



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: January 28, 2025

Re: 111 Arleigh Road

Committee Members

Laura James, Committee Chair

Paul DiBenedetto, Board Chair

Henry Euler, 2nd Vice Chair*

Christina Scherer*

Ralph Ruiz*

Walter Mugdan

Kevin Wolfe

Ed LaGrassa

CB11 Staff

Joseph Marziliano, District Manager

Jane Bentivenga, Community Coordinator*

Guests

Frank Quatela, Quatela Architects

Victoria Paz, Architectural & Interior Designer, Quatela Architects*

*Via Zoom

On Tuesday, January 28, 2025, the CB11 Landmarks Committee met to review the above-referenced application to the NYC Landmarks Preservation Commission (LPC).

Ms. James called the meeting to order. Mr. Quatela was introduced. Mr. Marziliano screen shared the plans for this project.

Mr. Quatela presented the proposed changes to the building, which include minor upgrades and modern amenities. There will be a redesign of the facade to include a canopy over the front door. The presentation also covered window replacement and stucco repair. They are also proposing modifications to the kitchen and moving the exterior door and stairway leading to the kitchen to the rear of the house. This stair will access the rear yard. Any repainting that is needed will be matched as closely as possible to what exists now. An indoor stairway from the cellar to the top floor of the house will be eliminated.

Ms. James inquired if there was ever an overhang on the front of the house. Mr. Quatela stated that the second floor does overhang the first floor at the front door. But there was never a canopy before. Mr. Euler asked if LPC has any issue that still needs to be resolved with this proposal. Mr. Quatela said no.

The Committee discussed the proposed changes to this house. Mr. Wolfe spoke regarding the proposed canopy over the front door. He said this house is an Arts & Crafts design, making the roof's compression and the asymmetrical angles integral to the house's composition. Mr. DiBenedetto suggested including a comment about this in our letter of recommendation to LPC. Other than that, the Committee felt this was a positive and thoughtful proposal,

Mr. Euler made a motion to write a letter of recommendation to LPC to include the comment/suggestion that the canopy over the front door be eliminated. Mr. Mugdan seconded the motion. All were in favor. The motion passed. A letter will be written to LPC.

The meeting adjourned.

Respectfully submitted January 29, 2025