

The current proposal is:

Preservation Department – Item 2, LPC-24-07291

115 Park Lane – Douglaston Historic District
Borough of Queens

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed



LEGALIZATION ITEMS:

- A. EXPAND PAVED DRIVEWAY AREA BEYOND APPROVED AREA**
- B. INSTALL LARGER PALLADIAN WINDOW AND RAISE ROOF EAVE ON REAR FACADE**

**PUBLIC MEETING PRESENTATION No. 2
Docket #LPC-23-12033**

**115 Park Lane
Douglaston Historic District
Queens, New York**

AS BUILT CONDITIONS - EXISTING DRIVEWAY



DRIVEWAY EDGE & PLANTING



2006 PRE-CONSTRUCTION CONDITIONS - TWO DRIVEWAYS



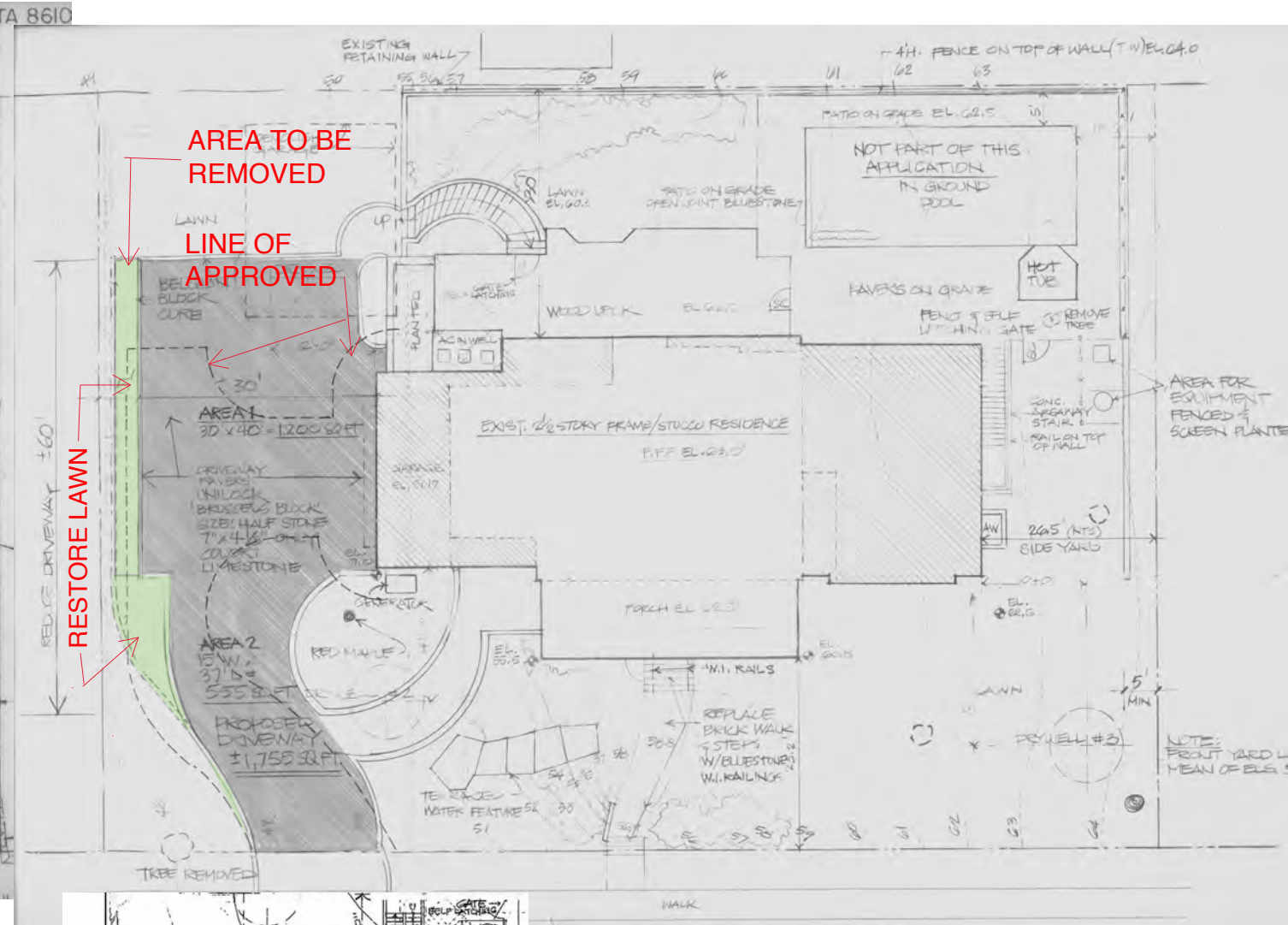
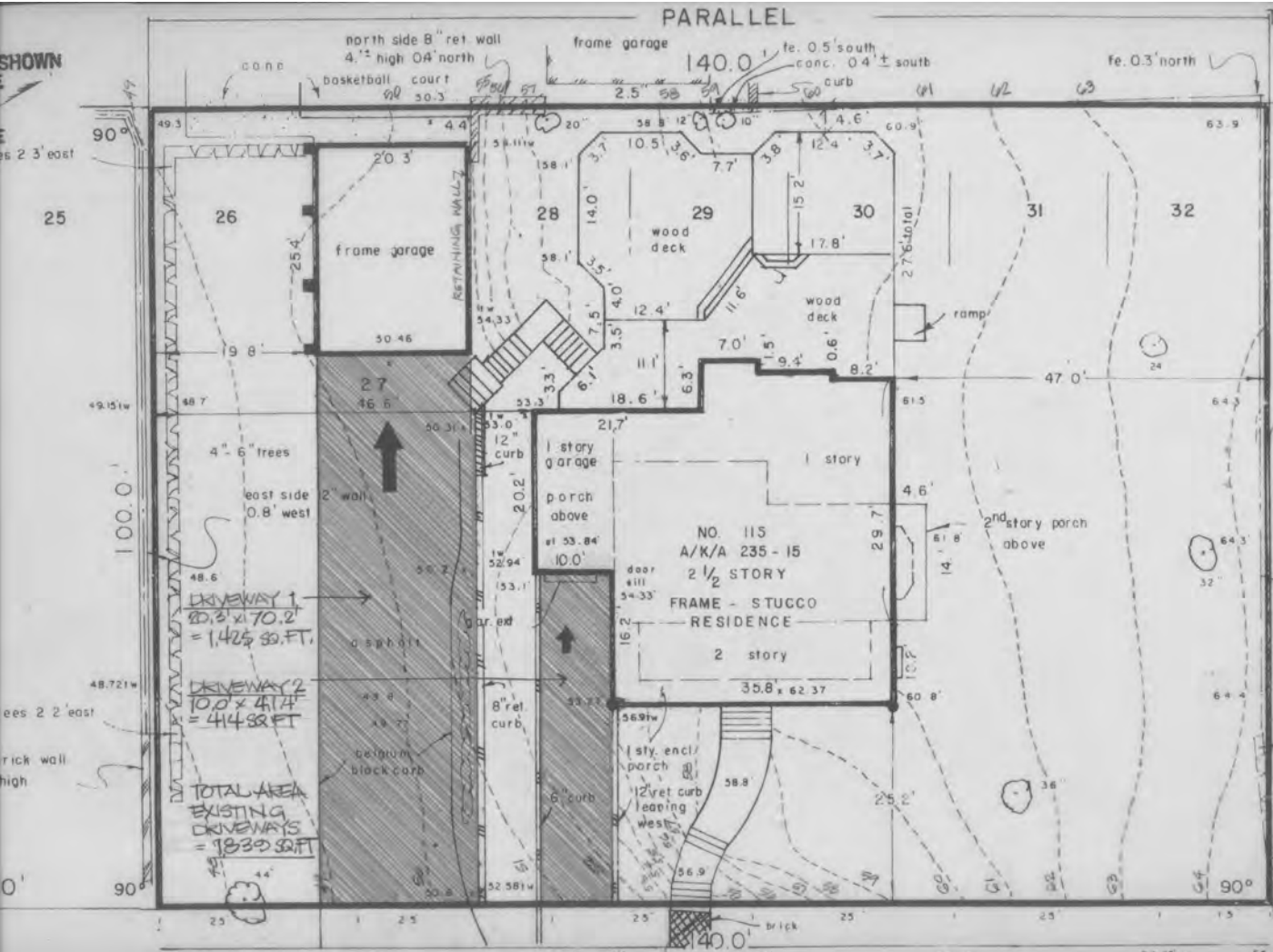
WIDENED DRIVEWAY - CORNER OF PROPERTY



