



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: April 23, 2026

Re: Application to Landmarks Preservation Commission
230 Grosvenor Street

Committee Members

Paul DiBenedetto, Chair

Henry Euler, 2nd Vice Chair

Christina Scherer

CB11 Staff

Joseph Marziliano, District Manager

Guests

Pia Thompson, Owner

Duke Thompson, Owner

*The Committee Meeting was held via Zoom

On Wednesday, April 23, 2026, the CB11 Landmarks Committee met to review the above-referenced application to the NYC Landmarks Preservation Commission (LPC).

Chairman DiBenedetto called the meeting to order. The committee met to review a proposed alterations to 230 Grosvenor Street. Pia and Duke Thompson, the homeowners, presented their plans to remove and replace a glass solarium with an open-air patio, install retractable awnings, and update the driveway with exposed aggregate and cobblestone apron. While most elements of the project require only desk-level review from Landmarks, the installation of awnings requires commission-level approval since there is no specific designation for awnings in the Landmarks Master Plan for Douglaston. The Thompsons explained that the awnings would match historical examples and color scheme at the Douglaston Club and would be retractable with safety features.

Pia discussed the installation of retractable awnings, explaining that they have a wind sensor safety feature and can extend up to 15 feet without anchoring to the ground. She noted that permits are not required for one- and two-family homes, and shared examples of similar awnings in the neighborhood, including at the Douglaston Club. The conversation then shifted to the driveway project, where Pia explained that the current asphalt driveway would be replaced in stages, including removing the solarium, installing a slate patio, and relaying the driveway with exposed aggregate and a cobblestone apron.

The committee members expressed support for the project, noting the thorough preparation and attention to historical accuracy.

Although there was no quorum at the meeting, the committee ultimately decided to send a letter of no objection to the Landmarks Preservation Commission (LPC) for this project application.

The meeting adjourned at 8:05 p.m.

Respectfully submitted April 29, 2026