

May 7, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-24-03527

233-03 Bay Street – Douglaston Historic District
Borough of Queens

To testify virtually, please join Zoom

Webinar ID: 878 7572 7787

Passcode: 564187

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

PRIVILEGI RESIDENCE
233-03 Bay Street

DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE

DOUGLASTON, NY 11363

212 239-8293

NYC-LANDMARKS PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



 EXISTING PROJECT SITE

AREA CALCULATIONS

TOTAL EXISTING LOT COVERAGE

EXISTING 1ST FLOOR : NO CHANGE
 EXISTING 2ND FLOOR : 1292.8 SF (APROX. GROSS)
 EXISTING 3RD FLOOR : NO CHANGE
 EXISTING BASEMENT : NO CHANGE

EXISTING GARAGE : NO CHANGE

PROPOSED ADDITION

PROPOSED 2ND FLOOR : 523 SF (APROX. GROSS)

 EXISTING PROJECT SITE

 PROPOSED ADDITION

PRIVILEGI RESIDENCE

233-03 BAY STREET
 DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
 DOUGLASTON, NY 11363
 212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION
SUBMISSION DATE: 03/20/24



PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



1-2 PROJECT SITE

BLOCK 8055 LOT 10
AREA 16,200 sq.ft

EXISTING

FOOTPRINT 4,247 sq.ft
COVERAGE 26%

TOTAL PROPOSED

FOOTPRINT 4,247 sq.ft
COVERAGE 26%

3

BLOCK 8055 LOT 50
AREA 26,636 sq ft
FOOTPRINT 2,141 sq ft
COVERAGE 8%

4

BLOCK 8055 LOT 22
AREA 12,967 sq ft
FOOTPRINT 3,816 sq.ft
COVERAGE 29%

5

BLOCK 8071 LOT 2
AREA 21,656 sq ft
FOOTPRINT 4,552 sq.ft
COVERAGE 21%

6

BLOCK 8071 LOT 12
AREA 6,370 sq ft
FOOTPRINT 3,032 sq.ft
COVERAGE 48%

7

BLOCK 8071 LOT 16
AREA 6,347 sq ft
FOOTPRINT 3,032 sq.ft
COVERAGE 48%

8

BLOCK 8071 LOT 24
AREA 5,727 sq ft
FOOTPRINT 3,032 sq.ft
COVERAGE 53%

9

BLOCK 8059 LOT 47
AREA 7,800 sq ft
FOOTPRINT 3,997 sq.ft
COVERAGE 51%

10

BLOCK 8059 LOT 48
AREA 7,780 sq ft
FOOTPRINT 5,836 sq.ft
COVERAGE 75%

11-12

BLOCK 8059 LOT 31
AREA 21,888 sq ft
FOOTPRINT 3,296 sq.ft
COVERAGE 15%

13

BLOCK 8059 LOT 68
AREA 11,332 sq ft
FOOTPRINT 2,544 sq.ft
COVERAGE 22%

14

BLOCK 8059 LOT 66
AREA 8,662 sq ft
FOOTPRINT 2,916 sq.ft
COVERAGE 34%

15

BLOCK 8059 LOT 22
AREA 17,025 sq ft
FOOTPRINT 3,480 sq.ft
COVERAGE 20%

16

BLOCK 8059 LOT 18
AREA 22,000 sq ft
FOOTPRINT 3,291 sq.ft
COVERAGE 15%

17

BLOCK 8058 LOT 14
AREA 8,000 sq ft
FOOTPRINT 2,992 sq.ft
COVERAGE 37%

18

BLOCK 8055 LOT 1
AREA 12,495 sq ft
FOOTPRINT 2,760 sq.ft
COVERAGE 22%

- EXISTING PROJECT SITE
- PROPOSED ADDITION

PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

SOURCE: <https://zola.planning.nyc.gov/>

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



BAY STREET FACADE - NORTH ELEVATION

PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



233RD PLACE FACADE - WEST ELEVATION

PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



EAST ELEVATION

PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



REAR FACADE - SOUTH ELEVATION

PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



REAR FACADE - SOUTH

PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24

NOTE: REQUESTING TO LEGALIZE EXISTING FENCE AND SHED.