2006 PRE-CONSTRUCTION CONDITIONS - TWO DRIVEWAYS

115 Park Lane

Douglaston Historic District
Queens, New York



EXISTING CONDITIONS AT DESIGNATION

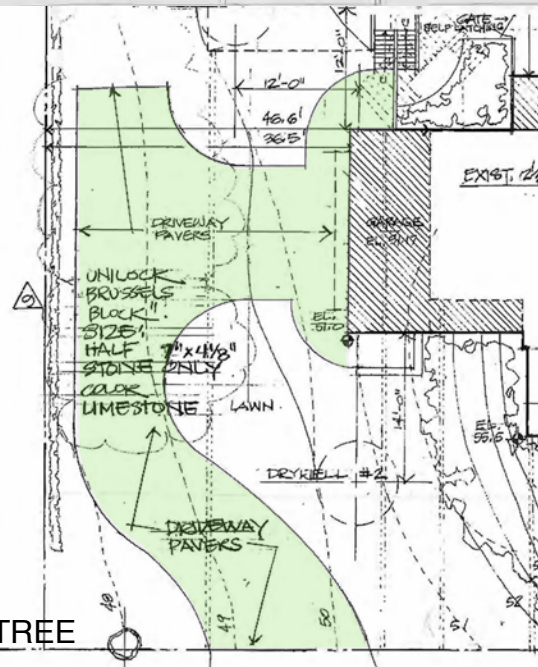
- TWO SEPARATE DRIVEWAYS
- ONE-CAR GARAGE INSIDE DWELLING
- TWO-CAR DETACHED GARAGE
- ONE SINGLE DROPPED CURB
- TOTAL DRIVEWAY AREA = 1,839 SQ FT

**115 PARK LANE, DOUGLSTON HISTORIC DISTRICT
MODIFICATIONS TO AS BUILT DRIVEWAY**

PROPOSED CHANGES TO AS BUILT CONDITIONS 2024

- REDUCE WIDTH OF PARKING X 60 FT LENGTH
- REDUCE WIDTH OF DRIVEWAY AT PARKING AREA
- SINGLE DROPPED CURB REMAINS NO CHANGE
- TOTAL DRIVEWAY AREA = 1,755 SQ FT
- APPROVED DRIVEWAY AREA = 965 SQ FT

