

The current proposal is:

Preservation Department – Item 1, LPC-22-11753

**108 Shore Road – 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



FORGIONE RESIDENCE
108 SHORE ROAD

DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE

DOUGLASTON, NY 11363

212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE: 02/07/23



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 : 1,669 SF Net Addition = 419 SF
 FIRST FLOOR ADDITION : 1,820 SF Net Addition = 419 SF
 SECOND FLOOR ADDITION : 2,017 SF Net Addition = 813 SF
 ATTIC FLOOR AREA : 1,253 SF Net Addition = 1,253 SF
TOTAL PROPOSED ZONING FLOOR AREA : 5,090 SF Net Addition = 2,904 SF

-  EXISTING PROJECT SITE
-  PROPOSED PROJECT ADDITION/ EXTENSION

FORGIONE RESIDENCE

108 SHORE ROAD

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NYC-LANDMARKS PRESERVATION COMMISSION

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LOCATION PLAN



EXISTING WEST VIEW_SHORE ROAD



EXISTING NORTH VIEW_HOLLYWOOD AVENUE

FORGIONE RESIDENCE

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FRONT PHOTO - WEST ELEVATION



FORGIONE RESIDENCE

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SIDE PHOTO - NORTH ELEVATION



FORGIONE RESIDENCE

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NYC-LANDMARKS PRESERVATION COMMISSION

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SIDE PHOTO - SOUTH ELEVATION



FORGIONE RESIDENCE

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REAR PHOTO - EAST ELEVATION



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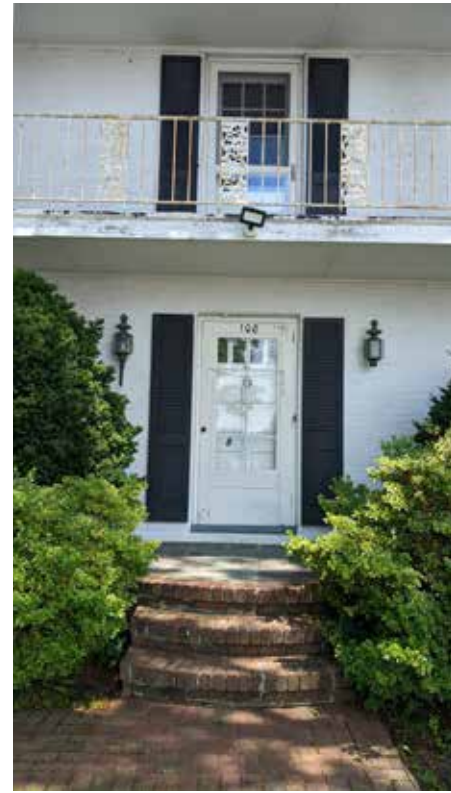


CHIMNEY

*KEPT IN PROPOSED PLAN



SECOND STORY BALCONY



SECOND STORY BALCONY
ENTRYWAY WITH SHUTTERS
AND FLANKING LANTERS



STEPPED FLAGSTONE
WALKWAY

*KEPT IN PROPOSED PLAN



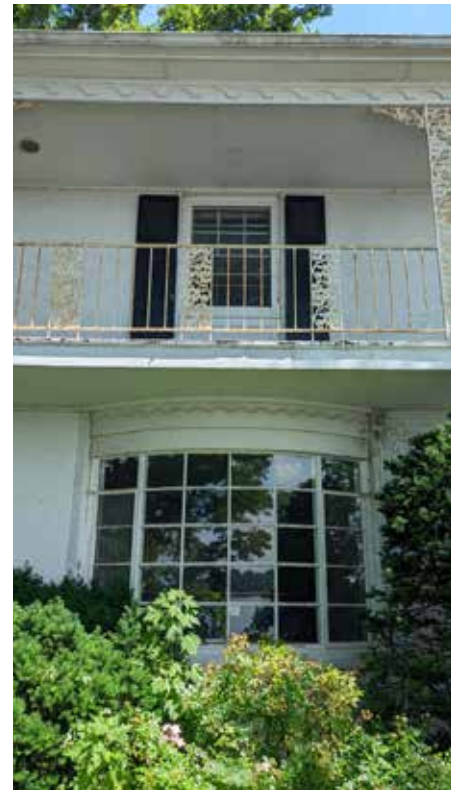
MATURE TREES - EAST SIDE

*KEPT IN PROPOSED PLAN



GARAGE

*KEPT IN PROPOSED PLAN



WINDOWS



MATURE TREES - SOUTH SIDE

*KEPT IN PROPOSED PLAN



MATURE TREES *KEPT IN PROPOSED PLAN

DETAILS

FORGIONE RESIDENCE

108 SHORE ROAD

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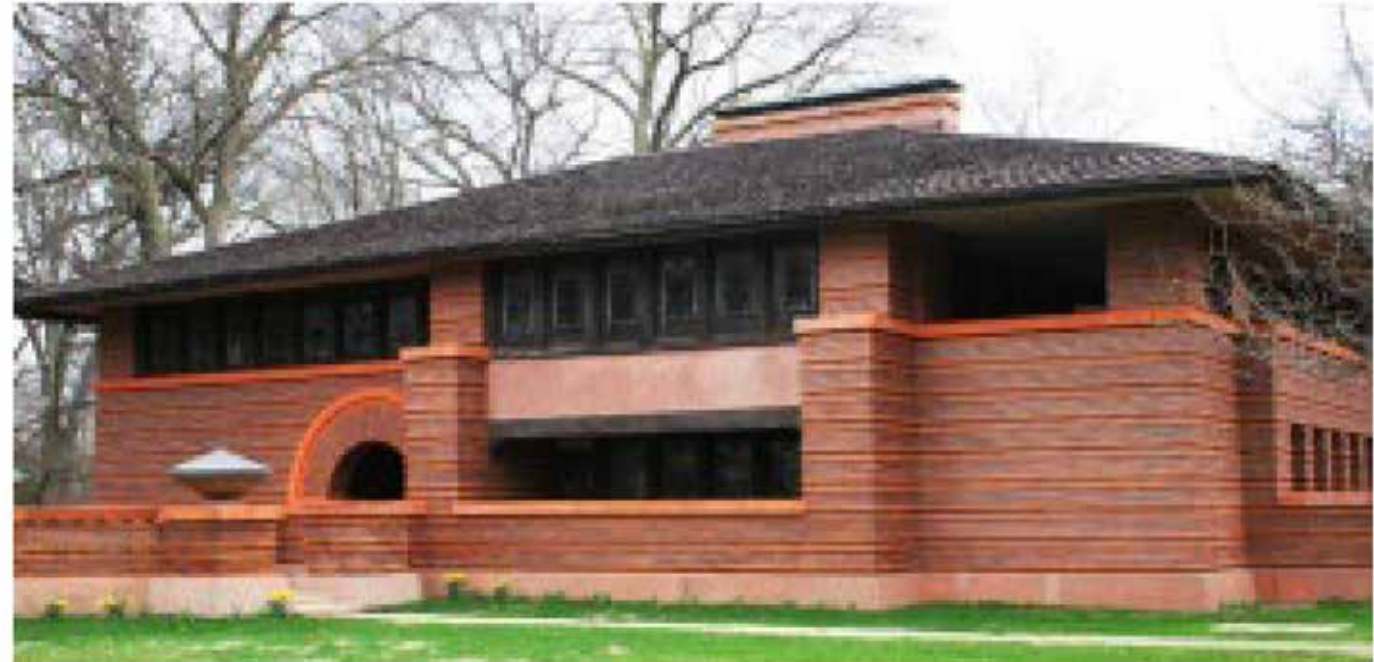
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NYC-LANDMARKS PRESERVATION COMMISSION

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BACKGROUND AND INSPIRATION:

- One of the few indigenous American styles
- Developed by a creative group of Chicago architects known collectively as the Prairie School.
- Frank Lloyd Wright is essentially the “father” of the Prairie style, and the acknowledged master of the prairie house. Considered one of America’s most influential architects, Wright proclaimed that “Democracy needed something better than the box”.
- Wright’s prairie style focused specifically on midwestern regionalism, with its horizontal, open floor plans representing the expansive prairie region.
- Though avoiding historical stylistic trends of the competing revival styles, the prairie style made subtle use of Japanese architecture, specifically its use of horizontal space, flowing interior spaces; low-pitched, hipped roofs with broad eaves, and long bands of windows that apparently invoke the idea of Japanese screens (small, patterned pane glass). Though short-lived in the U.S., this is the first American style to be taken seriously in Europe (Source: McAlester & McAlester).
- A vernacular variant, is the so-called American Foursquare, or “Prairie Box”. These are simplified Prairie houses (though occasionally with elaborate facades and porches), named “Foursquare” due to their characteristic boxy shape and four rooms per floor. They are typically two-and-a-half stories with a large, central dormer. They often include a full-width front porch and four-room over four-room floor plan. Many foursquare homes include various craftsman features including heavy piers and square columns, 4-over-1 or equivalent craftsman windows, wooden shingles, and exposed rafter tails.



OAK PARK, IL. ARTHUR B. HEURTLEY HOUSE, BUILT 1902, DESIGNED BY FRANK LLOYD WRIGHT. CONSIDERED THE FIRST-EVER PRAIRIE STYLE HOUSE, AFTER HIS DESIGNS EVOLVED INTO THIS GENRE.



A WOOD-FRAME AMERICAN FOURSQUARE HOUSE IN MINNESOTA WITH DORMER WINDOWS ON EACH SIDE AND A LARGE FRONT PORCH



WEGFORTH-WUCHER HOUSE, BURLINGAME, SAN DIEGO

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BACKGROUND AND INSPIRATION:

- A reaction to the ornate and mass-produced elements of the Victorian and other Revival styles popular throughout the last half of the 19th century, the American Foursquare was plain, often incorporating handcrafted "honest" woodwork (unless purchased from a mail-order catalog). This style incorporates elements of the Prairie School and the Craftsman styles. It is also sometimes called Transitional Period.
- The hallmarks of the style include a basically square, boxy design, two-and-one-half stories high, usually with four large, boxy rooms to a floor (with the exception of the attic floor, which typically has only one or two rooms), a center dormer, and a large front porch with wide stairs.
- The boxy shape provides a maximum amount of interior room space, to use a small city lot to best advantage. Other common features included a hipped roof, arched entries between common rooms, built-in cabinetry, and Craftsman-style woodwork.
- May be built with a variety of materials, including bricks and wood frames. Later models include built-in shelves and other amenities. Large tracts of these homes exist in older Midwestern urban neighborhoods, particularly streetcar suburbs, but the design was used everywhere.
- Tailored to relatively narrow lots, and multi-story, allowing more square footage on a smaller footprint.
- Occasionally revived in new developments, although its appeal is as a "traditional-looking" style.



OAK PARK, IL. AN ELABORATE EXAMPLE OF THE AMERICAN FOURSQUARE, WITH PYRAMIDAL ROOF AND DORMER, BOXY SHAPE, TWO-AND-A-HALF STORIES, FULL-WIDTH FRONT PORCH, AND CRAFTSMAN PORCH PIERS AND COLUMNS. THE TILED ROOF AND PALLADIAN-STYLE DORMER ARE ITALIAN RENAISSANCE FEATURES, ESSENTIALLY MIXING REVIVAL AND MODERN STYLES ONTO ONE HOUSE.

1995 and Our FREE BUILDING PLANS
WELL BUILT, PLEASANT AND CONVENIENT, A GREAT HOME
SCHEDULE THE WORKING PLAN WITH US TODAY



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1. FORM

Low-pitched pyramidal roof usually two stories high. Deep, wide eaves and may show additional one-story wings or porches; all of the exterior design elements emphasize the horizontal line.

2. ROOFS AND CORNICES

The hipped roof, whether it is symmetrical or asymmetrical, with or without a front entry, is the most common version. Some roofs show a flared slope roof with a slight turn up at the edge. Gabled roofs are seen, but rarely.

3. PORCH

Massive square or rectangular piers of masonry to support the porch roofs are an almost universal feature of these homes. Four Square porch designs usually have a wide central stairway leading up to the porch level.

4. WINDOWS

Small pane windows showing geometric patterns in the upper sashes of wood double hung windows.

5. DOORWAYS

The architect Louis Sullivan, developed elaborate scrolled decorative ornamentation that adorned many of his buildings. Sometimes these details can be seen on Prairie style doorways as decorative friezes or door surrounds. Wright's patterns for windows and doors tend to be more geometric and angular. Craftsman designs are also seen.



THE HOME AT 75 WEST CHURCH STREET HAS A HIPPED ROOF WITH DEEP WIDE EAVES. THE PORCH HAS MASSIVE SQUARE COLUMNS ON STONE OR CEMENT BLOCK PEDESTALS.

PRAIRIE, FOUR SQUARE, AND THEIR CONTEMPORARY CRAFTSMAN STYLE SHARE MANY DESIGN AND ARCHITECTURAL ELEMENTS: INCLUDING PORCH PILLARS, COLUMNS AND WINDOW AND DOOR DESIGNS. FAIRPORT VILLAGE DOES NOT HAVE A TRUE PRAIRIE STYLE EXAMPLE, BUT DOES HAVE MANY HOUSES IN THE PRAIRIE BOX FOUR SQUARE DESIGN.

LATER FOURSQUARES OFTEN HAD THE SAME TYPE OF INTERIORS AS BUNGALOWS, WITH OPEN FLOOR PLANS, MANY BUILT-INS, AND FIREPLACES. MANY EXAMPLES ARE TRIMMED WITH TILED ROOFS, CORNICE-LINE BRACKETS, OR OTHER DETAILS DRAWN FROM CRAFTSMAN, ITALIAN RENAISSANCE, OR MISSION ARCHITECTURE.

