

September 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-11686

355 Knollwood Avenue – Douglaston Historic District Borough of Queens

To testify virtually, please join Zoom

Webinar ID: 161 548 5062

Passcode: 888453

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually 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.

355 KNOLLWOOD AVENUE
DOUGLASTON NY 11363
BLOCK 8017 LOT 38
DOUGLASTON HISTORIC DISTRICT

ADAL ENGINEERING
DARIUSZ MAKARA PE

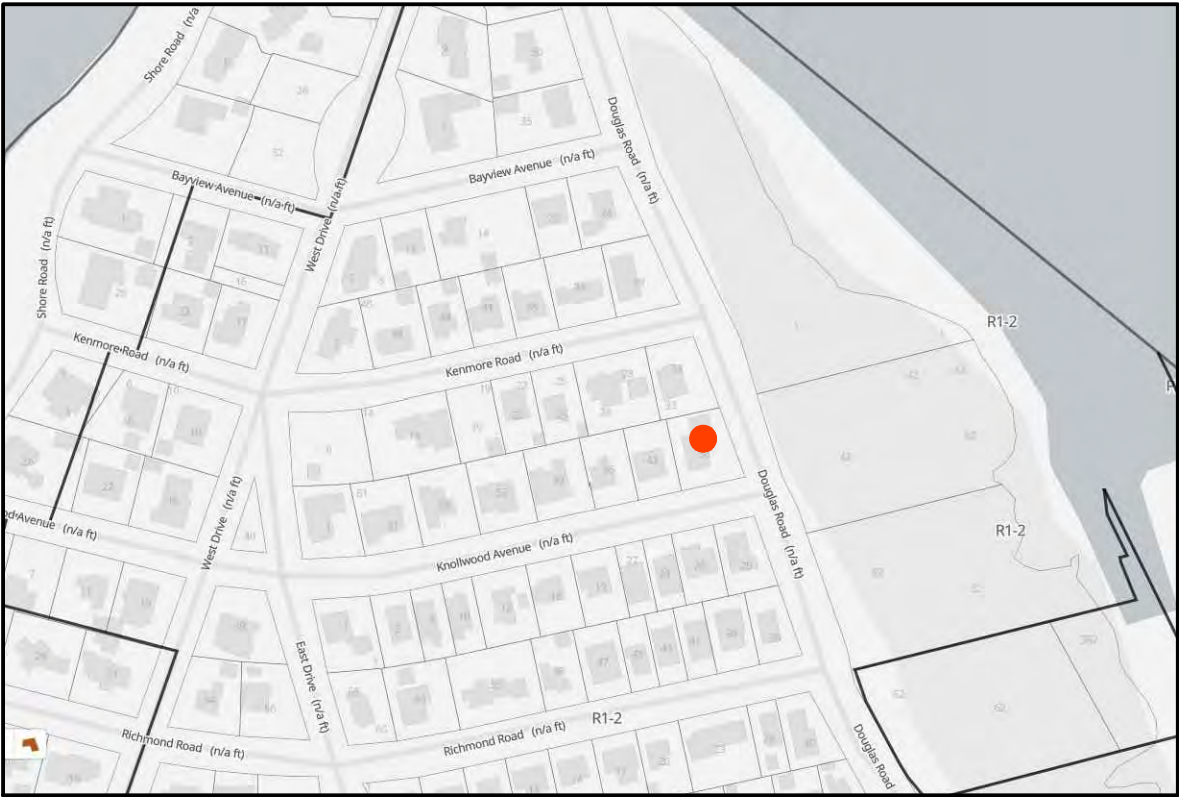


LOCATION MARKED WITH ●

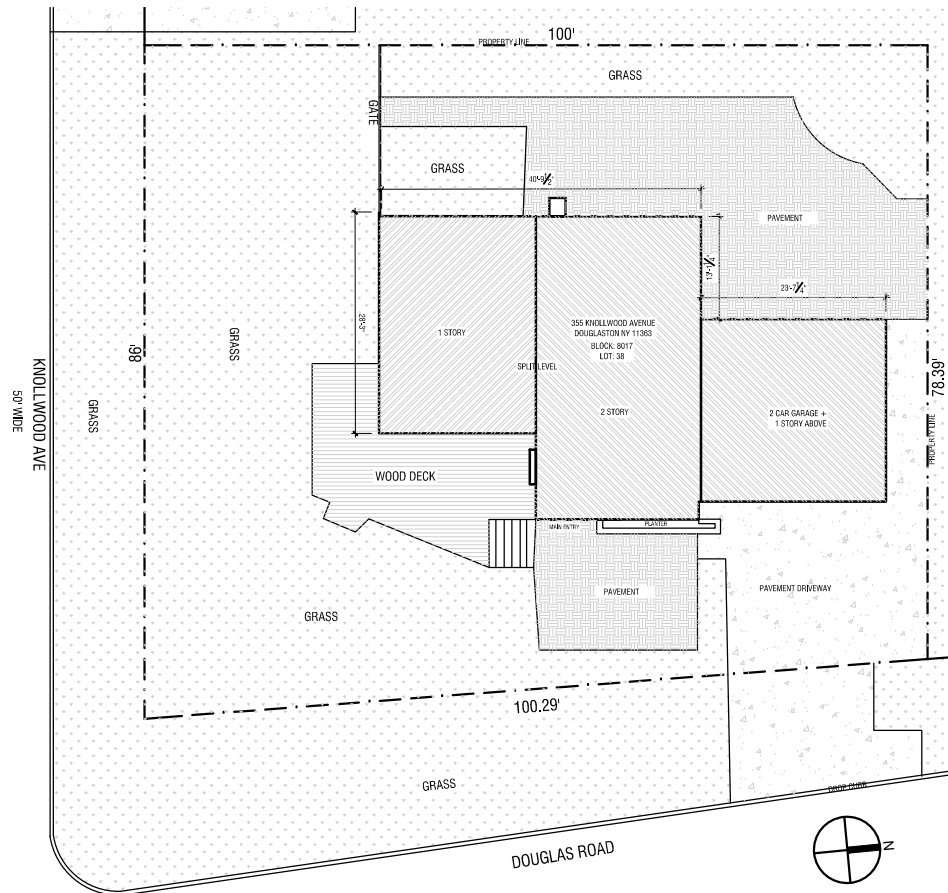
HISTORIC DISTRICT MAP



HISTORICAL LANDMARK PHOTO



SITE MAP



SITE DIAGRAM

355 KNOLLWOOD AVENUE (NW corner of Knollwood Avenue and Douglas Road)
aka 240-59 Knollwood Avenue; 27-18 Marinette Street

Borough of Queens Tax Map Block 8017, lot 38

Douglas Manor Section Four, Block 43, lots 56-59

BIN: 4168029

Date: 1955

Architect: Undetermined

Original Owner: Undetermined

Type: Freestanding house

Style: Contemporary

Stories: 1

Structure/material: Frame with board and batten siding and brick veneer

