



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Paul DiBenedetto Chairperson / **Joseph Marziliano** District Manager

To: All Board Members

From: Laura James, Committee Chair

Date: August 27, 2024

Re: 233 Park Lane 336 Kenmore Road
Block 8050, Lot 53 Block 8017, Lot 25

On Monday, August 26, 2024, the CB11 Landmarks Committee met to review the above-referenced applications to the NYC Landmarks Preservation Commission.

Committee Members

Laura James, Committee Chair

Henry Euler, 2nd Vice Chair*

Ralph Ruiz*

Tim Hao*

Ed LaGrassa

Walter Mugdan*

Non-Committee Board Member

Joan Garippa

CB11 Staff

Joseph Marziliano, District Manager

Jane Bentivenga, Community Coordinator*

Christina Coutinho, Community Associate*

*Via Zoom

Ms. James called the meeting to order. She stated the locations that were scheduled to be reviewed and discussed at this evening's meeting.

The first application to the Landmarks Preservation Commission (LPC) discussed was 233 Park Lane. Kevin Wolfe is the architect for this application. He will recuse himself from the vote regarding the application.

Mr. Wolfe stated that this project does not impact any of the Douglas Manor Association deed restrictions. There is no new or replacement fencing, and there is no site work, other than a path connecting the new mudroom to the existing driveway.

This project includes the following work:

- 1) Partial renovation of the cellar level with a new powder room, laundry room and a finished storage room
- 2) Enlargement of existing cellar windows at the east elevation facing the driveway
- 3) Replacement of an existing mudroom at the rear of the building with a new mudroom addition that will be 11' x 14' with a sloped roof. It will connect to the existing deck.

The new mudroom will have windows on three (3) sides, an entry from the driveway and from the deck. The roof is metal, but it may be changed to asphalt depending on drainage.

The addition is minimally visible from the public sidewalk at Park Lane. There is no work at the south or west facades.

The only observation was from Ed LaGrassa who remarked about the sound of rain when it hits a metal roof but feels it is the correct material to use in this circumstance. Ms. James read comments that Board Chair, Paul DiBenedetto, sent in. He stated that the submission is excellent, he does not see any objections and feels that these changes are proper and good for the Douglas Manor landmarked district.

The next application discussed was for 336 Kenmore Road. Again, Mr. Wolfe is the architect. This is a 1,200 sq. ft., two-bedroom cottage that was built in 1923. The project includes the following changes:

- 1) Replacement of a collapsing screened porch with a new larger screened porch and deck
- 2) Replacement of non-original aluminum replacement windows
- 3) Restoration of all exterior finishes
- 4) Relocation of one window, east façade
- 5) Expansion of an existing window opening, west façade
- 6) Interior renovations

Mr. Wolfe submitted a copy of a letter from the Douglas Manor Association (DMA) stating that no work affects their deed restrictions.

This house has been abandoned for over 10 years and needs repairs. There is an existing unattached garage. There will be a new, exterior stairway. There will also be a new door that will lead out to the deck. There will be a new skylight in the second-floor bathroom and over the cellar stair. The driveway is gravel and will remain that way. There is a grade change of seven (7) feet from the sidewalk to the garage. The gravel slows down the water run-off that heads to the garage. A drywall will be installed in front of the garage. The original shutters will be restored and put back on. The original wood windows will also be restored.

Two (2) new air conditioning units will be installed at the rear of the building. This house will be all electric; there will be no gas appliances. Although gas would be grandfathered in, the owner is opting for all electric (ahead of the future requirement). The only change to the garage is the elimination of a window. The tongue and groove doors will be restored. It will be used for storage as it is not large enough to store a modern-size vehicle.

Mr. LaGrassa asked what the exterior material is. Mr. Wolfe said it is cedar shingles that will be sanded and repainted. Mr. Mugdan asked if solar panels are being considered. Mr. Wolfe said yes. Mr. LaGrassa inquired about the open porch. Mr. Wolfe said there will be bronze screening. The screens will be removable to comply with Dept. of Buildings' regulation regarding screen porches within the setback. Mr. Wolfe said the house is in relatively good shape, just some detailed restoration is required.

Ms. James asked how many steps down there are to the door off the drive. Mr. Wolfe said it is about three (3) feet down; he believes there are 5 steps. She is concerned with safety for people not familiar with this layout. Mr. Wolfe said it is four (4) feet wide and there are plans for landscaping at this site. Mr. LaGrassa inquired about the septic system. Mr. Wolfe said that the original septic system collapsed and a new one was already installed.

Ms. James commented on how nice of a restoration this is. Ms. James reiterated that Board Chair, Paul DiBenedetto, also feels that this submission is excellent, he does not have any objections and these changes are appropriate for Douglas Manor. Mr. Mugdan said he likes the shutters very much. All members felt this is a very charming cottage and the proposed restoration is excellent.

Mr. Wolfe exited the meeting. There was no discussion by the Committee members regarding either application.

Mr. LaGrassa made a motion to approve the application for 233 Park Lane to the Landmarks Preservation Commission. Mrs. Garippa seconded the motion. A vote by a show of hands was taken. All were in favor. The motion passed unanimously.

Mr. Mugdan made a motion to approve the application for 336 Kenmore Road to the Landmarks Preservation Commission. Mr. Euler seconded the motion. A vote by a show of hands was taken. All were in favor. The motion passed unanimously.

Letters of approval will be written to the Landmarks Preservation Commission for these applications.

It should be noted that a third application was submitted to the Committee for 320 Hollywood Avenue which was withdrawn prior to this meeting. The owners advised that they met with LPC who suggested changes to be made to the plans that would only require approval of the application at LPC staff level. They opted to do so. They no longer require recommendation by the Community Board.

Respectfully submitted August 27, 2024