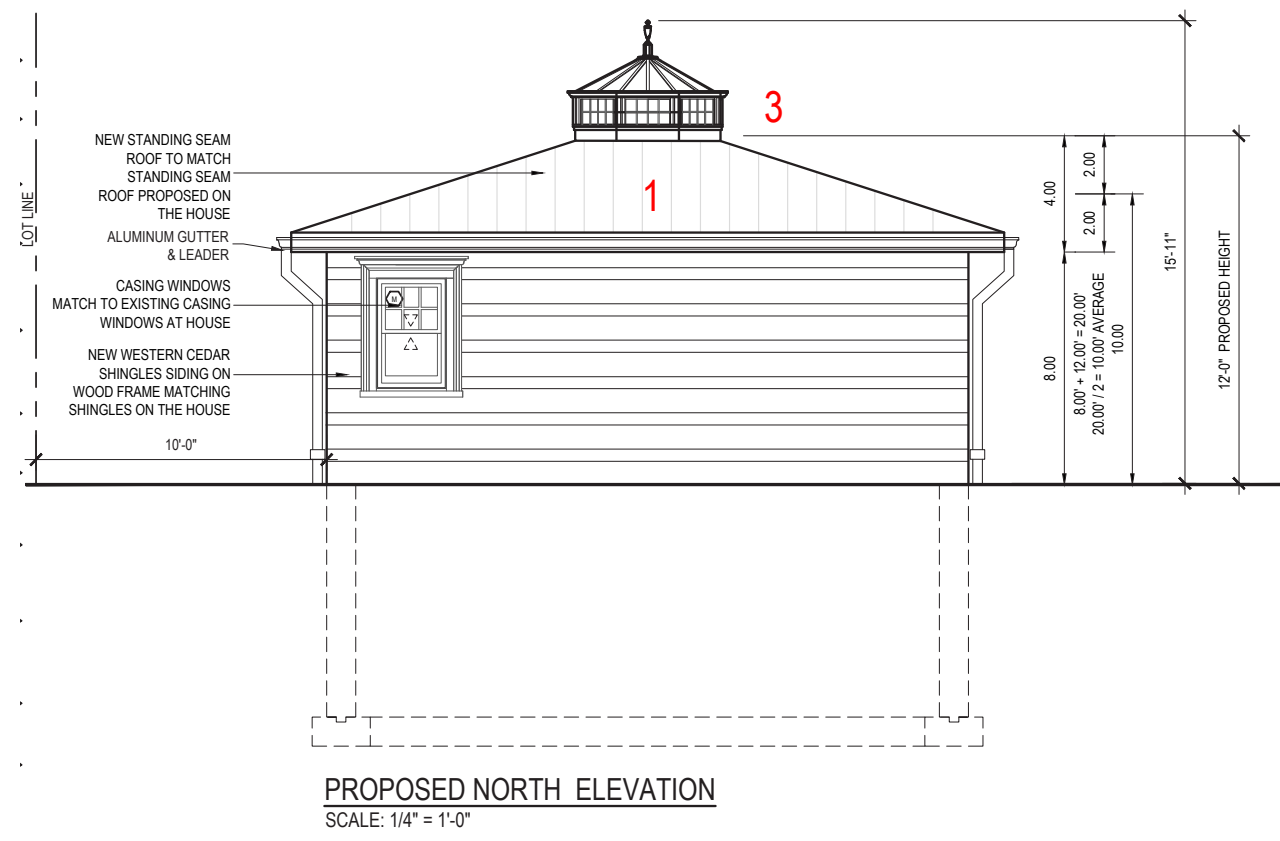
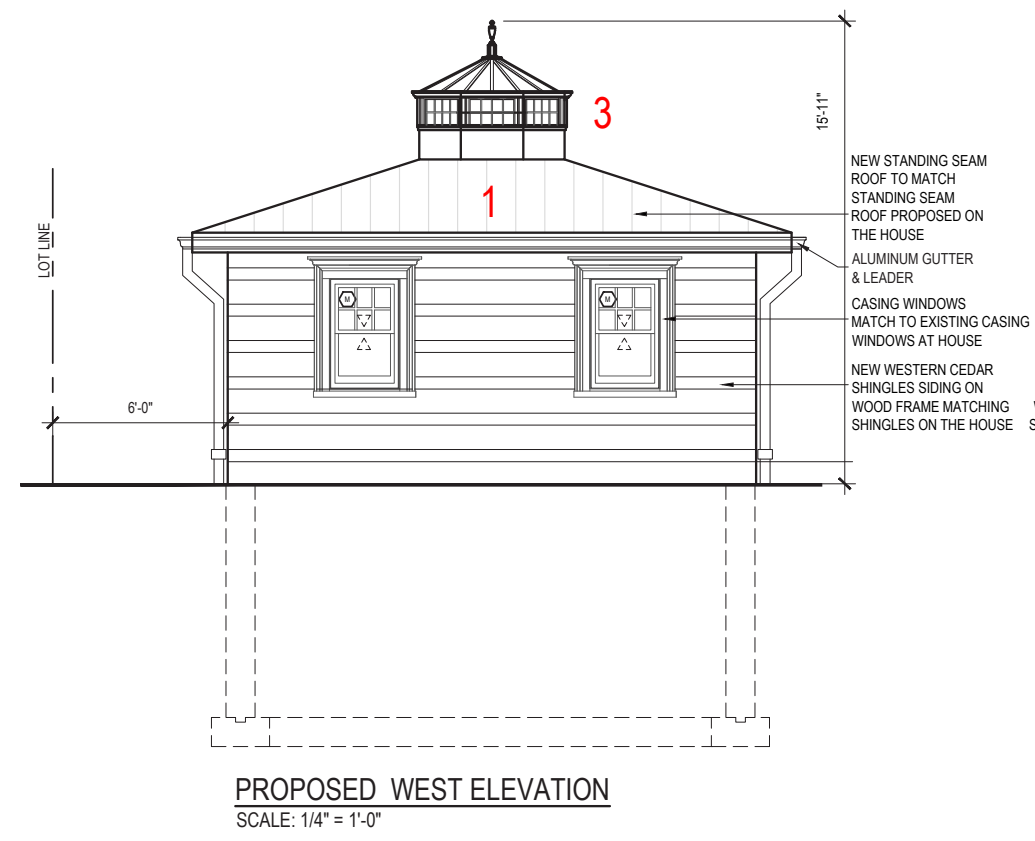
PROPOSED ROOF FLOOR PLAN
SCALE: 1/4" = 1'-0"