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The epitome of the post-Victorian “comfortable house,” the Foursquare is about dignified self-containment.

1. BOXY SHAPE

It’s nearly a cube (practicality usually dictated a slightly greater depth than width), with two full storeys and an attic that was often made livable by large dormers.

2. HIPPED ROOF

Exceptions exist, but most Foursquares have a hipped or steep, pyramidal roof.

3. WIDE PORCH

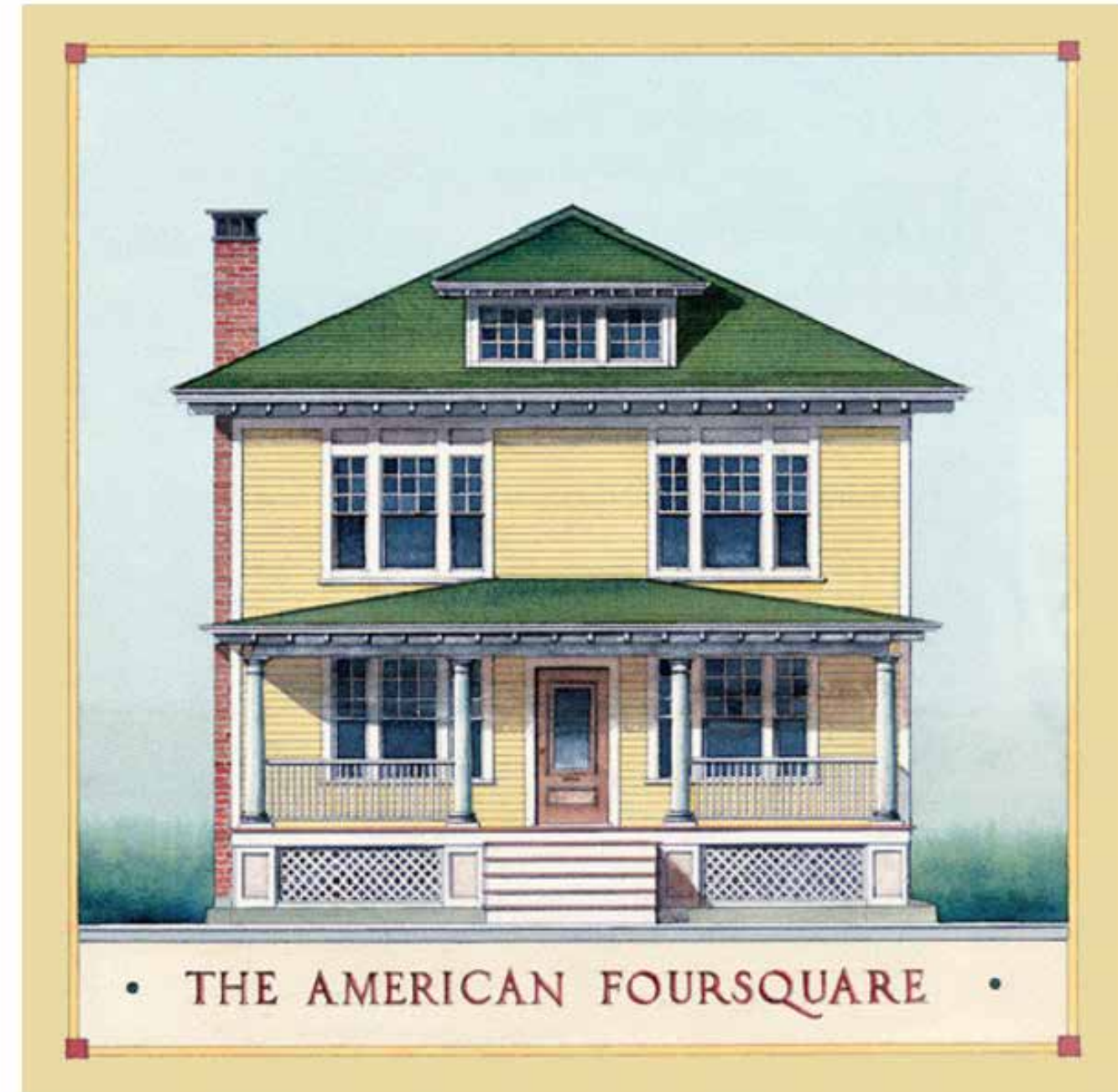
The piazza normally extends the full width of the front, with a wide stair and entry either at the center or to one side.

4. LARGE WINDOWS

Grouped windows became popular with this style, admitting plenty of light.

5. QUIET STYLE

Yes, there are Foursquares with lots of art glass, jutting bays, and tiled roofs, but in general the “style” of the house is quietly announced in the use of simplified motifs, whether A&C, Prairie, or Colonial.



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PRAIRIE

Many Foursquares throughout the Midwest incorporated the “modern” motifs of the region: horizontal banding, porch with a slab roof, geometric ornament, and “Prairie” art glass after Frank Lloyd Wright.



CLASSIC

Houses like this might be called Free Classic: note the Palladian-style window and oval “cameo.” After 1915, most examples could be termed Colonial Revival.



ARTISTIC

Craftsman details were incorporated in the early wave, ca. 1900–1915: boxed posts, exposed rafter tails. (Some of these examples could be called “bungalow in a box.”)

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310 SHORE RD.
EXAMPLES IN THE DISTRICT



FORGIONE RESIDENCE

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225 HILLSIDE AVE.
EXAMPLES IN THE DISTRICT



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806 SHORE RD.
EXAMPLES IN THE DISTRICT



FORGIONE RESIDENCE

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**4 KENMORE RD.
EXAMPLES IN THE DISTRICT**

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123 GROSVENOR STREET
EXAMPLES IN THE DISTRICT



FORGIONE RESIDENCE

108 SHORE ROAD

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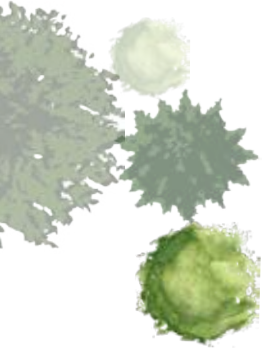

DADRAS ARCHITECTS

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-  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

FORGIONE RESIDENCE

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1 PROJECT SITE
 BLOCK 8040 LOT 1
 AREA 10,200 sq.ft

EXISTING
 FOOTPRINT 2,605 sq.ft
 COVERAGE 25.5%

PROPOSED
 FOOTPRINT 2,744 sq.ft
 COVERAGE 26.9%

2
 BLOCK 8040 LOT 6
 AREA 9,000 sq ft
 FOOTPRINT 4,600 sq.ft
 COVERAGE 51%

3
 BLOCK 8040 LOT 11
 AREA 9,000 sq ft
 FOOTPRINT 4,240 sq.ft
 COVERAGE 47%

4
 BLOCK 8040 LOT 68
 AREA 13,000 sq ft
 FOOTPRINT 2,851 sq.ft
 COVERAGE 22%

5
 BLOCK 8040 LOT 64
 AREA 8,000 sq ft
 FOOTPRINT 3,500 sq.ft
 COVERAGE 44%

6
 BLOCK 8040 LOT 59
 AREA 10,100 sq ft
 FOOTPRINT 4,200 sq.ft
 COVERAGE 42%

7
 BLOCK 8038 LOT 1
 AREA 10,000 sq ft
 FOOTPRINT 1,992 sq.ft
 COVERAGE 20%

8
 BLOCK 8038 LOT 6
 AREA 12,455 sq ft
 FOOTPRINT 3,832 sq.ft
 COVERAGE 31%

9
 BLOCK 8038 LOT 12
 AREA 14,300 sq ft
 FOOTPRINT 4,381 sq.ft
 COVERAGE 31%

10
 BLOCK 8038 LOT 69
 AREA 8,675 sq ft
 FOOTPRINT 4,136 sq.ft
 COVERAGE 42%

11
 BLOCK 8038 LOT 63
 AREA 12,000 sq ft
 FOOTPRINT 3,932 sq.ft
 COVERAGE 33%

12
 BLOCK 8038 LOT 58
 AREA 9,442 sq ft
 FOOTPRINT 3,864 sq.ft
 COVERAGE 41%



13
 BLOCK 8042 LOT 1
 AREA 10,000 sq ft
 FOOTPRINT 2,963 sq.ft
 COVERAGE 30%

14
 BLOCK 8042 LOT 6
 AREA 10,500 sq ft
 FOOTPRINT 3,865 sq.ft
 COVERAGE 37%

15
 BLOCK 8042 LOT 10
 AREA 10,100 sq ft
 FOOTPRINT 3,222 sq.ft
 COVERAGE 32%

16
 BLOCK 8042 LOT 63
 AREA 9,200 sq ft
 FOOTPRINT 2,656 sq.ft
 COVERAGE 29%

17
 BLOCK 8042 LOT 58
 AREA 14,600 sq ft
 FOOTPRINT 1,801 sq.ft
 COVERAGE 12%

-  EXISTING PROJECT SITE
-  PROPOSED PROJECT ADDITION/ EXTENSION

FORGIONE RESIDENCE

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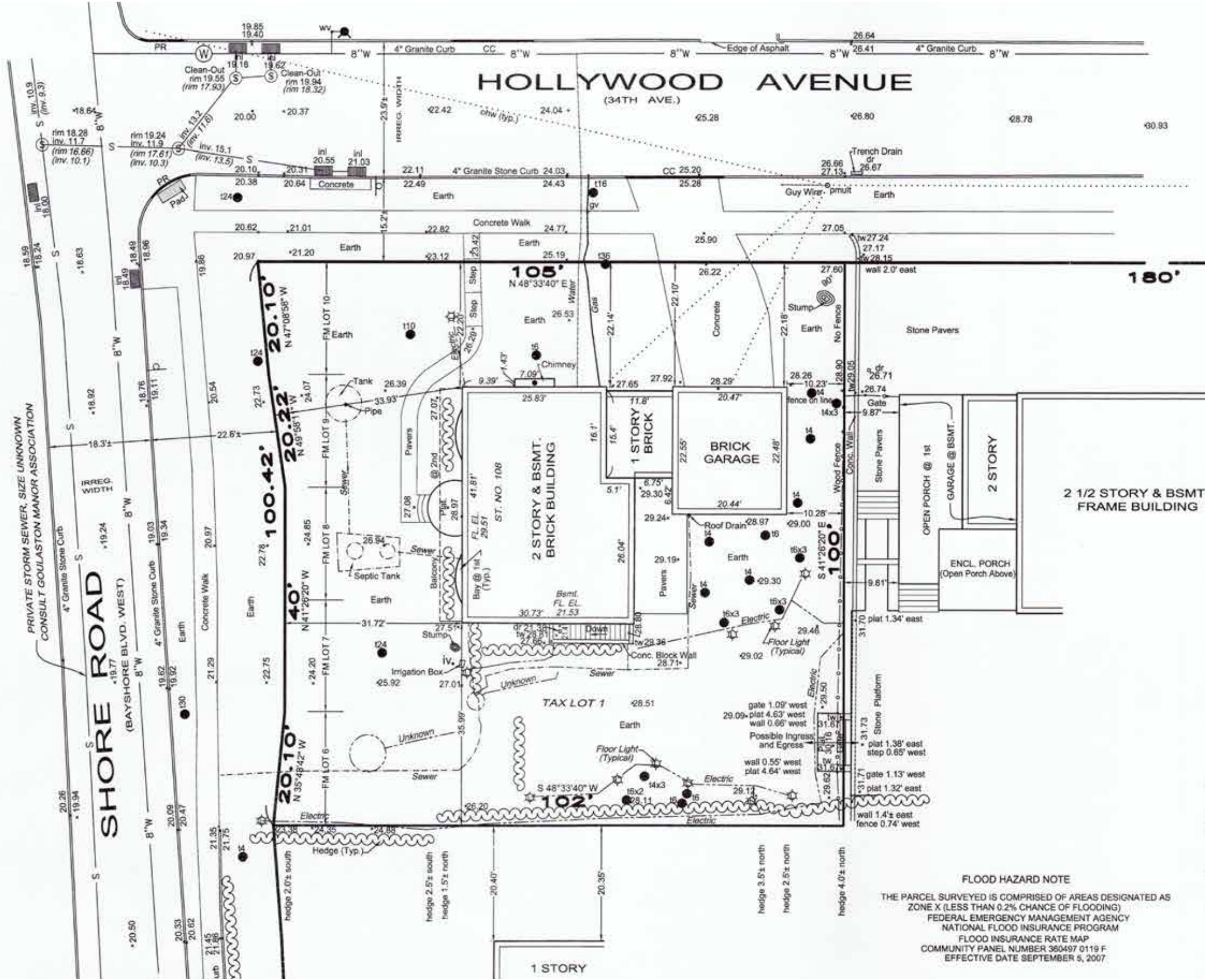
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 SUBMISSION DATE:08/31/22

