



The City of New York

## Queens Community Board 11

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

**Michael Budabin Chairperson / Joseph Marziliano District Manager**

**TO: All Board Members**

**FROM: Bernard Haber, P.E., Committee Co-Chair  
Laura James, Committee Co-Chair**

**DATE: October 22, 2020**

**RE: 113 Grosvenor Street  
Block 8026, Lot 41**

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On Wednesday, October 21, 2020, the CB11 Landmarks Committee met via Zoom teleconference to discuss the above-referenced application to the NYC Landmarks Preservation Commission (LPC). Participating were Bernard Haber, P.E. and Laura James, Committee Co-Chairs, 3<sup>rd</sup> Vice Chair, Henry Euler, and Committee members, Christina Scherer, and Allan Palzer, and non-Board Member Committee Member, Ed LaGrassa. District Manager, Joseph Marziliano was also present. Also participating was the architect, Victor Dadras, the applicant, Michael Gaffey, and resident Jessica Burke.

The meeting commenced with discussion regarding the fact that the applicant's architect, Mr. Dadras, happens to have a conflict of interest as both a committee member and the 2<sup>nd</sup> Vice Chair of Community Board 11. To that end, he would not be present during the committee's deliberation on this item and would be recusing himself from the committee's vote.

Mr. Dadras introduced himself and his client, Mr. Gaffey, before beginning the presentation about the proposed changes to 113 Grosvenor Street. There are numerous proposed changes to the interior of the building, which are not germane to the Landmark designation of the building. There are several small updates to the exterior of the building, which will not require a Public Hearing from LPC and will be approved at the staff level. These improvements include modification of the rear deck entrance with railings for safety purposes, extension of the wood deck over an existing concrete stoop, a new French door, an infill of two existing windows to match the brick wall, and a replacement of roof shingles. Finally, the existing wood shingles and trim will be repainted, Benjamin Moore's *SAGE MOUNTAIN* and *ASHWOOD MOSS*.

Mr. Lagrassa commented that the rear second floor fenestration is awkward. Mr. Dadras agreed regarding the original placement. Mr. Haber stated that the kitchen only has a north facing window, leaving it quite dark inside. Mr. Dadras stated that the interior plan to open the space

would include plenty of light. Ms. James asked would the entrance to the living room would be smaller? Mr. Dadras stated that it would be smaller. In addition, there will be an open kitchen and dining room concept. Mr. Euler asked if there are wooden shutters on the house? Mr. Dadras stated that yes, there were. Ms. James asked if the garage color would match the house? Mr. Dadras stated that yes, the garage color was approved by Landmarks and would match the house. Ms. Scherer stated that the simplicity of the presentation was appreciated.

Mr. Haber thanked Mr. Dadras and Mr. Gaffey, and they left the meeting. After, the Committee and District Manager Marziliano stated that there were no objections to the application. Mr. Haber said a letter will be drafted to LPC. All were in favor.

The meeting adjourned at 8:18 p.m.

*Respectfully submitted 10/22/2020*

*By Joseph Marziliano*