Notable building features: Intersecting gables with asymmetrical slopes and overhanging eaves and soffits; exposed brick chimney; large expanses of glass; two-car basement garage, entered from Douglas Road.

Alterations: Not apparent

Related structure on lot: None

Notable site features: Mature trees; brick retaining wall; wrap-around wood deck; latticework fencing; gravel driveway; cobblestone curb.

Photos: 4 views

LANDMARKS DESCRIPTION OF SUBJECT HOUSE



CURRENT CONDITIONS SIDE/REAR-WEST FACADE



CURRENT CONDITIONS FRONT-SOUTH FACADE



1980S TAX PHOTO



CURRENT CONDITIONS FRONT-EAST FACADE

355 KNOLLWOOD AVE
DOUGLASTON, NY 11363

2



CLOSE UP-FRONT-SOUTH FACADE



CLOSE UP-FRONT-EAST FACADE



CLOSE UP-FRONT-EAST FACADE



CLOSE UP-SIDE-NORTH FACADE



CLOSE UP-REAR-WEST FACADE



CLOSE UP-REAR-NORTH FACADE



CLOSE UP-REAR-WEST FACADE



CLOSE UP-REAR-WEST FACADE

CURRENT CONDITIONS

355 KNOLLWOOD AVE
DOUGLSTON, NY 11363

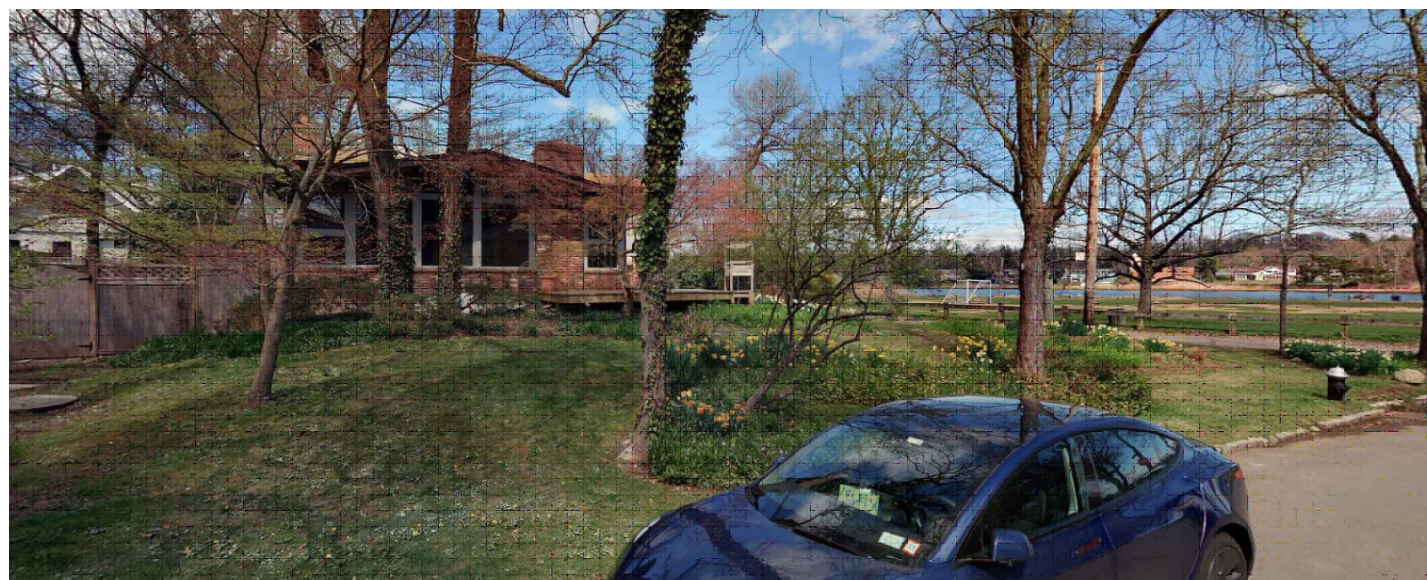
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1 -VIEW TOWARDS EAST FACADE