SOURCE: <https://zola.planning.nyc.gov/>

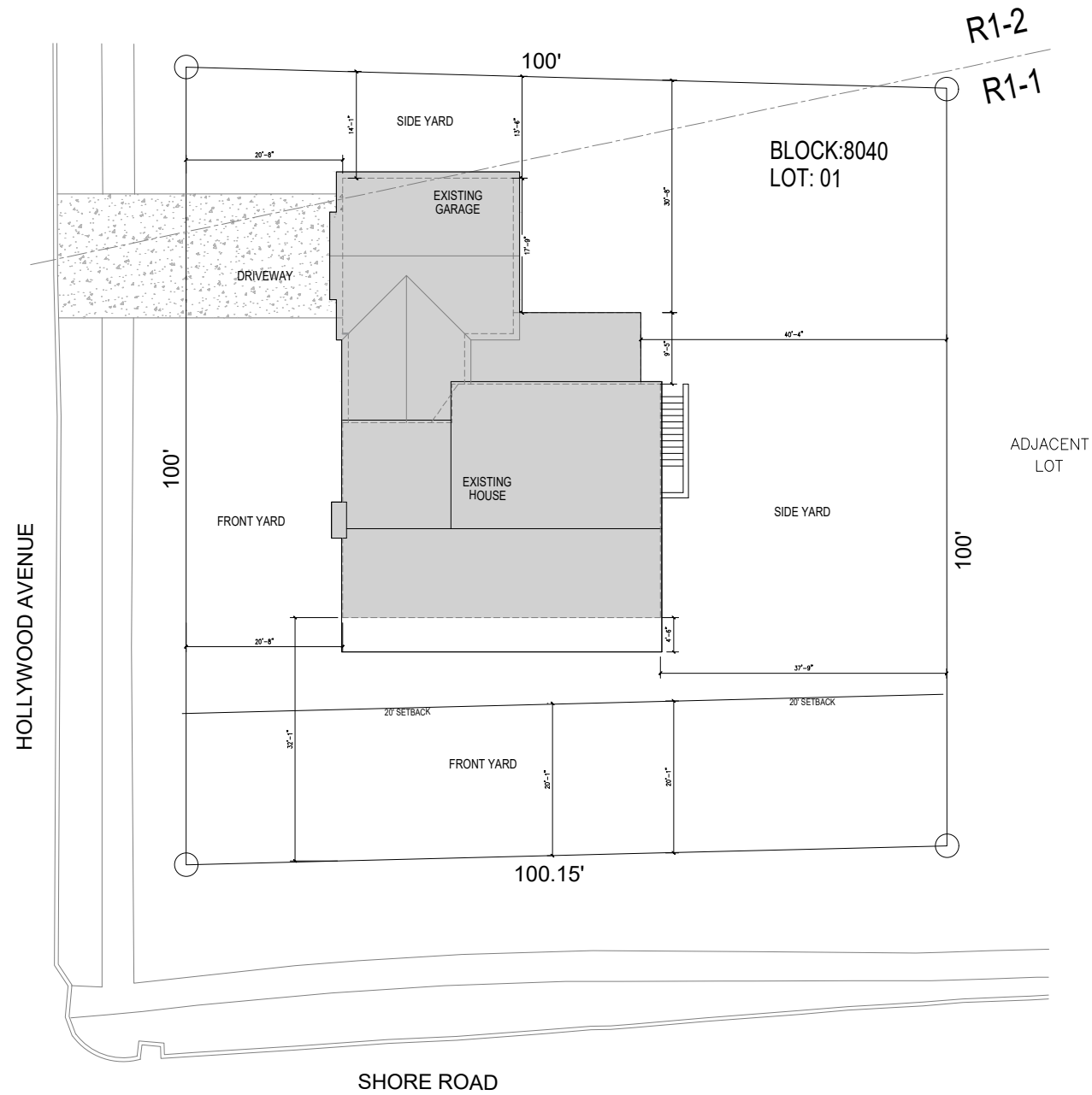
NEIGHBORHOOD SQ.FT. PLAN

TITLE NO.

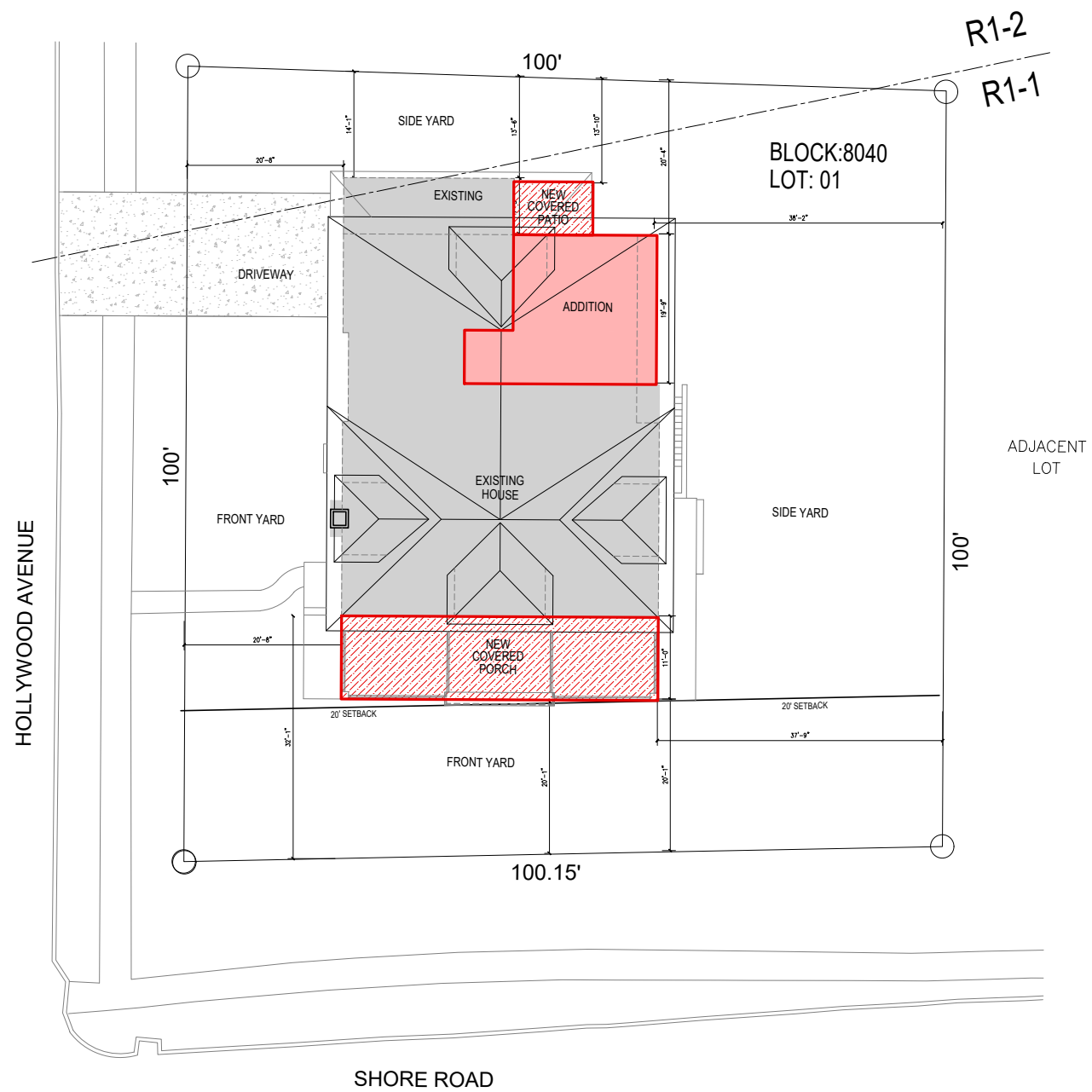


FLOOD HAZARD NOTE
 THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
 FEDERAL EMERGENCY MANAGEMENT AGENCY
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 COMMUNITY PANEL NUMBER 360497 0119 F
 EFFECTIVE DATE SEPTEMBER 5, 2007

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EXISTING PROJECT SITE PLAN



PROPOSED PROJECT SITE PLAN

- EXISTING PROJECT SITE
- PROPOSED ADDITION
- PROPOSED COVERED PORCH

FORGIONE RESIDENCE

108 SHORE ROAD

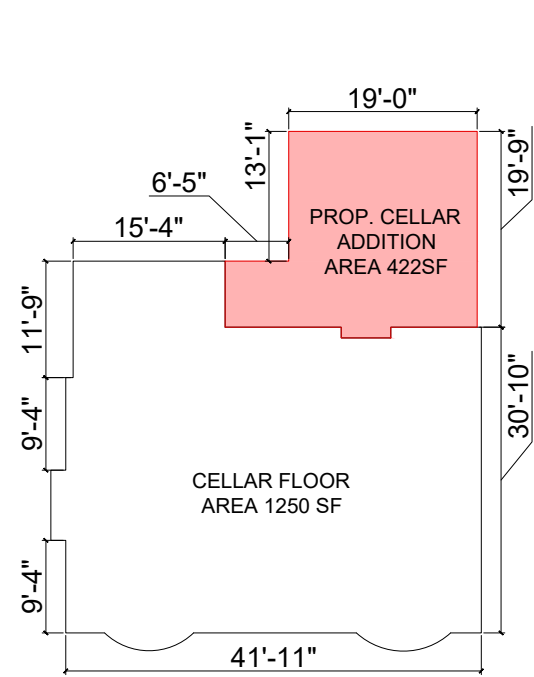
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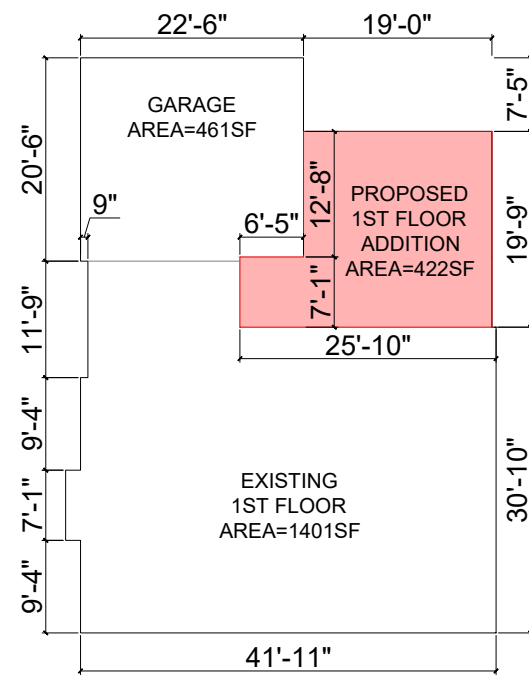
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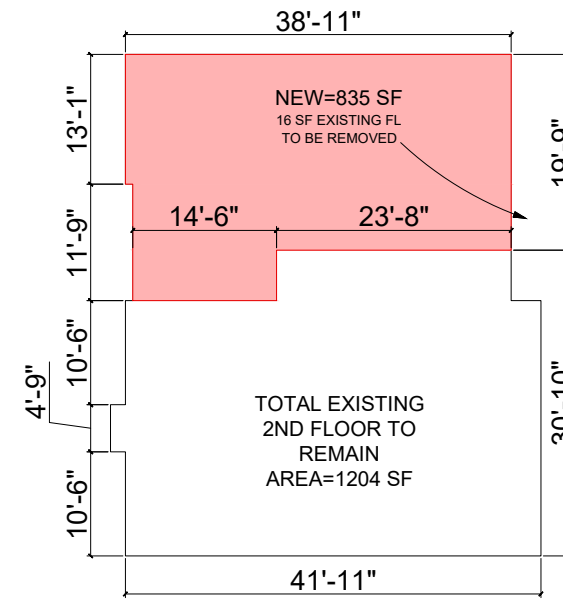
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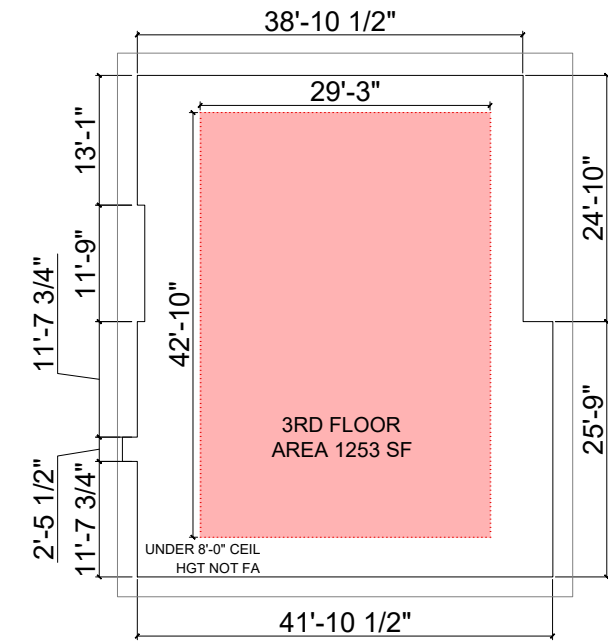
CELLAR PLAN