REAR FACADE - PRIOR TO INSTALLATION OF SHED AND FENCE

PRIVILEGI RESIDENCE

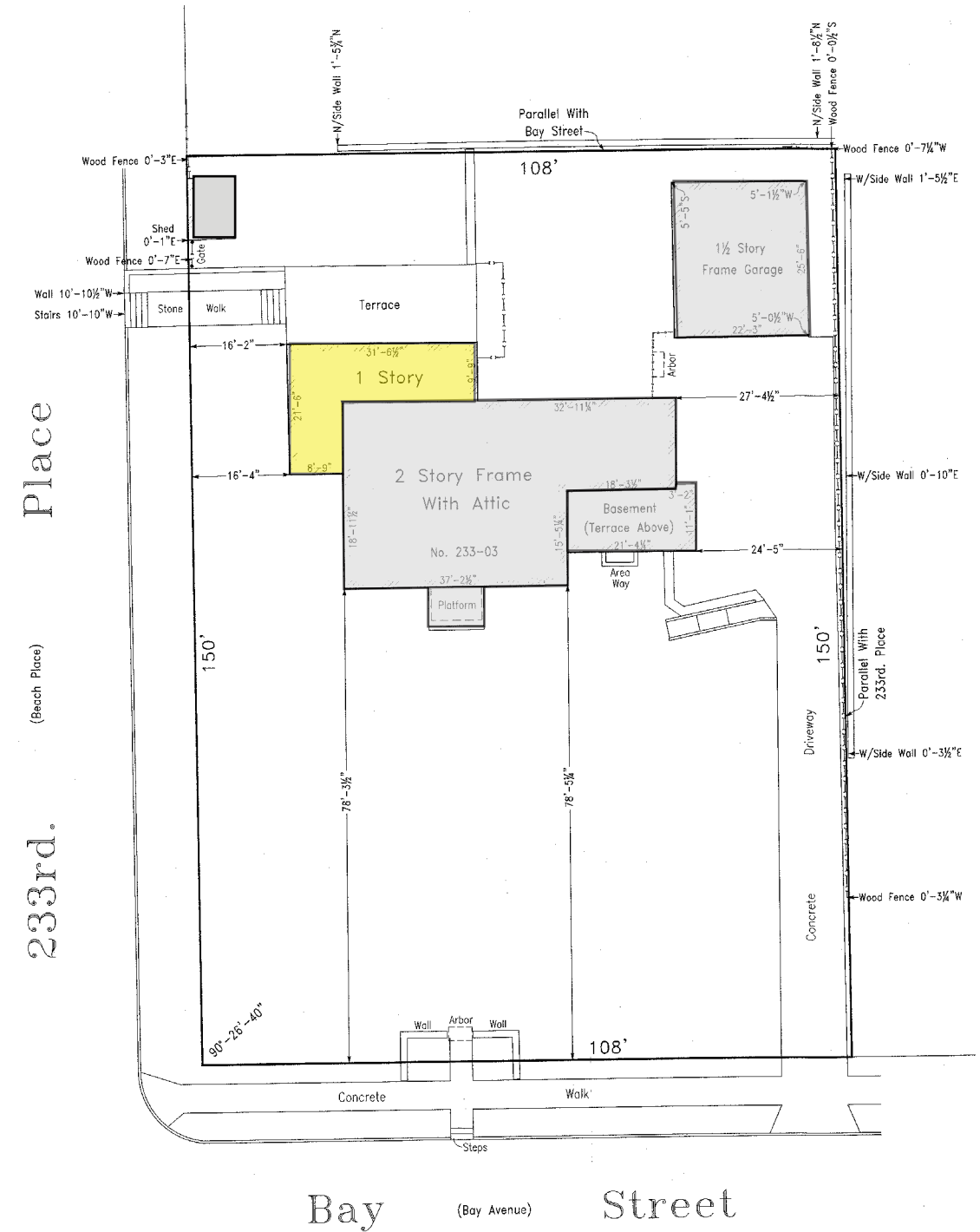