2 -VIEW FROM HOUSE TOWARDS THE BAY



4 -VIEW TOWARDS SOUTH FACADE



3 -VIEW TOWARDS SOUTH/EAST FACADE

CURRENT CONDITIONS

355 KNOLLWOOD AVE
DOUGLASTON, NY 11363

4

2ND FLOOR FINISHED CEILING

2ND FLOOR

1ST FLOOR UPPER LEVEL AND OPEN PORCH

1ST FLOOR LOWER LEVEL

2ND FLOOR

OPEN YARD LEVEL

EXISTING FRONT-EAST ELEVATION

A CONTRIBUTING BUILDING

2ND FLOOR FINISHED CEILING

2ND FLOOR

1ST FLOOR UPPER LEVEL AND OPEN PORCH

1ST FLOOR LOWER LEVEL

EXISTING BRICK TO REMAIN
REPLACE ROOF WITH CLAY ROOF
TILES, BLACK COLOR

ENLARGE OPENING FOR
NEW PATIO DOORS

TREX COMPOSITE
DECKING ON DECK

FRONT OF DECK TO BE
COVERED WITH SHRUBS
AND PLANTS

CABLE RAILING

NEW SLIDING DOOR

TREX COMPOSITE
DECKING ON BALCONY

REPLACE DOOR IN EXISTING
BRICK TO BRICK OPENING

NEW BRICK TO
MATCH EXISTING IN
SIZE AND COLOR

REPLACE WINDOW IN
BRICK TO BRICK OPENING

UNDERSIDE OF BALCONY
TO BE WOOD 6" PLANKS

BLACK FASCIA, WOOD SOFFITS

REPLACE BOARD AND BATTEN
SIDING WITH STAINED CEDAR
WOOD VERTICAL 6" PLANKS
2ND FLOOR

STUCCO, MEDIUM BEIGE
COLOR

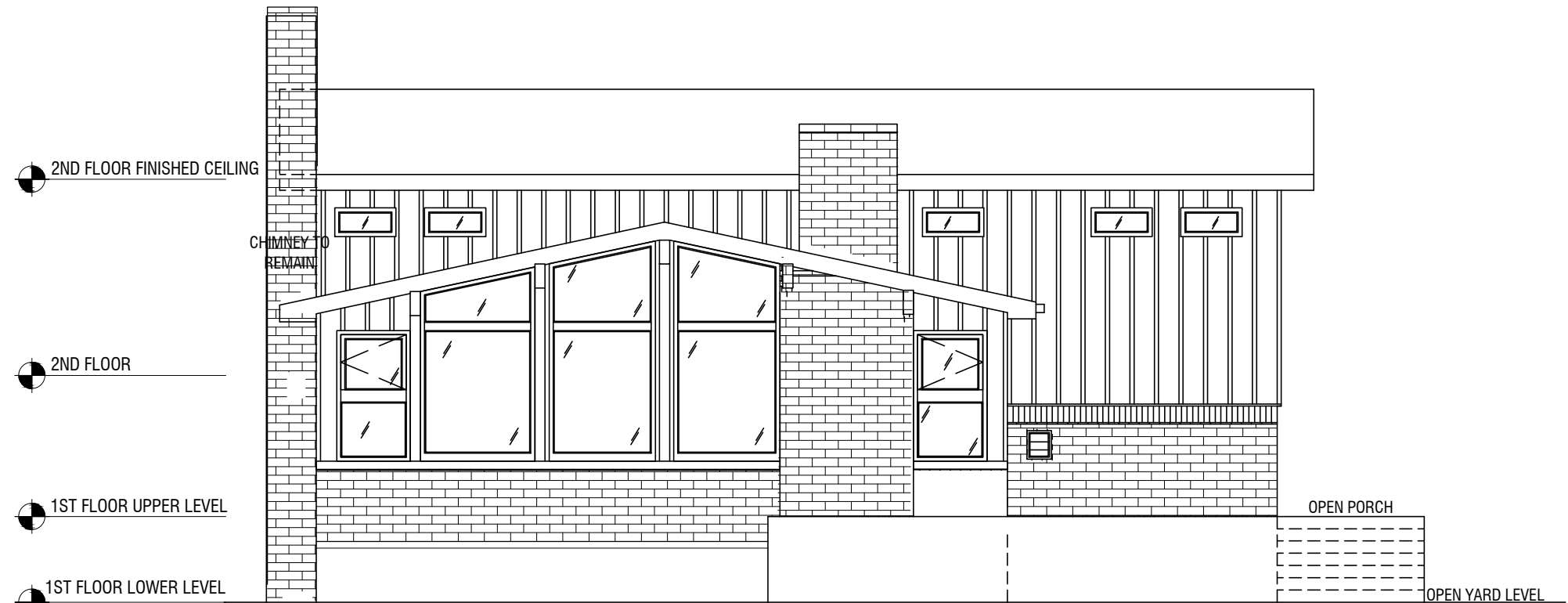
REPLACE GARAGE DOOR,
COLOR DEEP GREEN

OPEN YARD LEVEL +9.6'
OPEN YARD LEVEL +8.93'