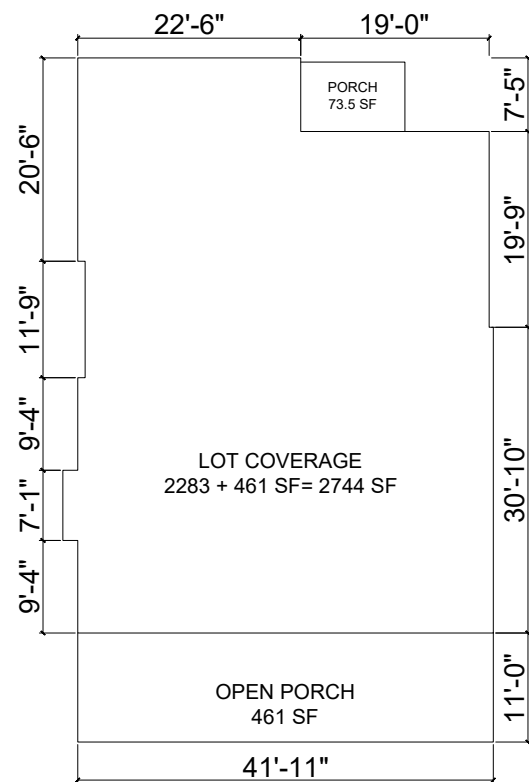
1ST FLOOR PLAN



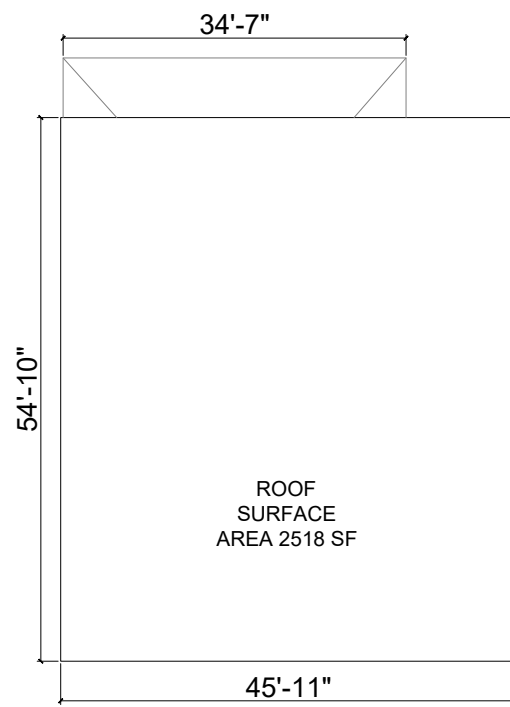
2ND FLOOR PLAN



ATTIC FLOOR PLAN



LOT COVERAGE



ROOF SURFACE AREA

FORGIONE RESIDENCE

108 SHORE ROAD

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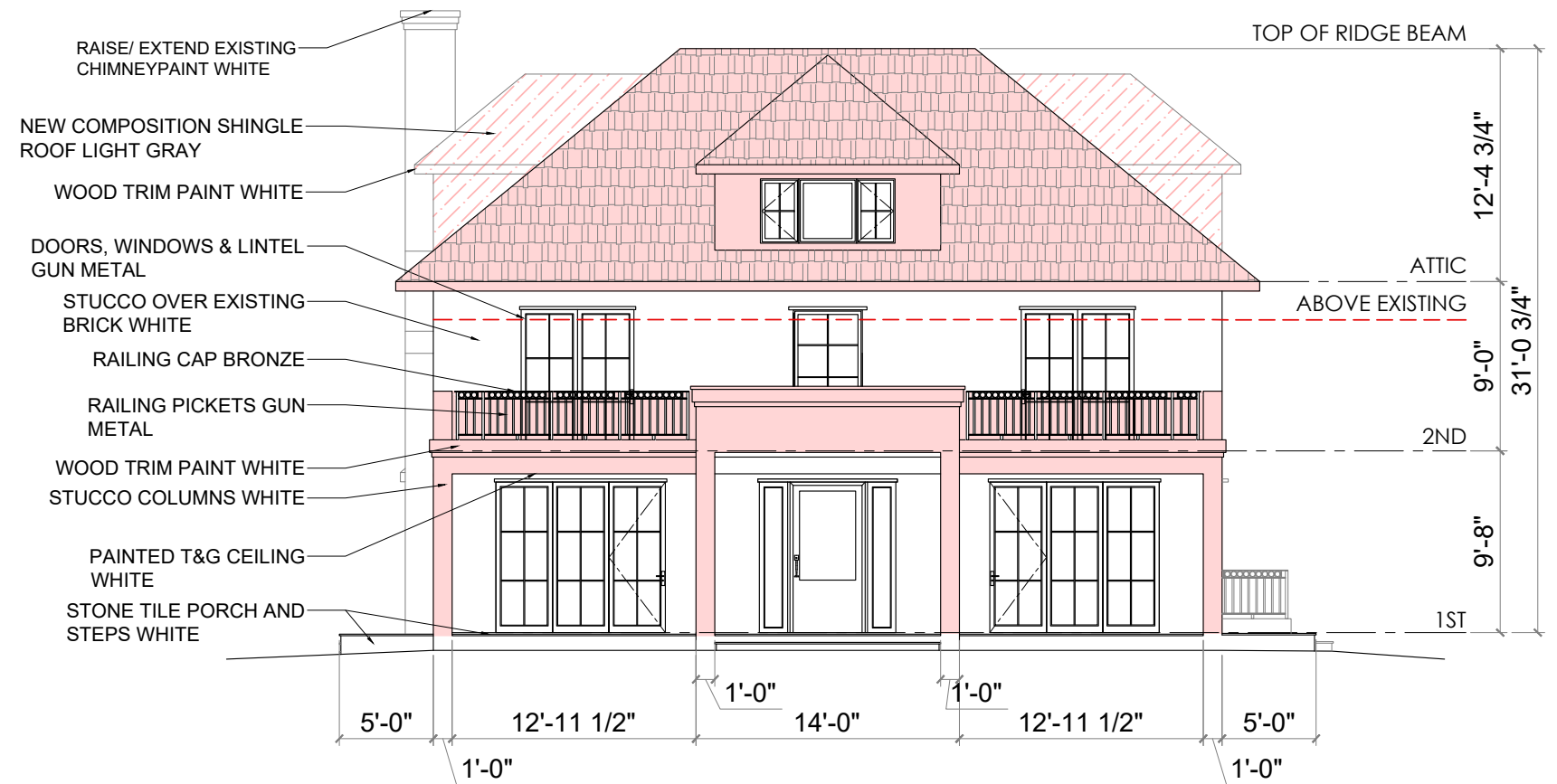
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EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

 PROPOSED EXTENT OF WORK
NEW ADDITION/ EXTENSION

FORGIONE RESIDENCE

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**SEPTEMBER HEARING
WEST ELEVATION**



PROPOSED WEST ELEVATION

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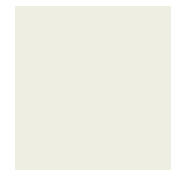
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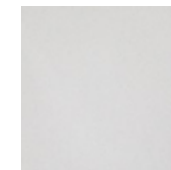
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PAIN
 BENJAMIN MOORE
 Moonlight White



ROOF
 Timberline HD Asphalt Shingle
 Fox Hollow Gray



WALL FINISH
 STUCCO Smooth finish



LANDSCAPING
 Evergreens

EXISTING NEIGHBORHOOD PHOTOS

METAL RAILINGS
STUCCO FINISH

REFERENCE
 104 Knollwood Avenue,
 Douglaston, NY

EXTENT OF WORK WEST ELEVATION

FORGIONE RESIDENCE

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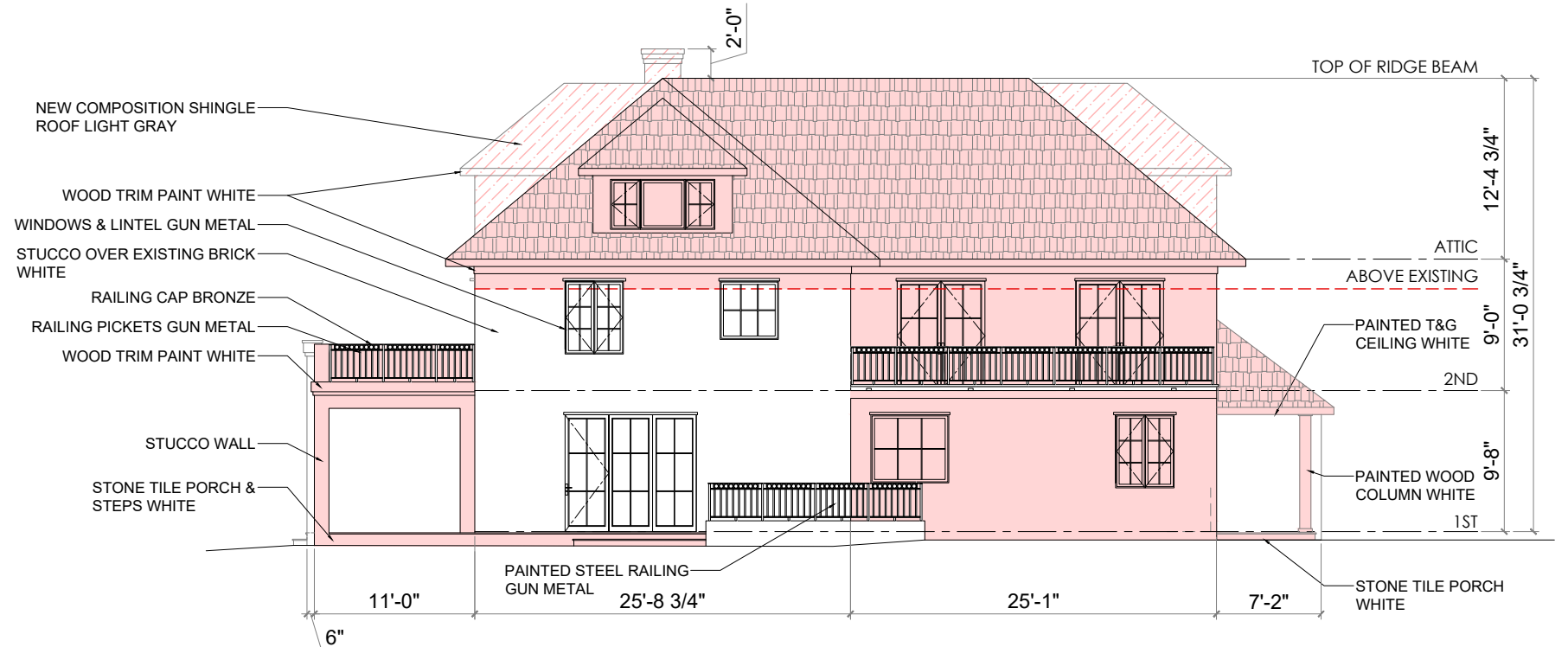
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NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



PROPOSED SOUTH ELEVATION

FORGIONE RESIDENCE

108 SHORE ROAD

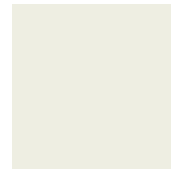
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION

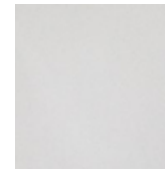
REVISED SUBMISSION HEARING DATE:02/07/23



PAIN
 BENJAMIN MOORE
 Moonlight White



ROOF
 Timberline HD Asphalt Shingle
 Fox Hollow Gray



WALL FINISH
 STUCCO Smooth finish



LANDSCAPING
 Evergreens

EXISTING NEIGHBORHOOD PHOTOS

METAL RAILINGS

REFERENCE
 27-03 Shore Road,
 Douglaston, NY

EXTENT OF WORK SOUTH ELEVATION

FORGIONE RESIDENCE

108 SHORE ROAD

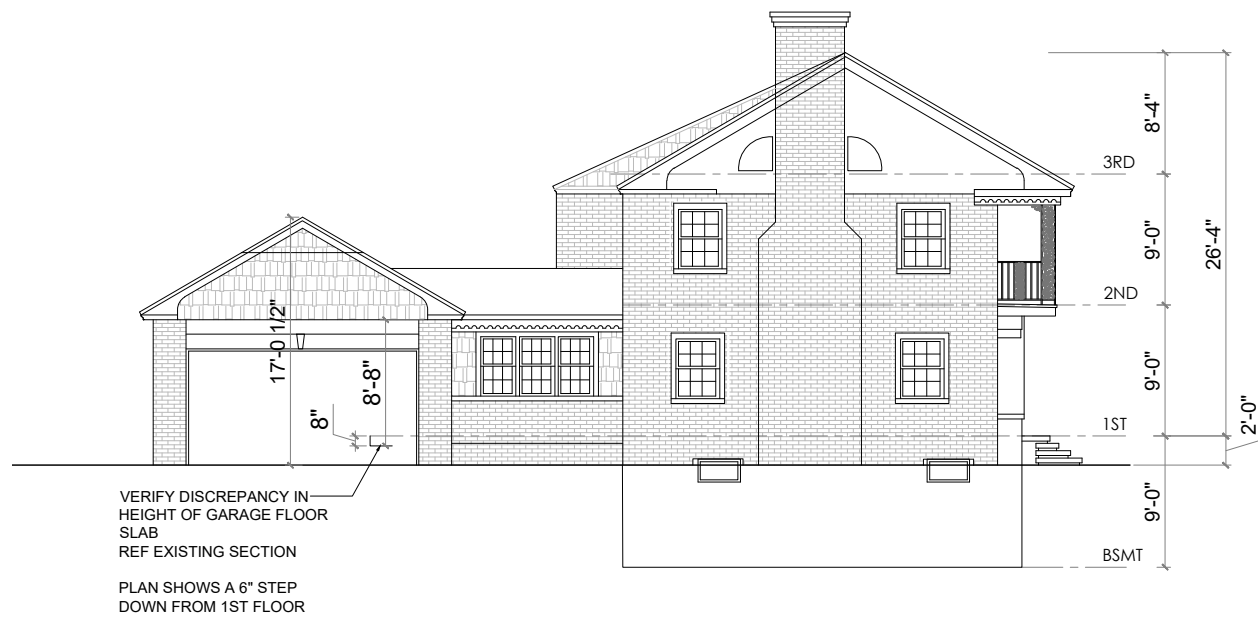
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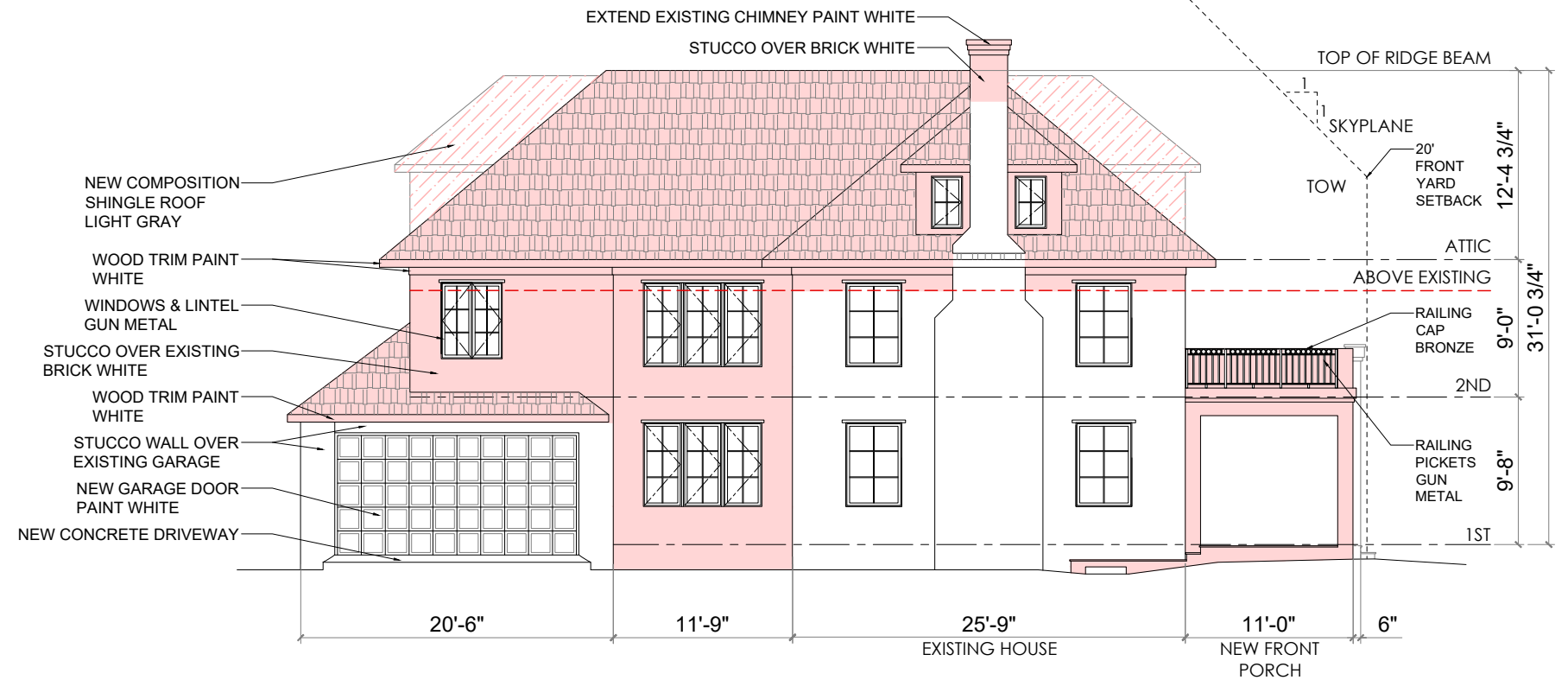
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 212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

PROPOSED EXTENT OF WORK
NEW ADDITION/ EXTENSION

FORGIONE RESIDENCE

108 SHORE ROAD

DOUGLSTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE
DOUGLSTON, NY 11363
212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



**SEPTEMBER HEARING
NORTH ELEVATION**



PROPOSED NORTH ELEVATION

FORGIONE RESIDENCE

108 SHORE ROAD

DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE

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212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



PROPOSED NORTH ELEVATION

FORGIONE RESIDENCE

108 SHORE ROAD

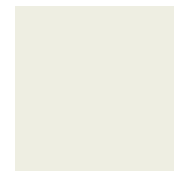
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212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



PAIN
 BENJAMIN MOORE
 Moonlight White



ROOF
 Timberline HD Asphalt Shingle
 Fox Hollow Gray



WALL FINISH
 STUCCO Smooth finish



LANDSCAPING
 Evergreens

EXISTING NEIGHBORHOOD PHOTOS

NO TRIM AROUND WINDOWS
STUCCO FINISH
METAL RAILINGS

REFERENCE
 106 Manor Road,
 Douglaston, NY

EXTENT OF WORK NORTH ELEVATION

FORGIONE RESIDENCE

108 SHORE ROAD

DOUGLASTON, NY 11363

DADRAS ARCHITECTS

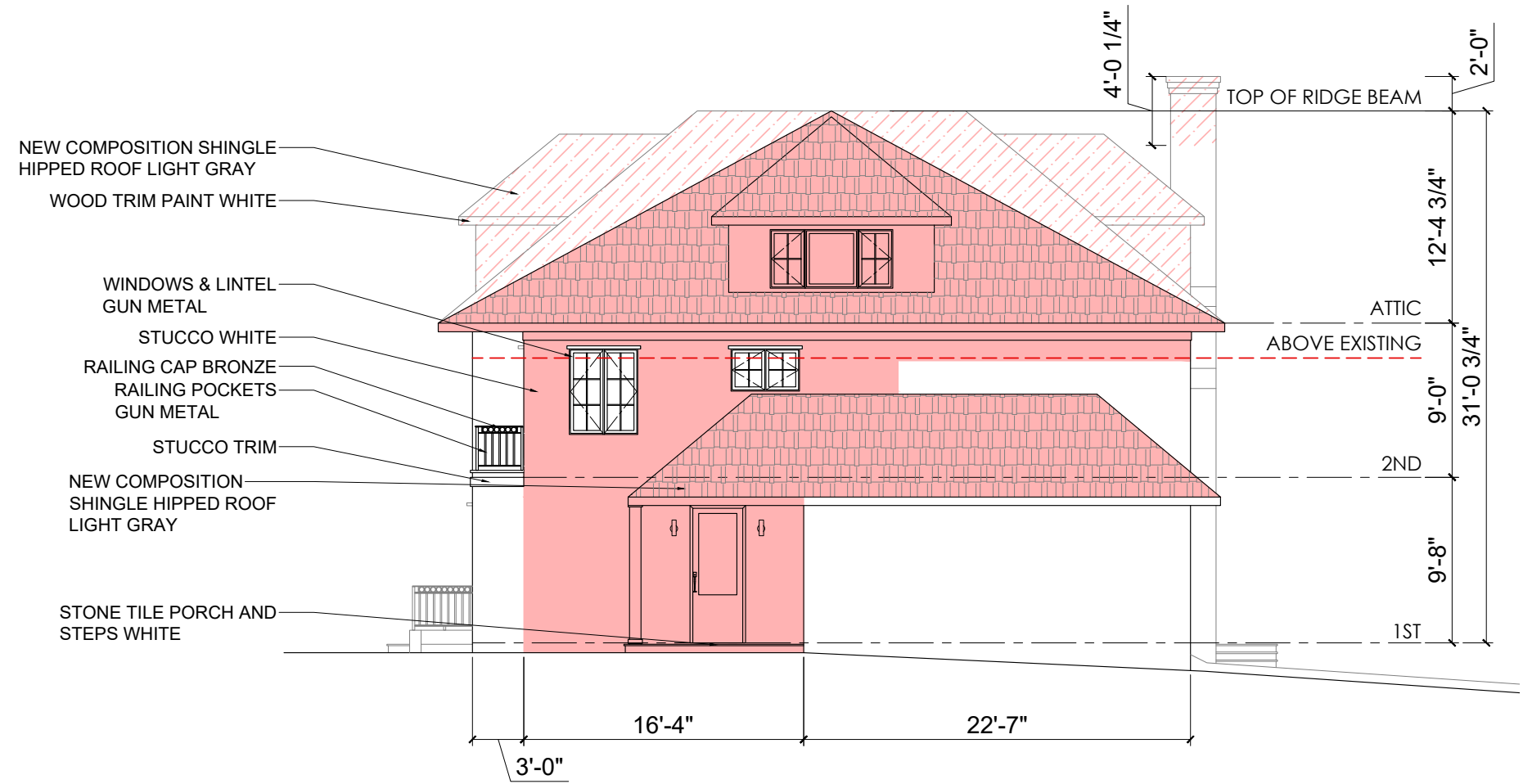
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NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

 PROPOSED EXTENT OF WORK
NEW ADDITION/ EXTENSION

FORGIONE RESIDENCE

108 SHORE ROAD

DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE
DOUGLASTON, NY 11363
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NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



**SEPTEMBER HEARING
EAST ELEVATION**



PROPOSED EAST ELEVATION

FORGIONE RESIDENCE

108 SHORE ROAD

DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



PROPOSED EAST ELEVATION

FORGIONE RESIDENCE

108 SHORE ROAD

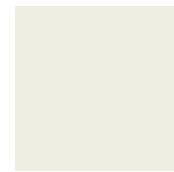
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NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



PAIN
 BENJAMIN MOORE
 Moonlight White



ROOF
 Timberline HD Asphalt Shingle
 Fox Hollow Gray



WALL FINISH
 STUCCO Smooth finish



LANDSCAPING
 Evergreens

EXISTING NEIGHBORHOOD PHOTOS

NO TRIM AROUND WINDOWS
STUCCO FINISH

REFERENCE
 DOUGLAS MANOR HOUSES,
 Douglaston, NY

EXTENT OF WORK NORTH ELEVATION

FORGIONE RESIDENCE

108 SHORE ROAD

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DADRAS ARCHITECTS

234-21 41ST AVENUE
 DOUGLASTON, NY 11363
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NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



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

SIDE ELEVATIONS

9. NEW EXTERIOS 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

DADRAS ARCHITECTS

234-21 41ST AVENUE
DOUGLASTON, NY 11363
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NYC-LANDMARKS PRESERVATION COMMISSION

SUBMISSION DATE:08/31/22



EXISTING REFERENCE: 25-04 WEST DR



EXISTING REFERENCE: 141 PARK LN

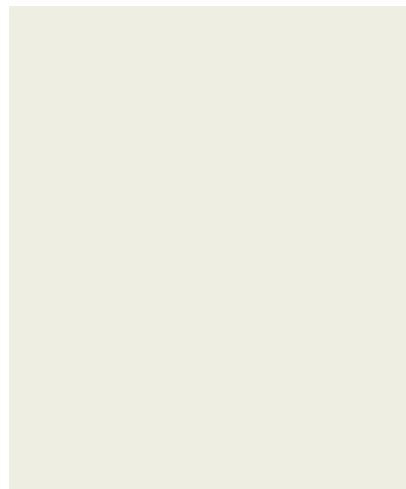
EXISTING REFERENCE: DOUGLAS MANOR HOUSES

EXTERIOR WALLS AND COLOR

PAINT:
BENJAMIN MOORE
Moonlight White (2143-60)

WALL FINISH:
STUCCO

TYPE:
SMOOTH



COLUMNS

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.



PROPOSED MATERIALS AND REFERENCES

FORGIONE RESIDENCE

108 SHORE ROAD

DOUGLASTON, NY 11363

DADRAS ARCHITECTS

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NYC-LANDMARKS PRESERVATION COMMISSION