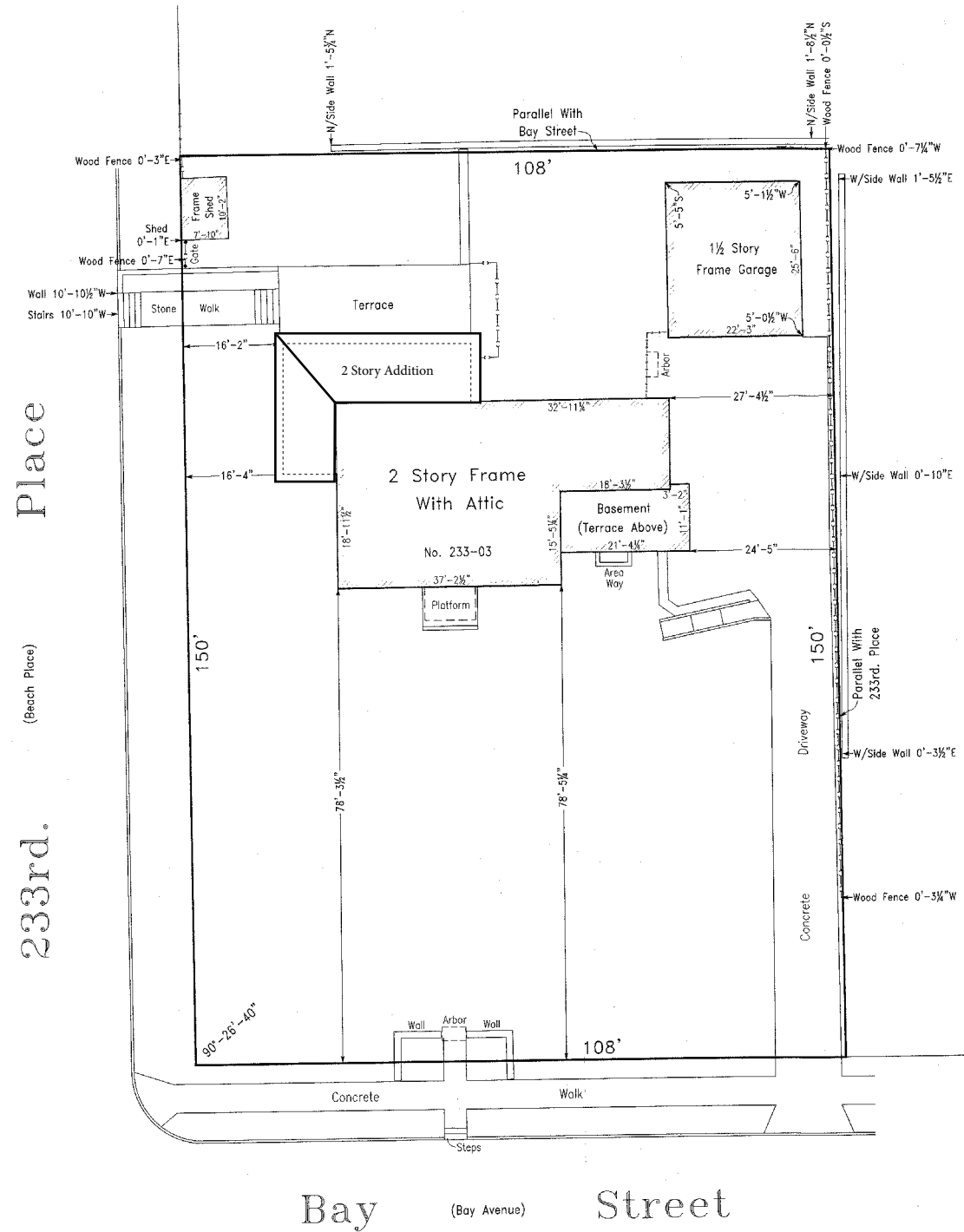
233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