OLD ROTTED TREE



LPC APPROVED DRIVEWAY CONFIGURATION
PRIOR TO REMOVAL OF EXISTING 48-INCH DIAMETER
ROTTED SILVER MAPLE TREE



PROPOSED DRIVEWAY CHANGES



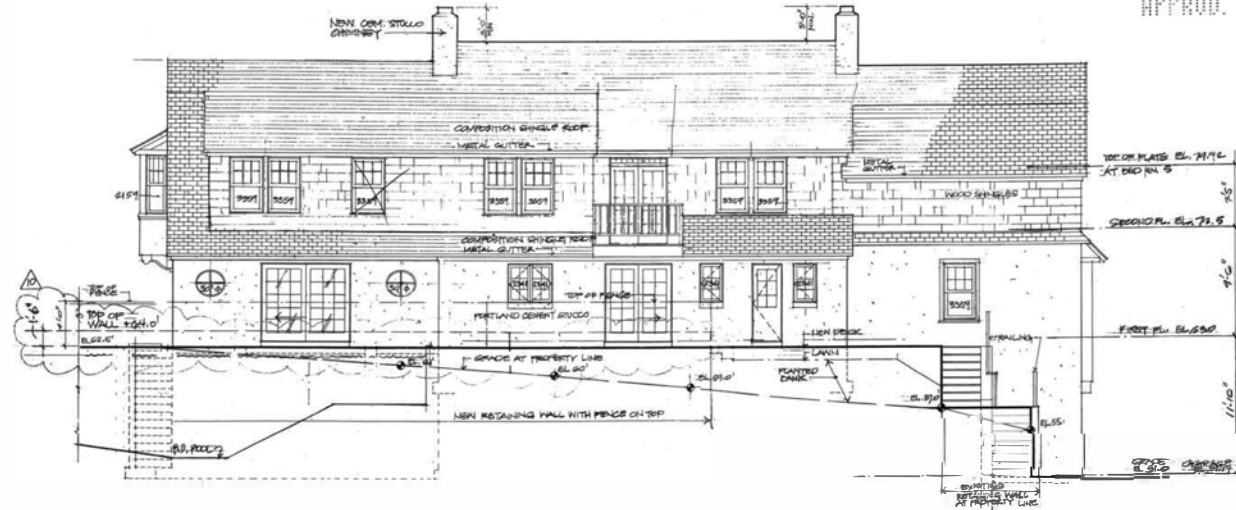
DRIVEWAY AT SIDEWALK

115 PARK LANE
DOUGLASTON HISTORIC DISTRICT

AS BUILT
DRIVEWAY
CONDITIONS

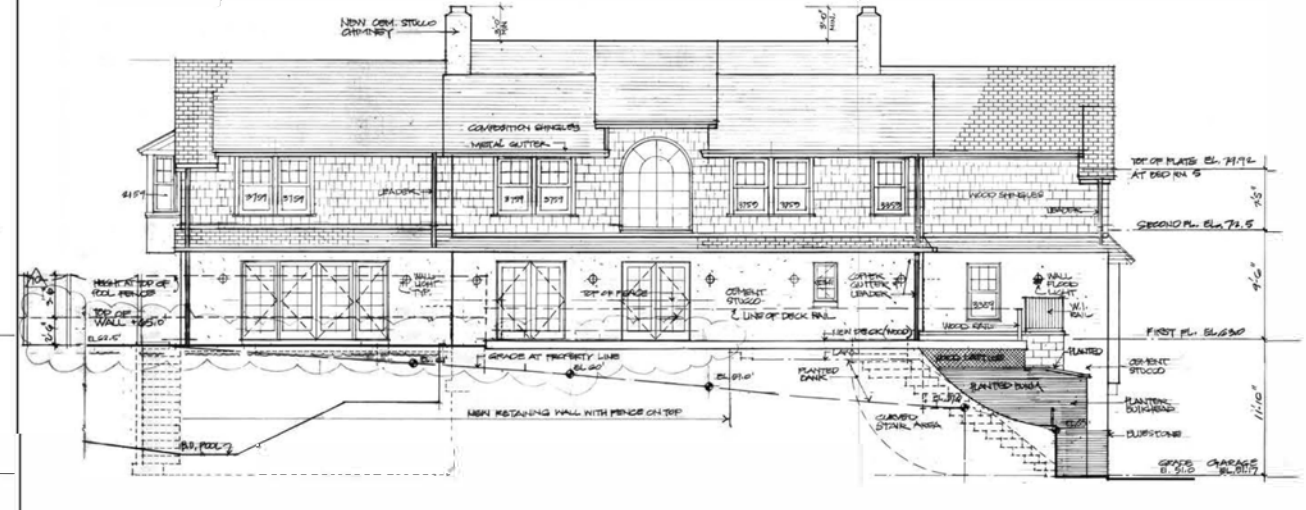
LPC APPROVED 2006

M.C. LPC
06-30-06
APPRD.