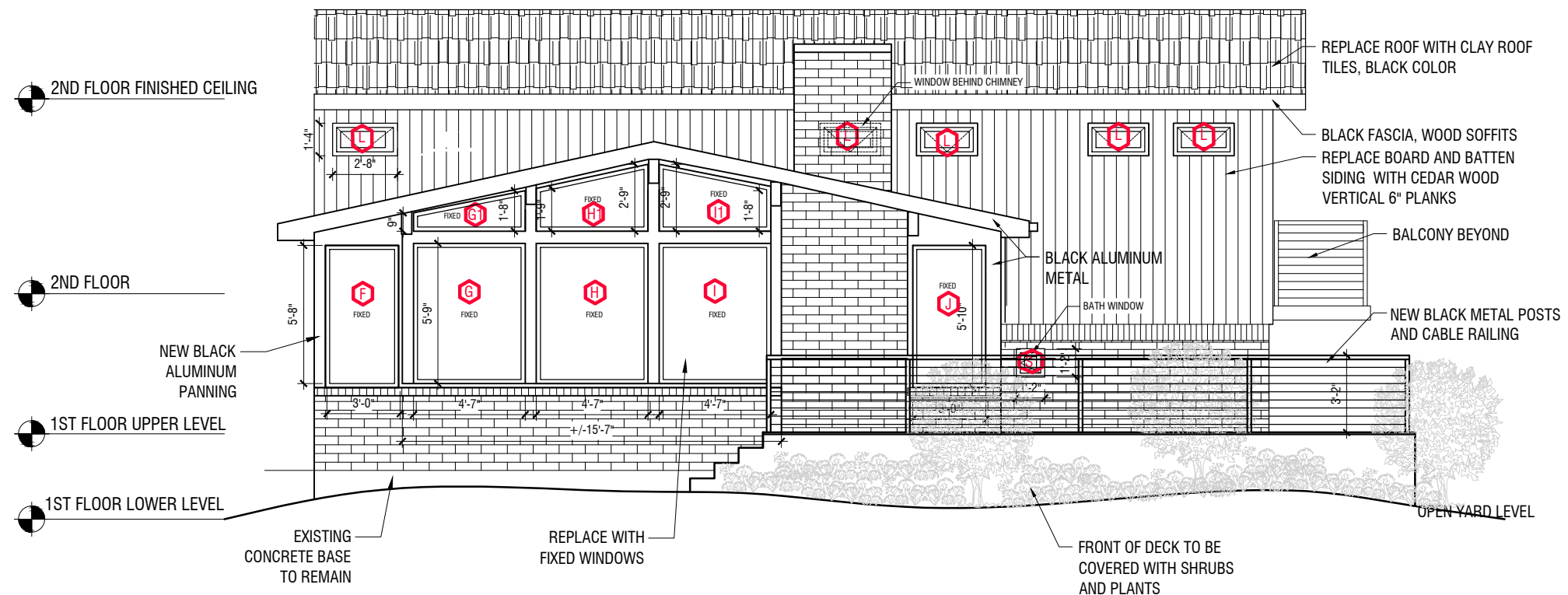
PROPOSED FRONT-EAST ELEVATION

355 KNOLLWOOD AVE
DOUGLASTON, NY 11363

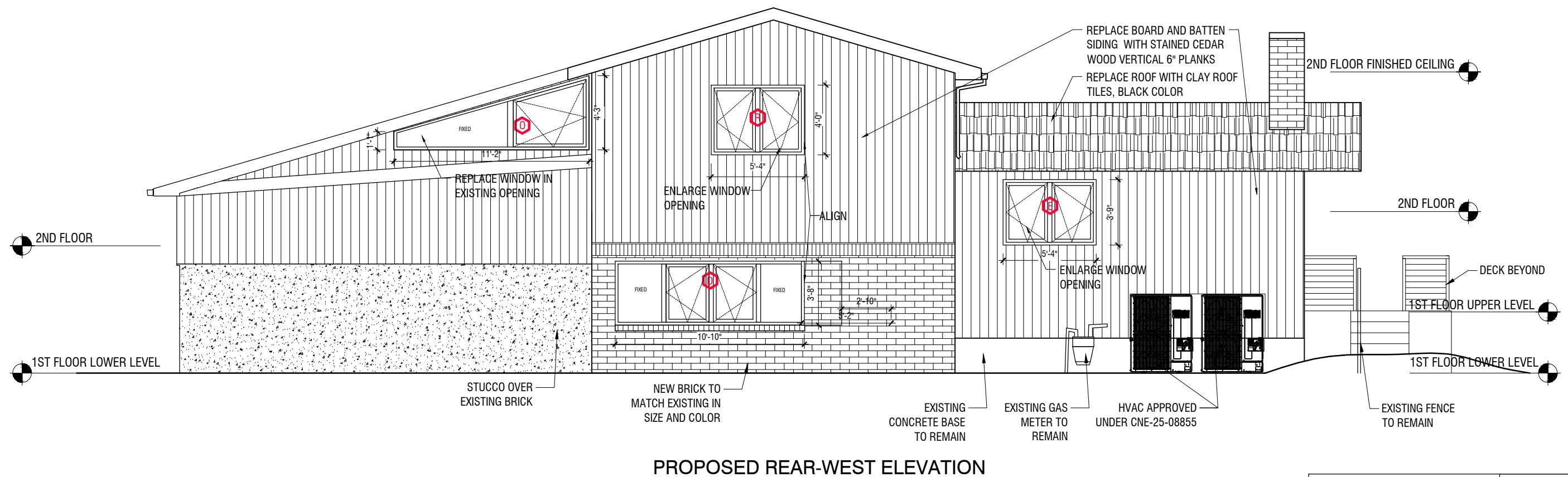
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EXISTING FRONT-SOUTH ELEVATION