Douglaston Historic District

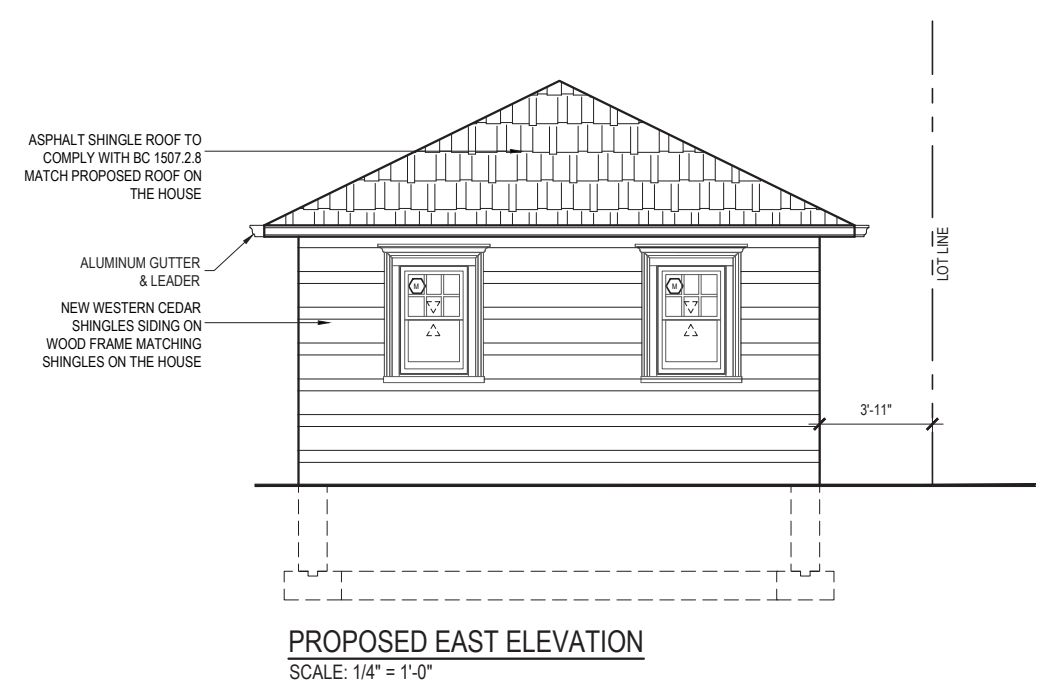
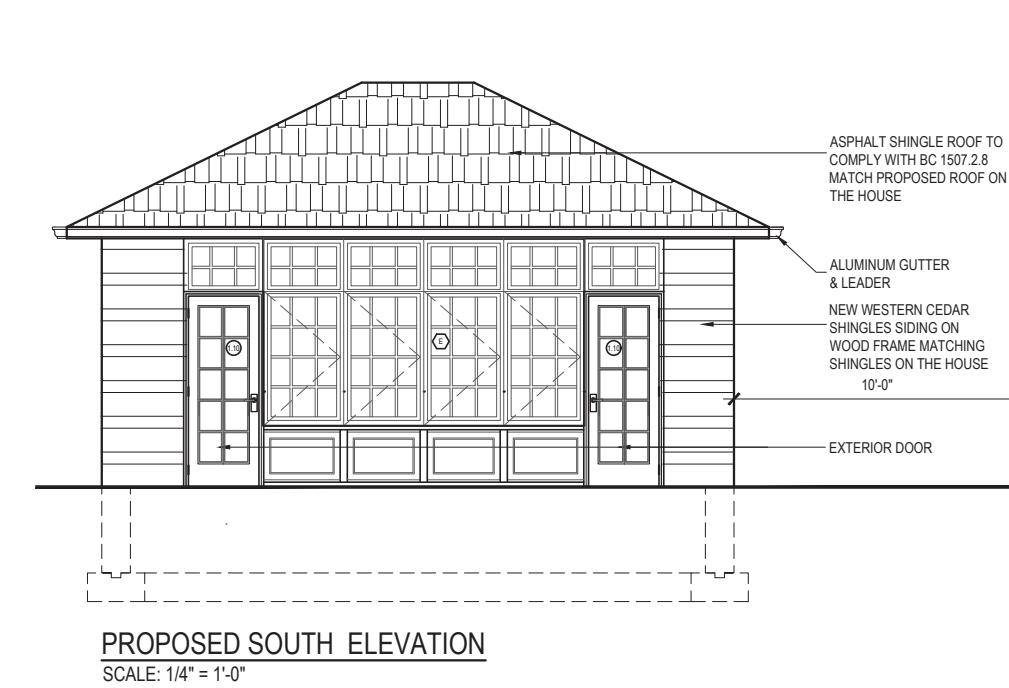