SUBMISSION DATE:08/31/22



ROOFING

MAIN ROOF
 BRAND: GAF // TIMBERLINE HD
 ASPHALT SHINGLE
 COLOR: FOX HOLLOW GRAY



EXISTING REFERENCE:
 104 KNOLLWOOD, DOUGLASTON, NY

FLAT ROOFS



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



RAILINGS

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

FLOORING

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



PROPOSED MATERIALS AND REFERENCES

FORGIONE RESIDENCE

108 SHORE ROAD

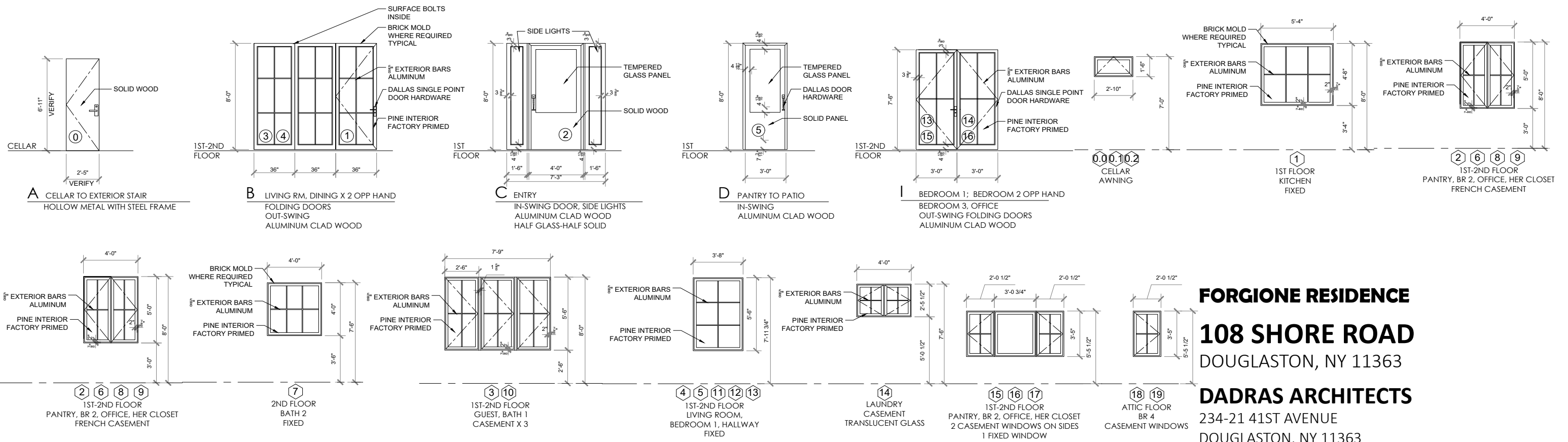
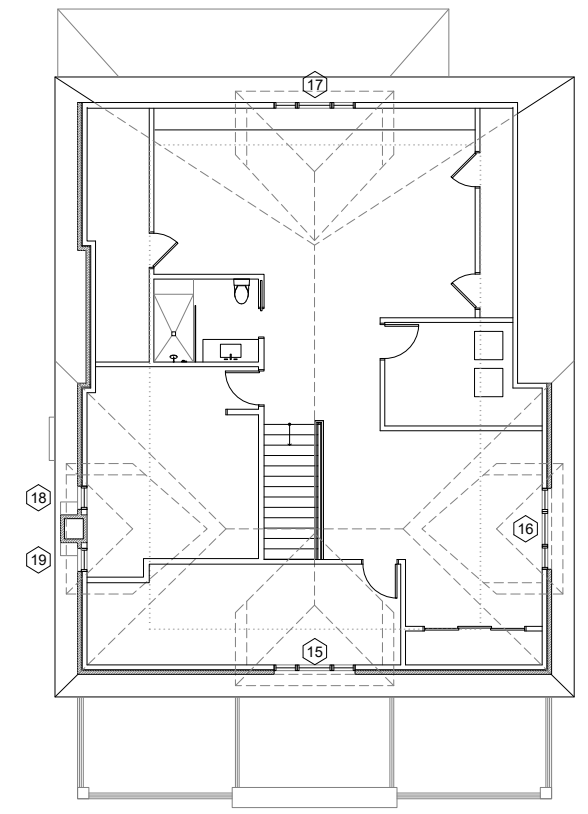
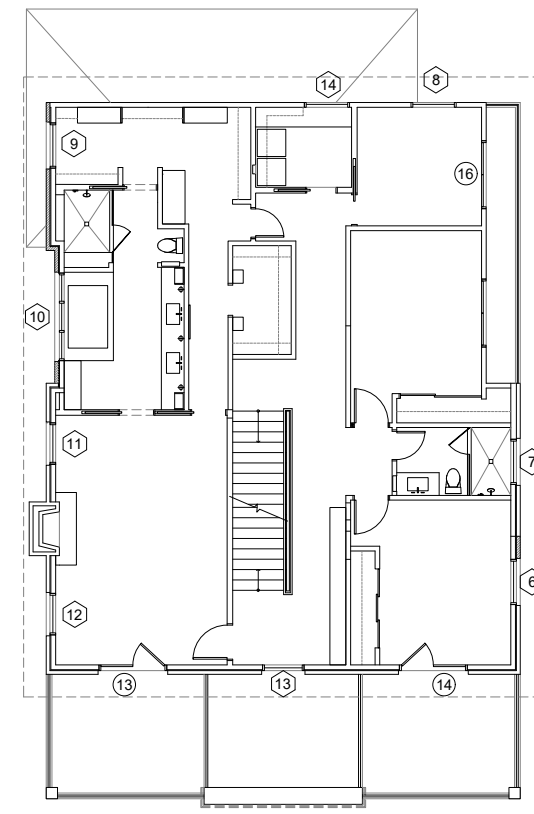
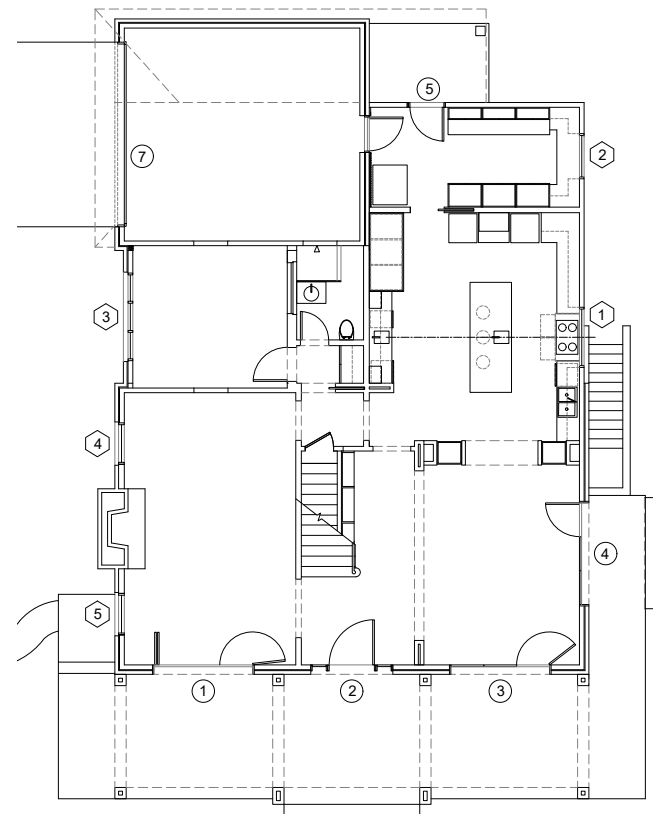
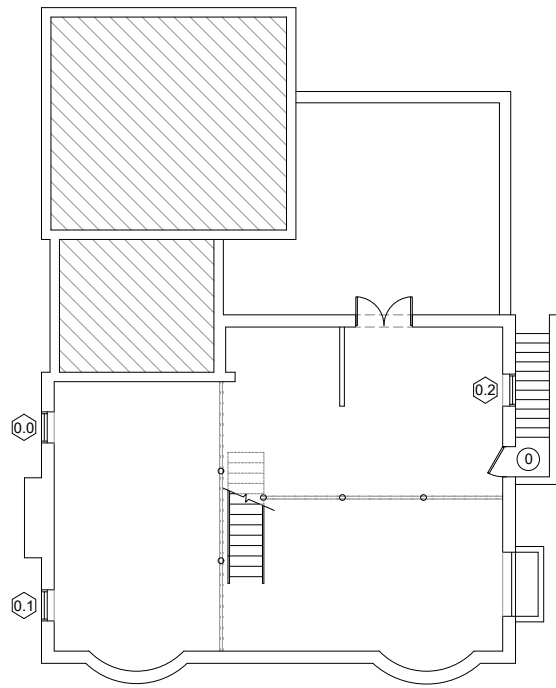
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 DOUGLASTON, NY 11363
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NYC-LANDMARKS PRESERVATION COMMISSION

SUBMISSION DATE:08/31/22



FORGIONE RESIDENCE
108 SHORE ROAD
 DOUGLSTON, NY 11363
DADRAS ARCHITECTS
 234-21 41ST AVENUE
 DOUGLSTON, NY 11363
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DOOR AND WINDOW SCHEDULE

NYC-LANDMARKS PRESERVATION COMMISSION
 REVISED SUBMISSION HEARING DATE:02/07/23



EXISTING REFERENCE: 25-04 WEST DR



EXISTING REFERENCE: 25-04 WEST DR



EXISTING REFERENCE: 7 HOLLYWOOD AVENUE

EXISTING REFERENCES:
DOUGLAS MANOR HOUSES

WINDOWS/ DOORS



EXISTING REFERENCE: 706 SHORE RD



EXISTING REFERENCE: 706 SHORE RD

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



PROPOSED MATERIALS AND REFERENCES

FORGIONE RESIDENCE

108 SHORE ROAD

DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE
DOUGLASTON, NY 11363
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NYC-LANDMARKS PRESERVATION COMMISSION

SUBMISSION DATE:08/31/22



**EXISTING SHORE RD PHOTO
WEST ELEVATION**



**PROPOSED SHORE RD VIEW
WEST ELEVATION**

FORGIONE RESIDENCE

108 SHORE ROAD

DOUGLASTON, NY 11363

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234-21 41ST AVENUE
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



**SEPTEMBER 20TH HEARING
WEST ELEVATION**



**PROPOSED SHORE RD VIEW
WEST ELEVATION**

FORGIONE RESIDENCE

108 SHORE ROAD

DOUGLASTON, NY 11363

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234-21 41ST AVENUE
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



**EXISTING HOLLYWOOD AVE PHOTO
SOUTH-WEST ELEVATION**



**PROPOSED HOLLYWOOD AVE VIEW
SOUTH-WEST ELEVATION**

FORGIONE RESIDENCE

108 SHORE ROAD

DOUGLASTON, NY 11363

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234-21 41ST AVENUE
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION
REVISED SUBMISSION HEARING DATE:02/07/23



**SEPTEMBER HEARING HOLLYWOOD AVE PHOTO
SOUTH-WEST ELEVATION**



**PROPOSED HOLLYWOOD AVE VIEW
SOUTH-WEST ELEVATION**

FORGIONE RESIDENCE

108 SHORE ROAD

DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



EXISTING NORTH-WEST PHOTO



PROPOSED NORTH-WEST VIEW

FORGIONE RESIDENCE

108 SHORE ROAD

DOUGLASTON, NY 11363

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234-21 41ST AVENUE
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



**SEPTEMBER HEARING PHOTO
NORTH-WEST ELEVATION**



PROPOSED NORTH-WEST VIEW

FORGIONE RESIDENCE

108 SHORE ROAD

DOUGLASTON, NY 11363

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234-21 41ST AVENUE
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



**EXISTING HOLLYWOOD AV PHOTO
NORTH ELEVATION**



**PROPOSED HOLLYWOOD AV VIEW
NORTH ELEVATION**

FORGIONE RESIDENCE

108 SHORE ROAD

DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION
REVISED SUBMISSION HEARING DATE:02/07/23



**SEPTEMBER HEARING HOLLYWOOD AVE PHOTO
NORTH ELEVATION**



**PROPOSED HOLLYWOOD AV VIEW
NORTH ELEVATION**

FORGIONE RESIDENCE

108 SHORE ROAD

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234-21 41ST AVENUE
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



SEPTEMBER HEARING SHORE RD PHOTO

FORGIONE RESIDENCE

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NYC-LANDMARKS PRESERVATION COMMISSION

SUBMISSION DATE:08/31/22



PROPOSED SHORE RD PHOTO

FORGIONE RESIDENCE

108 SHORE ROAD

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SUBMISSION DATE:08/31/22



SEPTEMBER HEARING HOLLYWOOD AVE PHOTO

FORGIONE RESIDENCE

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DADRAS ARCHITECTS

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PROPOSED SHORE RD PHOTO

FORGIONE RESIDENCE

108 SHORE ROAD

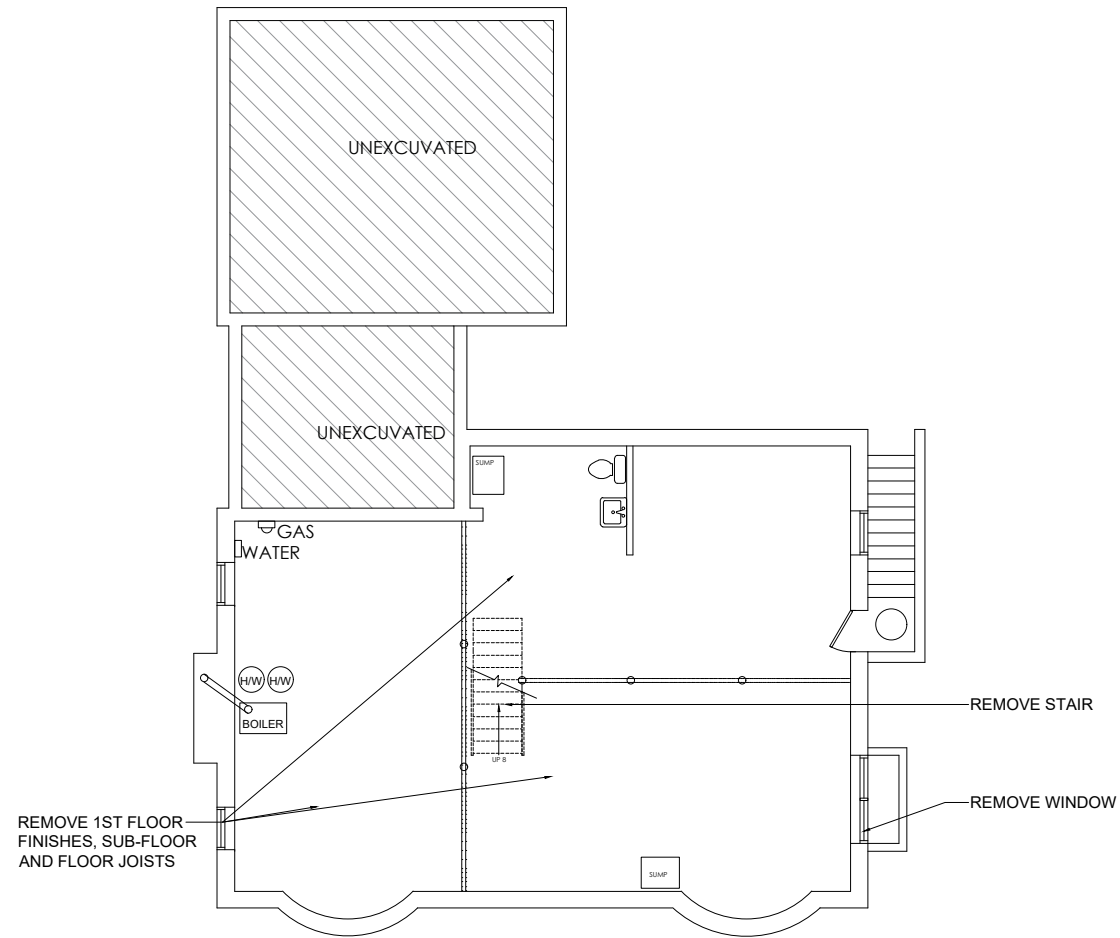
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DADRAS ARCHITECTS