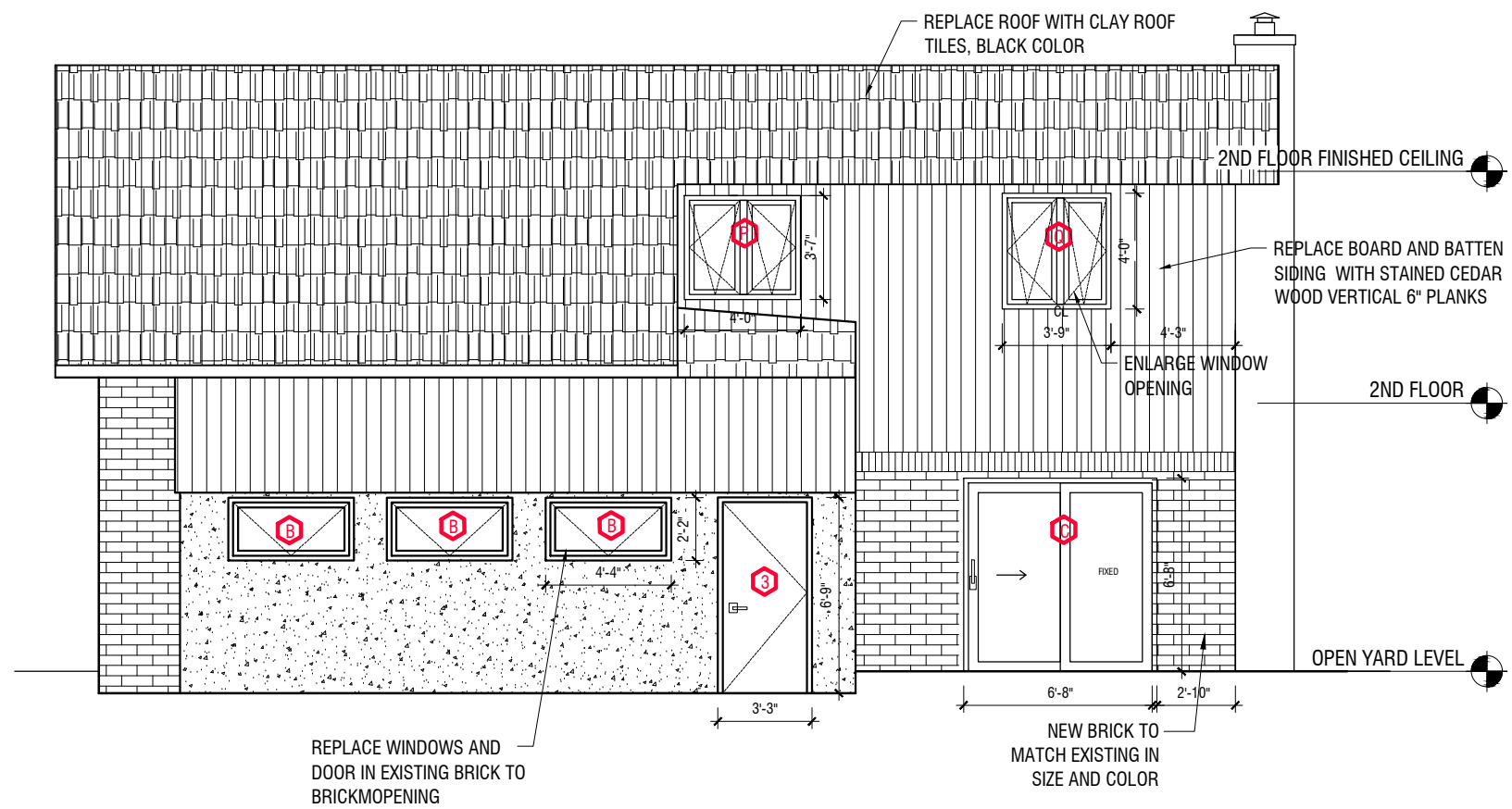


PROPOSED FRONT-SOUTH ELEVATION



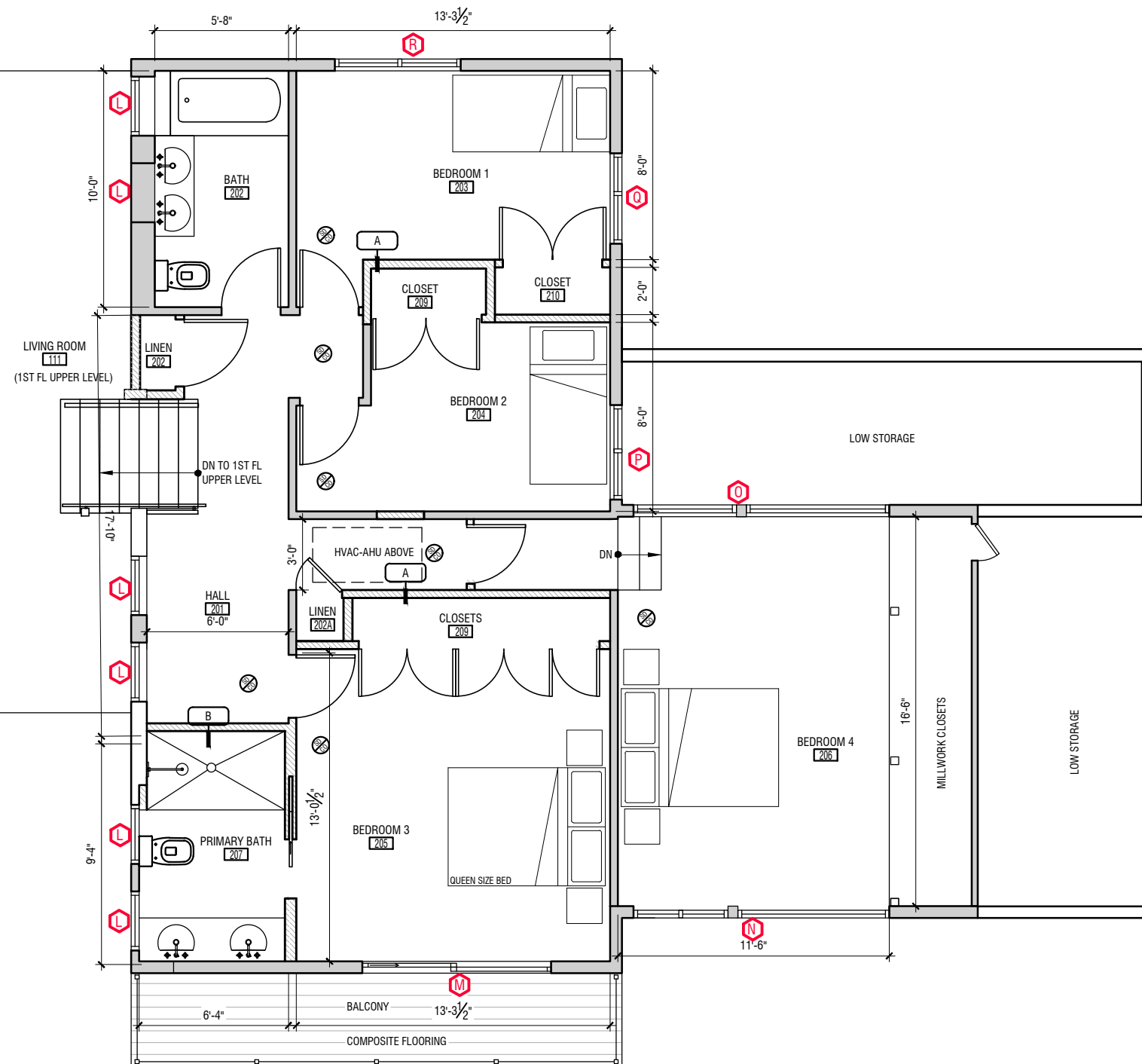


EXISTING SIDE-NORTH ELEVATION



PROPOSED SIDE-NORTH ELEVATION