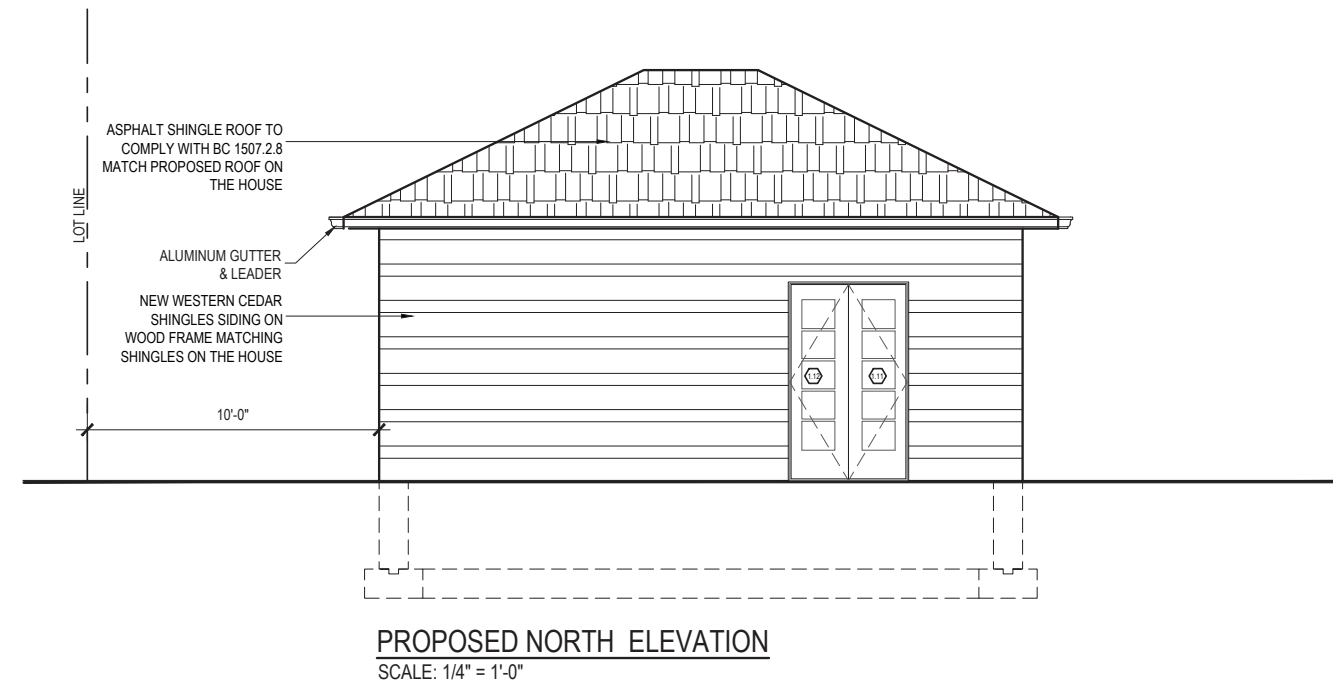
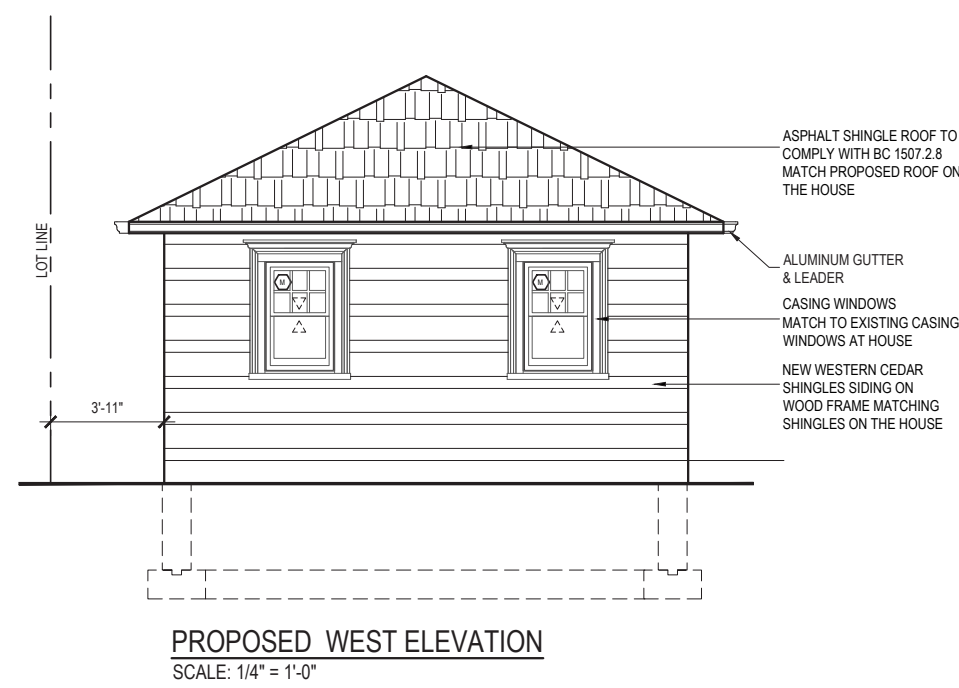
902 Shore Road