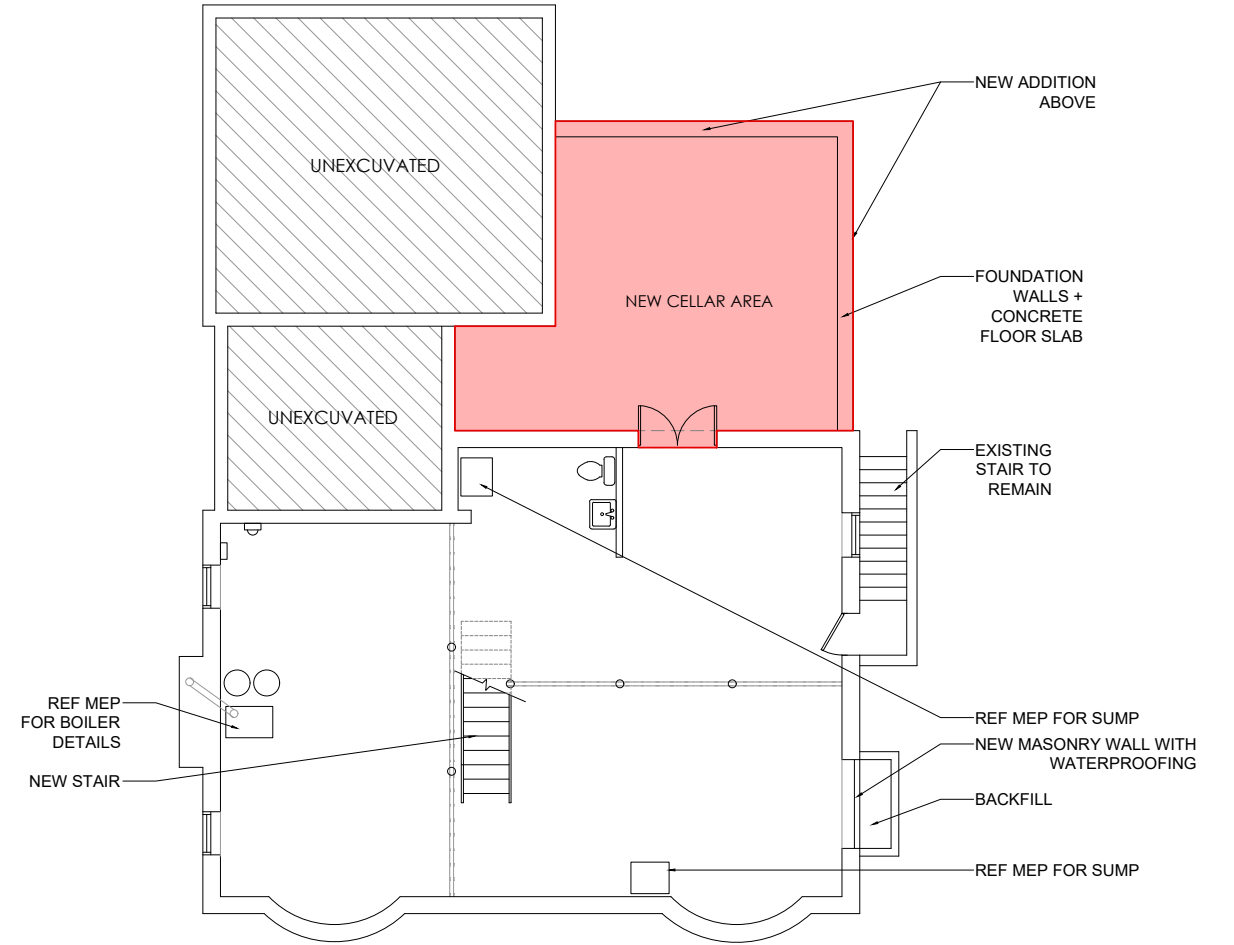
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DOUGLASTON, NY 11363
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NYC-LANDMARKS PRESERVATION COMMISSION

SUBMISSION DATE:08/31/22



EXISTING CELLAR PLAN



PROPOSED CELLAR PLAN

PROPOSED EXTENT OF MINOR WORK

FORGIONE RESIDENCE

108 SHORE ROAD

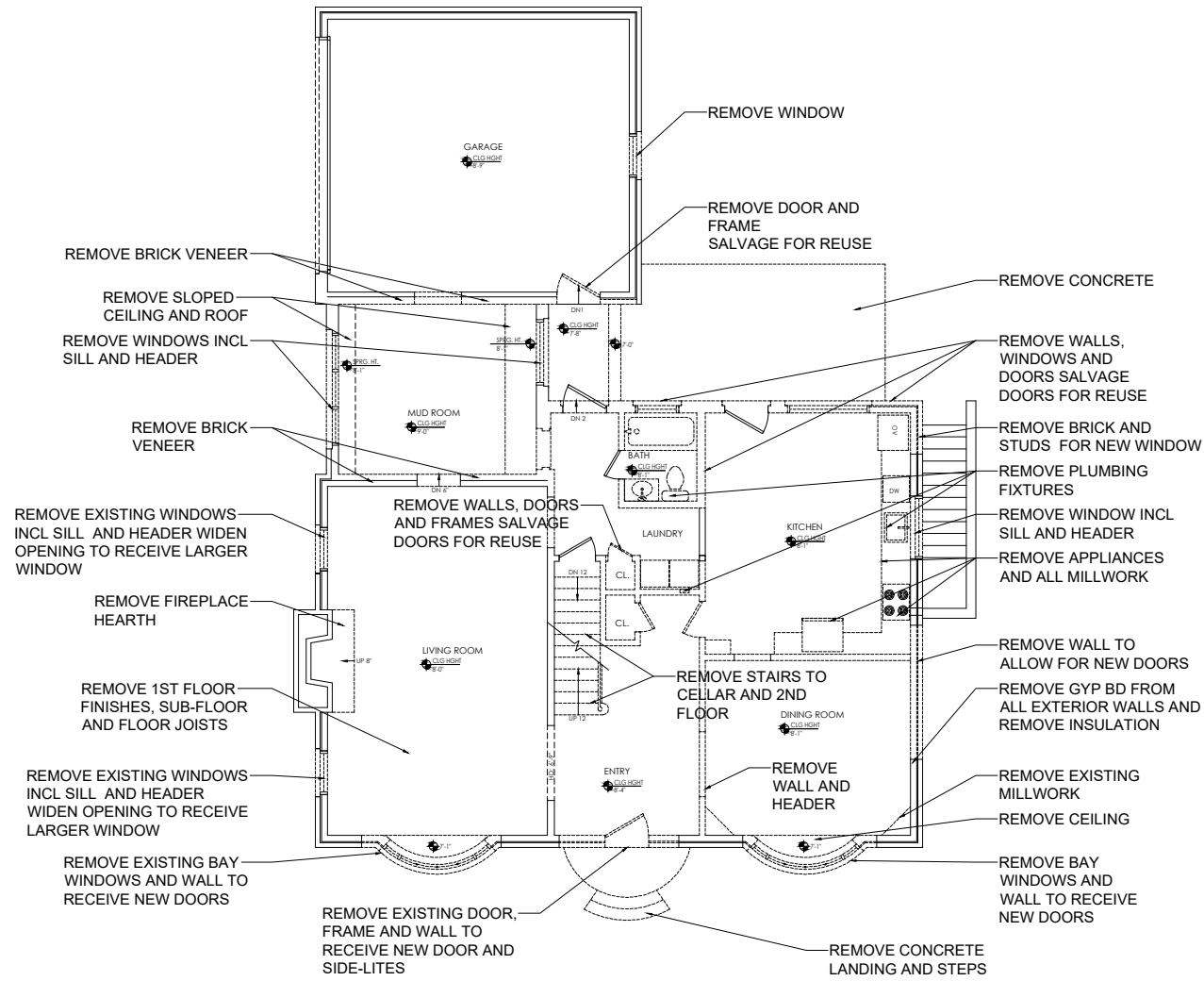
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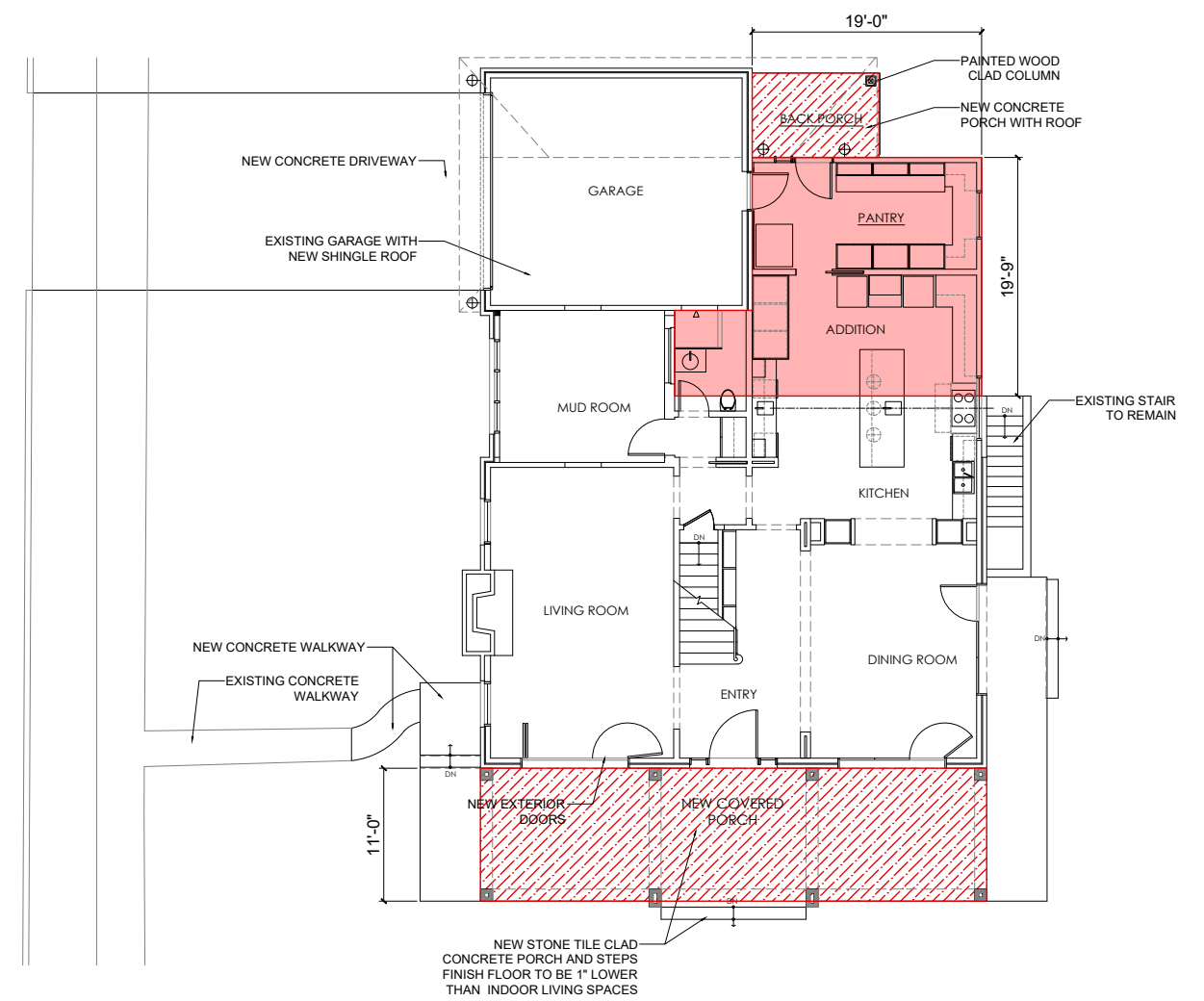
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DOUGLASTON, NY 11363
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NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