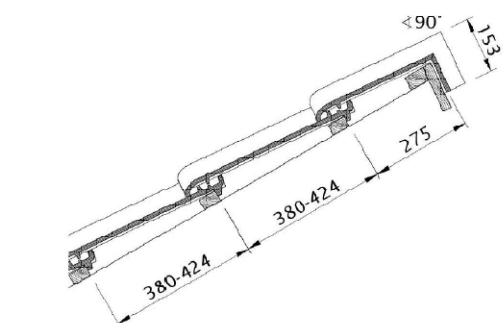
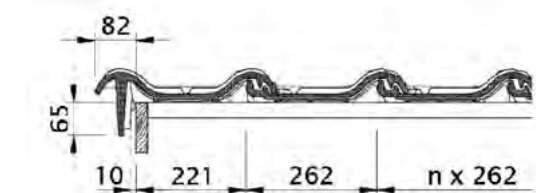
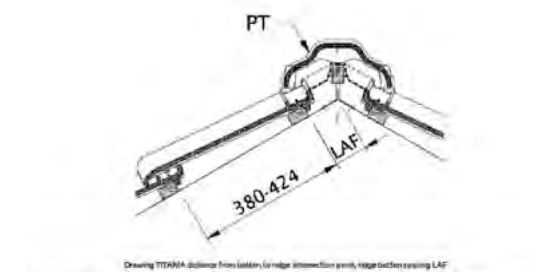




PROPOSED FLOOR PLAN-SECOND FLOOR



CLAY TILE ROOF-BLACK



ROOF DETAILS