PROPOSED WORK ITEMS:

1. REPLACE ASPHALT SHINGLE ROOF SHINGLES WITH STANDING SEAM METAL ROOFING AT CABANA
2. REPLACE GLAZED WALL WITH DOORS, CASEMENT WINDOWS AND TRANSOMS WITH FULLY OPERABLE GLAZED DOOR WALL. NOT VISIBLE FROM PUBLIC THOROUGHFARE.
3. INSTALL NEW OCTAGONAL GLAZED CUPOLA MATCHING CONFIGURATION OF THE RESTORED CONSERVATORY / GAZEBO.



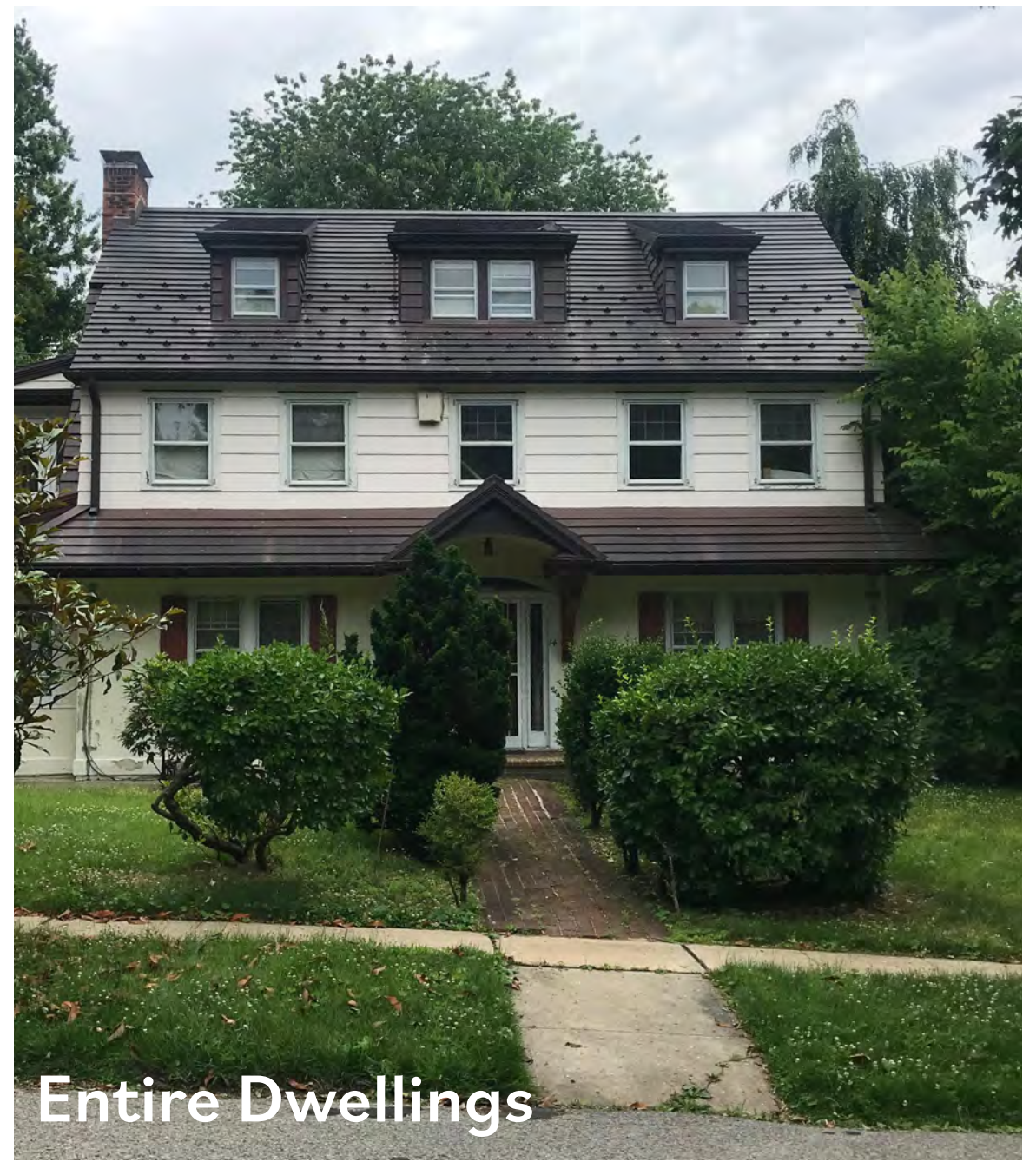
Proposed



Approved

Cabana

**Douglaston Historic District
902 Shore Road**



Entire Dwellings



Subordinate Wings



Example of Copper Roof Material



Douglaston Historic District
902 Shore Road



FOREST ROAD (300 BLOCK)



