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: Paul DiBenedetto, Chair

Date: October 20, 2025

Re: Applications to Landmarks Preservation Commission

Committee Members
Paul DiBenedetto, Chair
Henry Euler, 2nd Vice Chair*
Laura James*
Edward Lagrassa*
Christina Scherer*
Ralph Ruiz*
Walter Mugdan*

CB11 Staff
Joseph Marziliano, District Manager

Guests
Kevin Wolfe, representing 233 Park Lane

*Via Zoom

On Thursday, October 16, 2025, the CB11 Landmarks Committee met to review applications to the NYC Landmarks Preservation Commission (LPC).

The meeting was called to order. The first application discussed was for 233 Park Lane. The plans that Mr. Wolfe submitted were screen-shared for review. Mr. Wolfe presented a project to convert a Glaston porch into a three-season porch with insulated glass windows, including stained glass transoms featuring different bird designs. The project, located in the Douglaston Historic District, involves demolishing and rebuilding the stoop and steps, installing new windows and a door, and replacing the front door with a historically appropriate one. The

owners requested custom leaded glass transoms with hand-painted bird designs, and a wrought iron railing will be installed at the driveway side porch entry.
The discussion covered the exterior features, including white brick, composite shingles, and stained-glass windows, with confirmation that the existing white brick would remain unchanged and the stained-glass addition was in keeping with the house's arts and crafts design. The group discussed window specifications, confirming that the new casement windows would be single pane initially but would be upgraded to insulated glass, with operable screens, and that the custom leaded glass panel might also be upgraded to double pane.

The committee discussed a project involving an insulated glass porch that cannot be heated due to DOP restrictions and new energy code requirements, as demolishing the existing structure would be too costly. The group approved the project with a unanimous vote.

The meeting adjourned at 8:30 p.m.

Respectfully submitted October 20, 2025