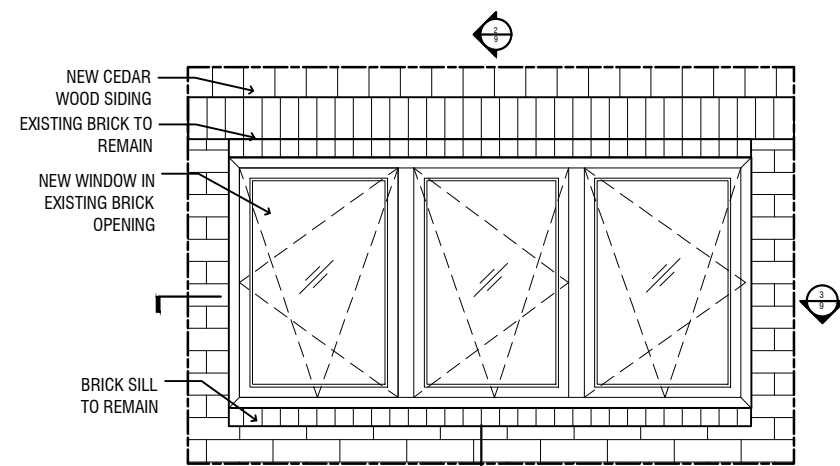


BRICK



355 KNOLLWOOD AVE
DOUGLASTON, NY 11363

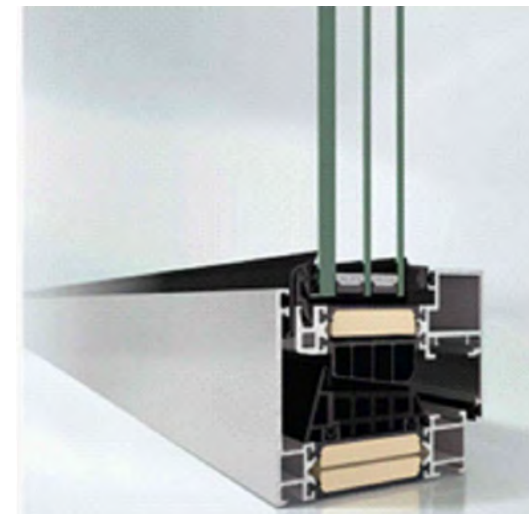
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1-WINDOW-IN BRICK OPENING