CENTER DRIVE and HOLLYWOOD AVENUE



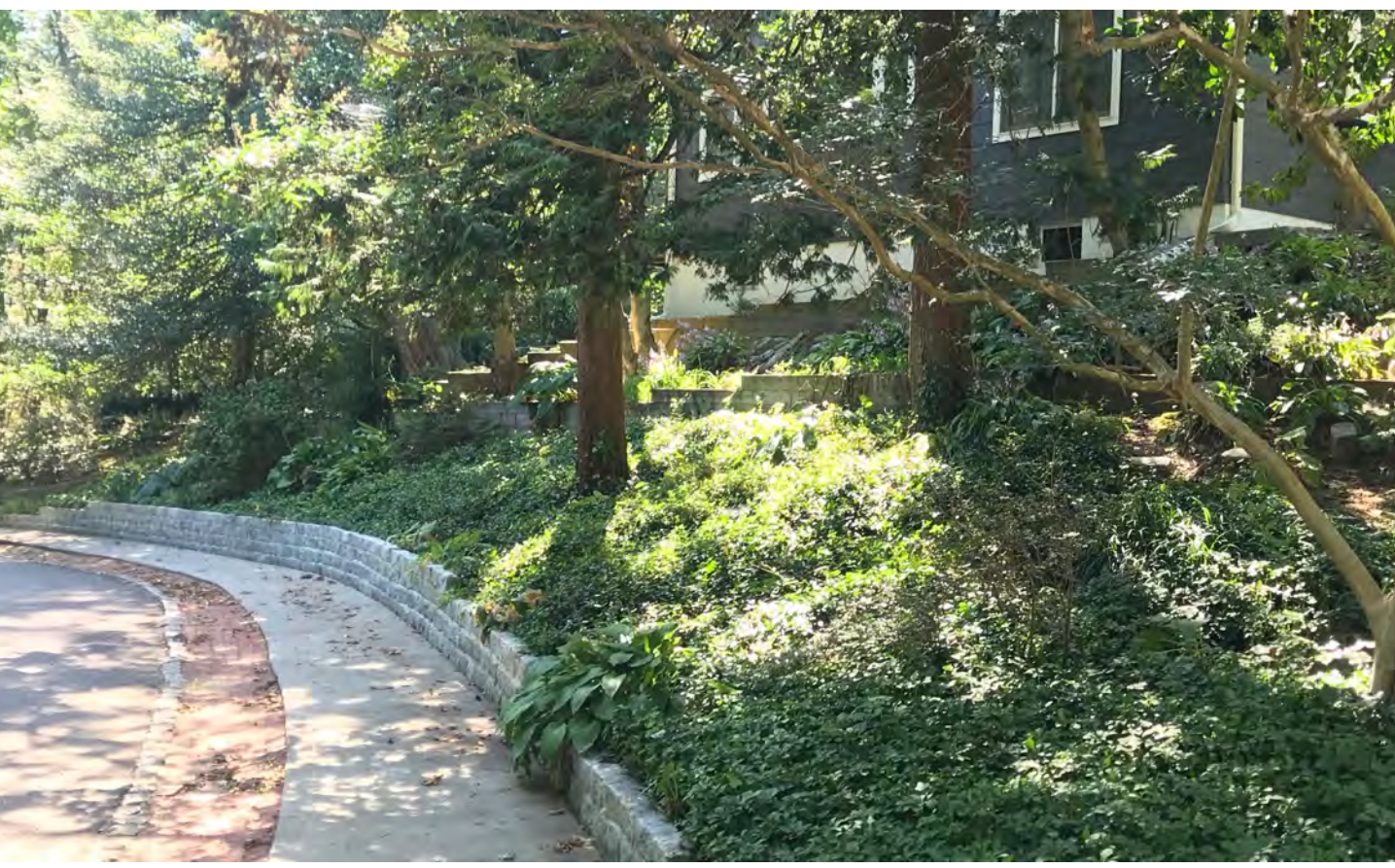
HILLSIDE AVENUE and CENTER DRIVE



DOUGLASTON PARKWAY and WEST DRIVE



HILLSIDE and HILLCREST AVENUES



DOUGLAS and FOREST ROADS



EAST DRIVE and ARLEIGH ROAD

**Double Retaining Walls
within the District**

Douglaston Historic District 902 Shore Road



Current Conditions

Douglaston Historic District
902 Shore Road



Conservatory Restoration

Douglaston Historic District 902 Shore Road

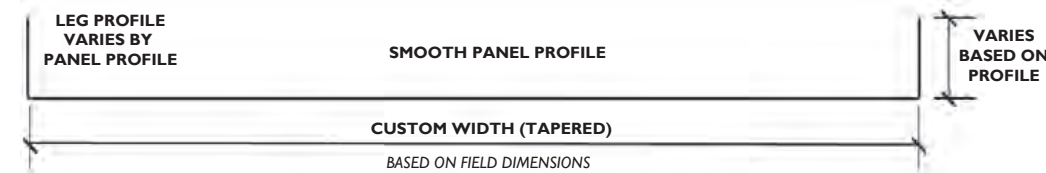
The drawing consists of several views of a conservatory with a lantern roof. At the top left is the 'SILL PLAN', showing an octagonal base with dimensions such as 8'-4 1/8" and 20'-1 1/2". To its right are the 'EAST ELEVATION' and 'SOUTH ELEVATION', which show the exterior facade with a central entrance, windows, and a lantern roof with a walk level. A detail at the top right shows a '1/2" DETAIL of 5" GUTTER AT LANTERN'. Below the elevations is the 'GUTTER & FRAMING PLAN', showing the internal structure of the lantern roof with various truss members and dimensions. At the bottom left is the 'MASONRY PLAN', showing the conservatory's connection to a 'RESIDENCE' via a 'PASSAGE', with dimensions for both. A north-south orientation arrow is located in the center. In the bottom right corner, there is a title block and two technical stamps from 'LORD & BURNHAM CO. GREEN HOUSE DESIGNERS AND MANUFACTURERS FROM FACTORY OFFICE, IRVINGTON, N. Y.' The title block contains project information: 'CONSERVATORY AT DOUGLASTON L.I. N.Y.', 'S.E. CORNER KNOXWOOD AVE & SHORE DRIVE FOR SOL MAYER ESQ.', 'NORMAN Mc GLASHEN ARCHITECT', and '1123 BROADWAY NEW YORK N.Y.'