EXISTING 1ST FLOOR PLAN



PROPOSED 1ST FLOOR PLAN

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

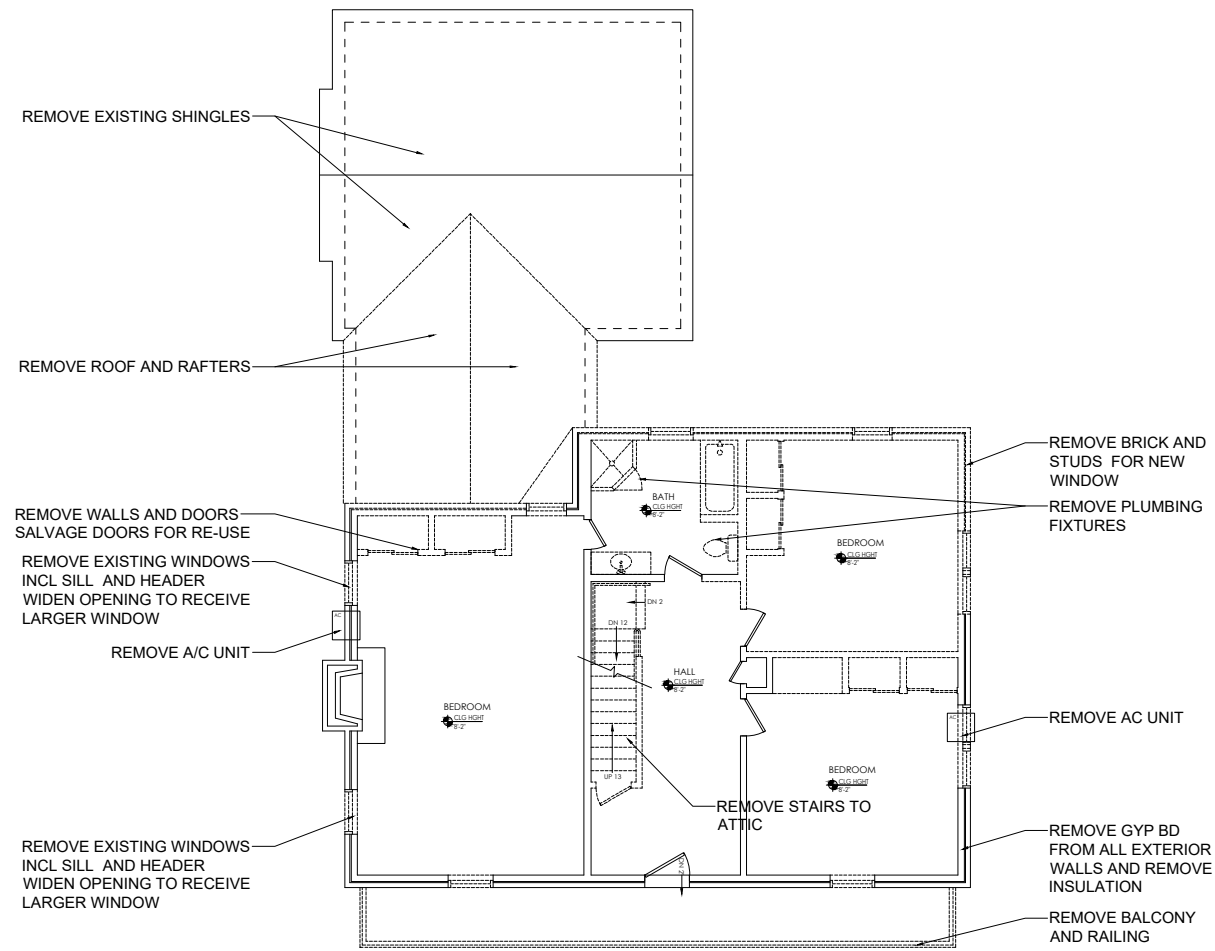
FORGIONE RESIDENCE

108 SHORE ROAD
DOUGLSTON, NY 11363

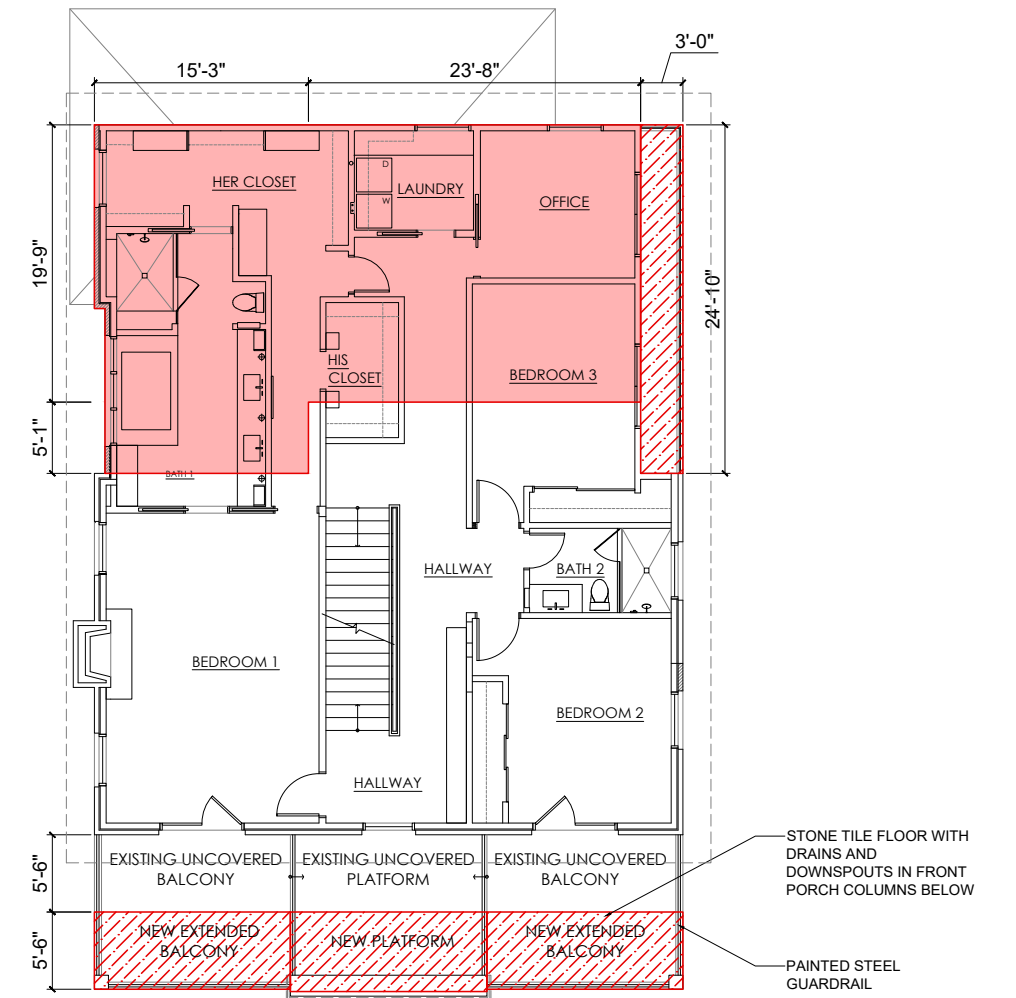
DADRAS ARCHITECTS

234-21 41ST AVENUE
DOUGLSTON, NY 11363
212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION
REVISED SUBMISSION HEARING DATE:02/07/23



EXISTING 2ND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN

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

FORGIONE RESIDENCE

108 SHORE ROAD

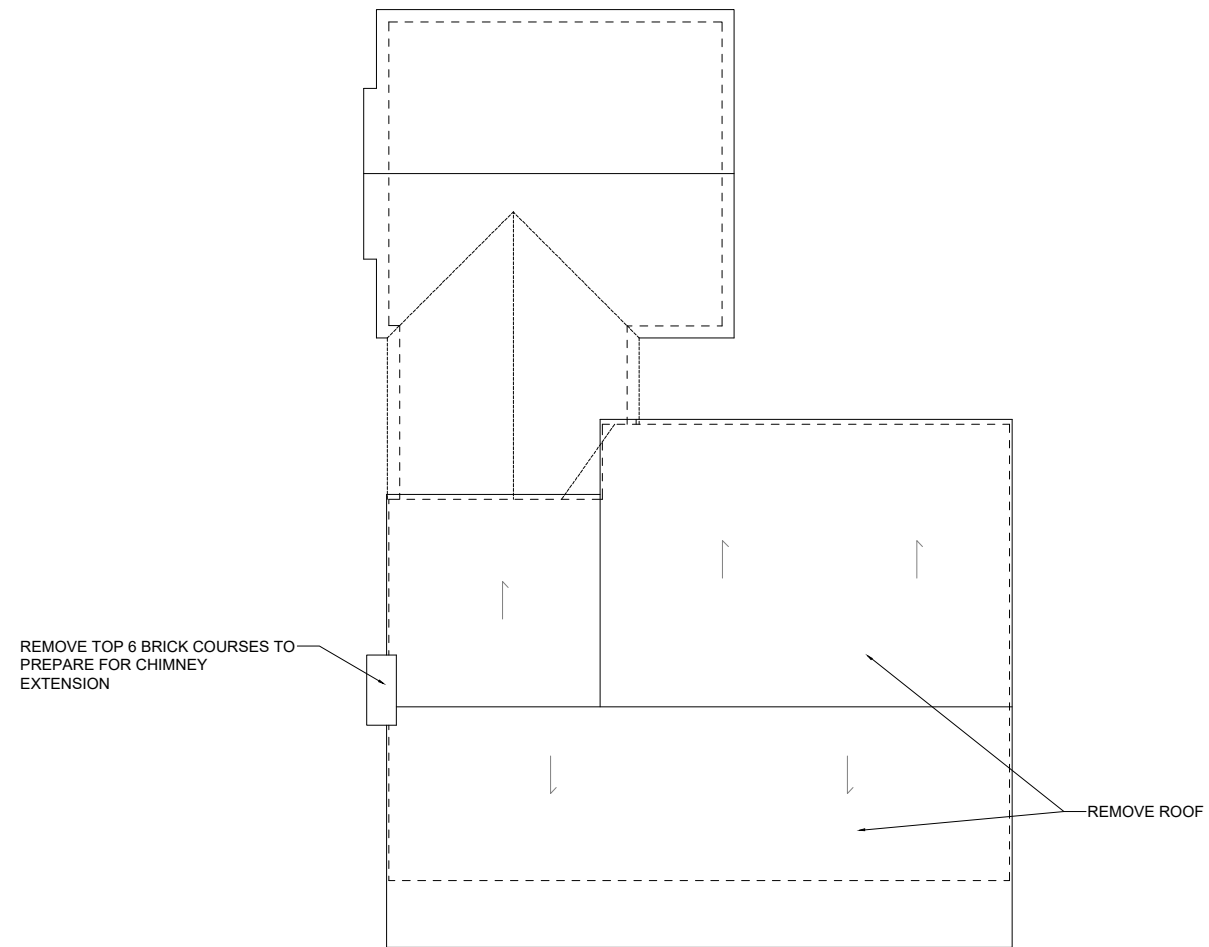
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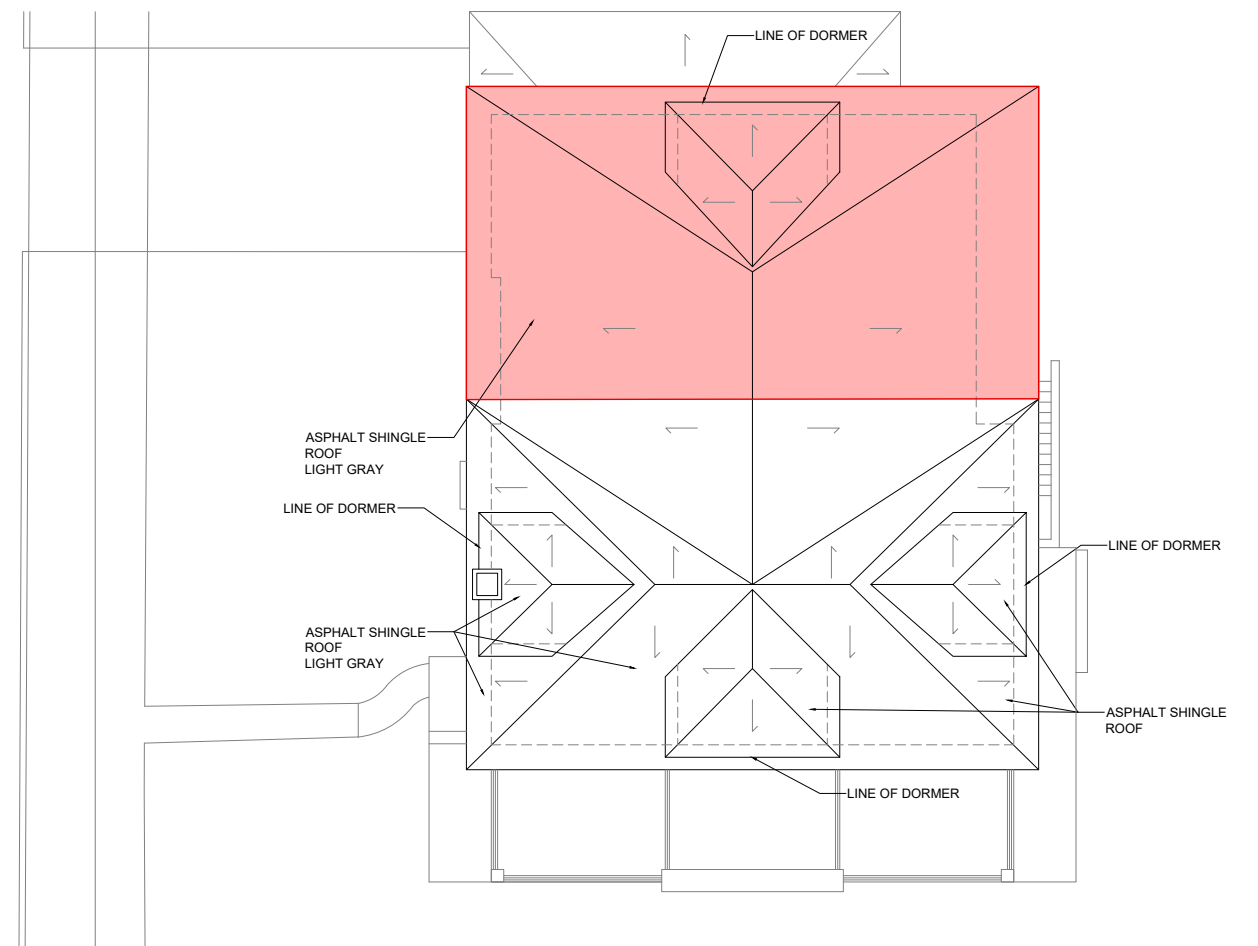
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DOUGLSTON, NY 11363
212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION

REVISED SUBMISSION HEARING DATE:02/07/23



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

REVISED SUBMISSION HEARING DATE:02/07/23

The current proposal is:

Preservation Department – Item 1, LPC-22-11753

108 Shore Road – 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