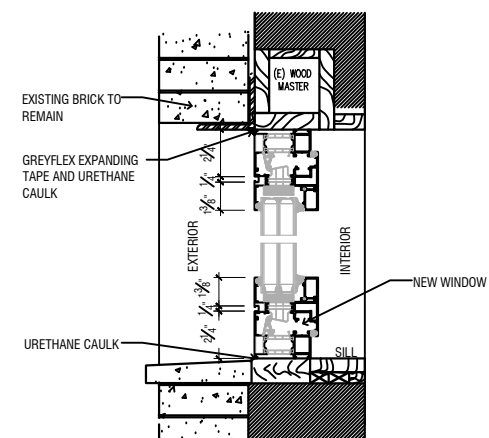
TYPICAL OPERABLE WINDOW-BLACK ALUMINUM



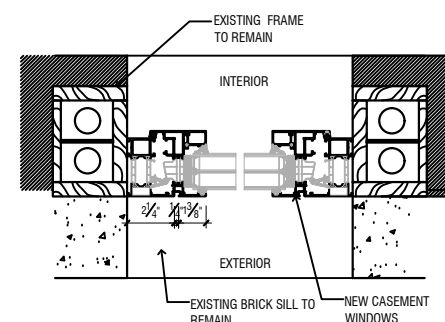
TYPICAL FIXED WINDOW-BLACK ALUMINUM



BLACK RAL 9005-ALL WINDOWS, TERRACE, DECK AND BALCONY DOORS, GARAGE SIDE DOOR, EAVE, FASCIA, GUTTERS, SPOUTS



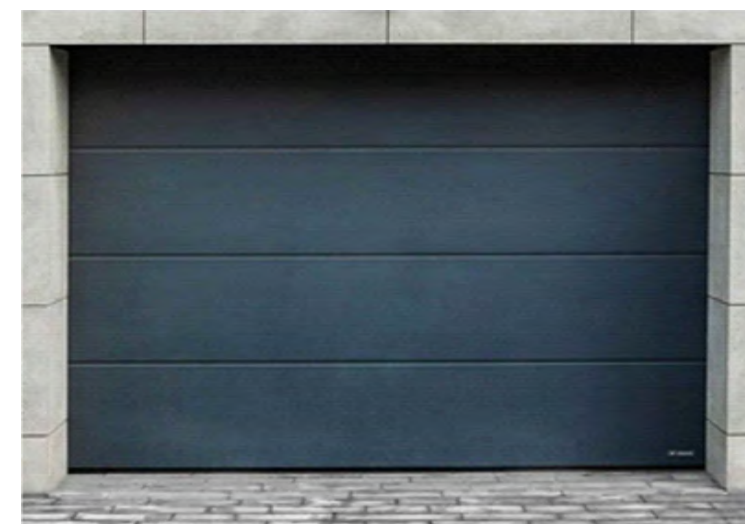
2-WINDOW-IN BRICK OPENING
VERTICAL DETAIL



3-WINDOW-IN BRICK OPENING
HORIZONTAL DETAIL



MAIN ENTRY DOOR-
DEEP GREEN COLOR



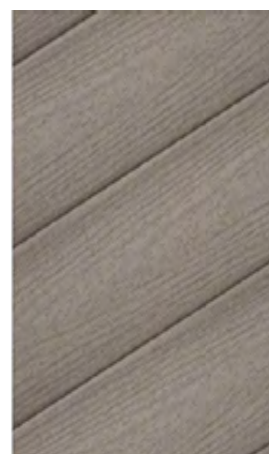
GARAGE DOOR STYLE- DEEP GREEN COLOR



FACADE SIDING AND
SOFFITS-STAINED CANADIAN
RED CEDAR WOOD, 6" PLANKS



FASCIA-BLACK
SOFFITS-CANADIAN RED
CEDAR WOOD



TREX COMPOSITE DECKING-6"
PLANKS (FOR DECK AND BALCONY)



RAILING-BLACK POWDER COATED POSTS
AND STAINLESS STEEL CABLE RAILING



LIMESTONE EXTERIOR
PAVERS-FRONT AND REAR PATIO

355 KNOLLWOOD AVE
DOUGLSTON, NY 11363



EXISTING ELEVATION-EAST (PHOTO)



PROPOSED ELEVATION-EAST



EXISTING ELEVATION-SOUTH (PHOTO)



PROPOSED ELEVATION-SOUTH



235 STREET



806 SHORE ROAD



HILLCREST AVE

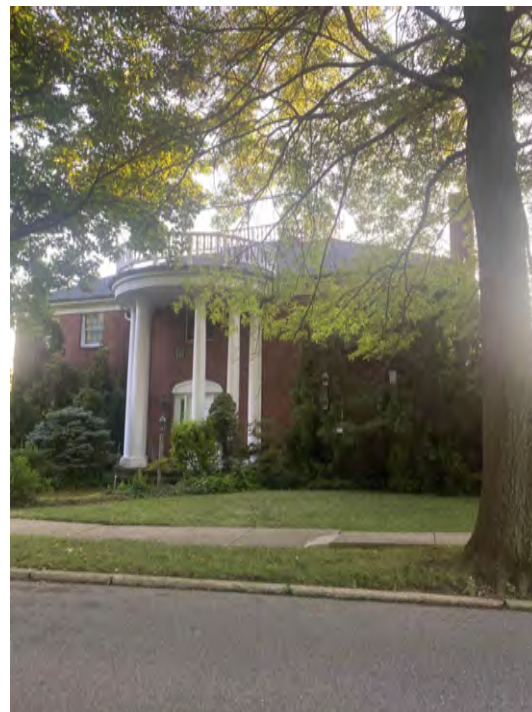


CENTER DRIVE

HOUSES WITH CLAY TILE ROOF



HOLLYWOOD AVE (NOTE PROTRUSION + DARK ROOF)



WEST DRIVE (NOTE PROTRUSION + DARK ROOF)



SHORE ROAD



DOUGLAS MANOR PIER- RAILINGS

HOUSES WITH PROTRUDING ELEMENTS IN FRONT

SURROUNDING NEIGHBORHOOD



32-17 DOUGLAS ROAD

HOUSES WITH NATURAL WOOD SIDING



2718 WEST DRIVE



3835 DOUGLASTON PKWY



200 ARLEIGH ROAD

HOUSES WITH GLAZING

SURROUNDING NEIGHBORHOOD



106 ARLEIGH ROAD



113 RICHMOND ROAD



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