. The date is 'JULY 16 1916' and the scale is '1" = 1'-0"'. There are also fields for 'DRAWN BY J.M.', 'CHECKED BY', 'APPROVED BY', and 'SPEC. No.'.

Conservatory Drawing

Douglaston Historic District 902 Shore Road



TAPERED SEAM PANELS



TAPERED SEAM TS Panels are custom fabricated to accommodate actual field conditions.

ROOF ASSEMBLIES

TAPERED SEAM TS can be applied over various roof substrates. See individual system description for available substrates.

PROFILES AVAILABLE

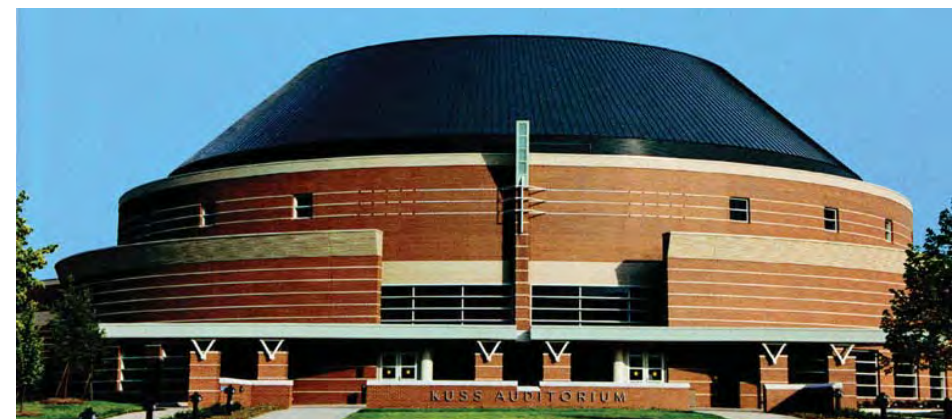
- Tee-Lock (TL25)
- Span-Lock (SL25 & SL20)
- Inter-Lock (IL20)
- Double-Lock (DL15, DL20, & DL25)
- Snap-On-Seam (SS10 & SS15)
- Batten-Seam (BS15)

PRODUCT OFFERINGS

- 24 ga. & 22 ga. Steel
- .032 & .040 Aluminum
- 16 oz. & 20 oz. Copper
- 24 ga. (.7mm) & 22 ga. (.8mm) RHEINZINK®

TS ADVANTAGES

- Continuous rollformed panel lengths up to 70'-0" (contact DMI for longer lengths)
- No Splice joints
- Custom Fabricated to fit your unique project



For technical assistance call 800.828.1510 or visit our website at www.dmmetals.com



The current proposal is:

Preservation Department – Item 1, LPC-22-11609

902 Shore Road – Douglaston Historic District

Borough of Queens

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