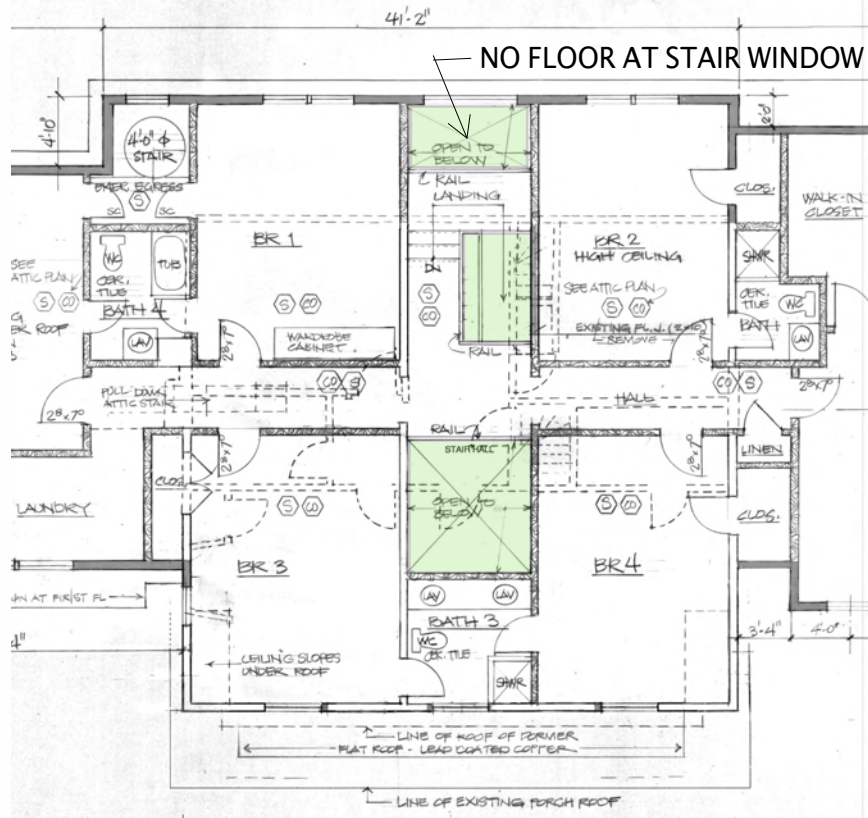


REAR / NORTH ELEVATION

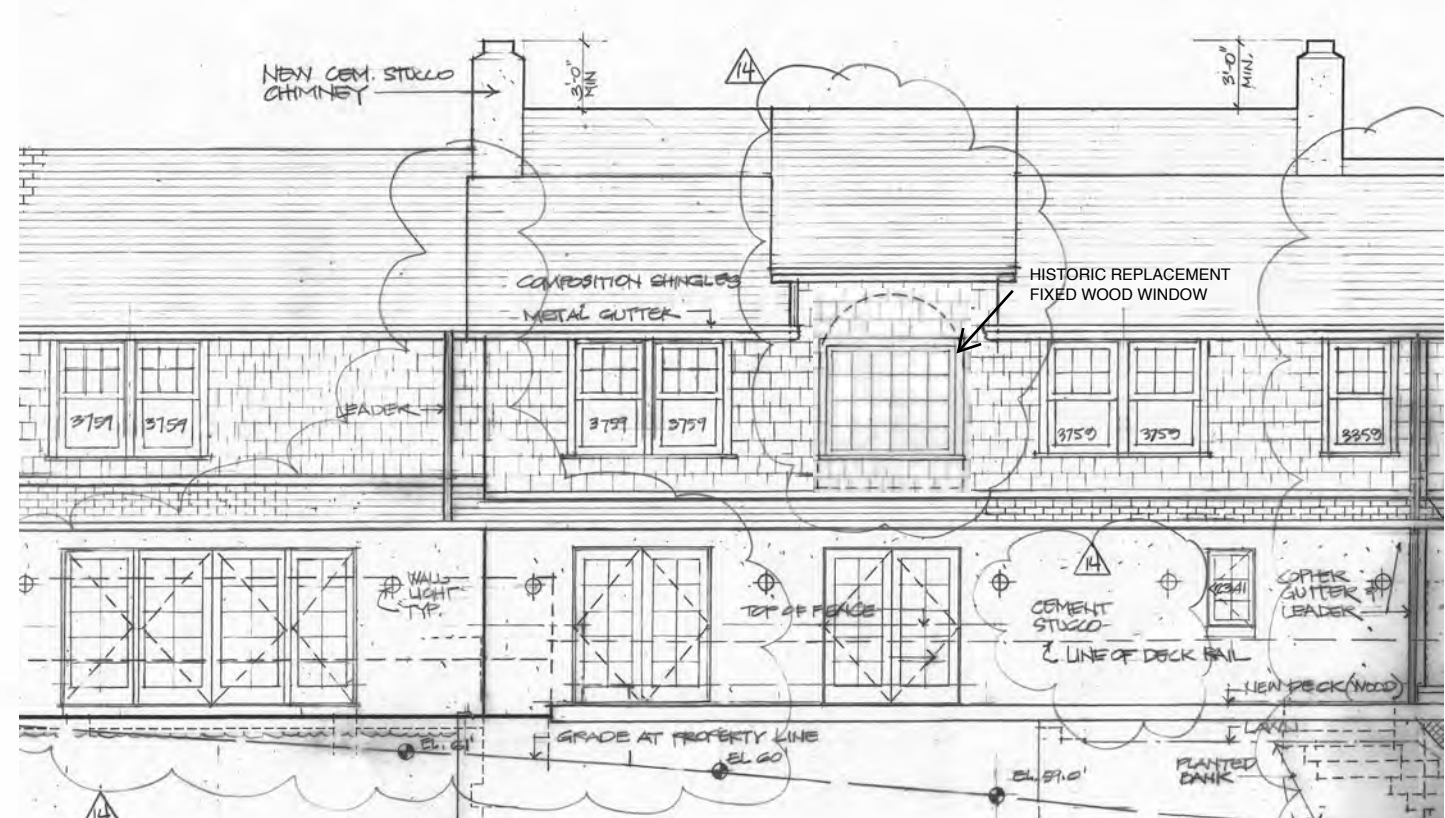
AS BUILT 2024



REAR / NORTH ELEVATION



AS BUILT 2ND FLOOR NO LANDING AT STAIR WINDOW



PROPOSED CHANGES TO PALADIAN WINDOW



PRECONSTRUCTION CONDITIONS



UNDER CONSTRUCTION 2006



AS BUILT FROM WOOD DECK AT REAR



AS BUILT WINTER VIEW FROM ADJACENT STREET

115 PARK LANE
DOUGLSTON HISTORIC DISTRICT

PALLADIAN WINDOW AND
RAISED ROOF EAVE AT REAR

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APPENDIX



DESIGNATION PHOTOGRAPHS 1996



Originally premises were two adjoining lots with the detached garage on a separate lot.
There were two existing driveways, one per lot.
House Driveway >41 feet long x 10 feet wide = 414 Square Feet
Garage Lot Driveway >70 feet long x 20 feet wide = 1,425 Square Feet
Total combined existing driveway area = 1,839 Square Feet

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