PRIVILEGI RESIDENCE

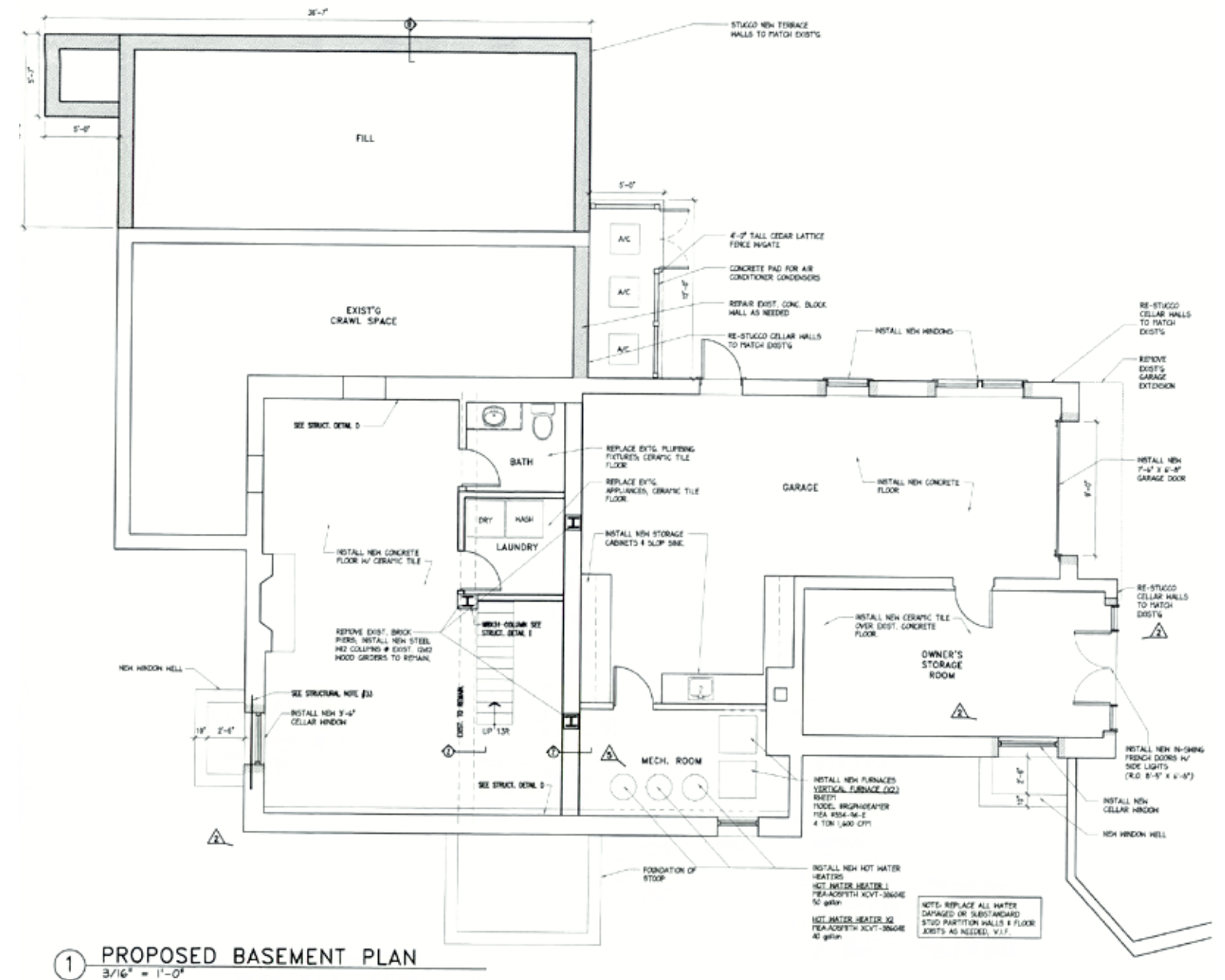
233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



PROPOSED BASEMENT

NO PROPOSED WORK
NO CHANGE

EXISTING BASEMENT

PRIVILEGI RESIDENCE

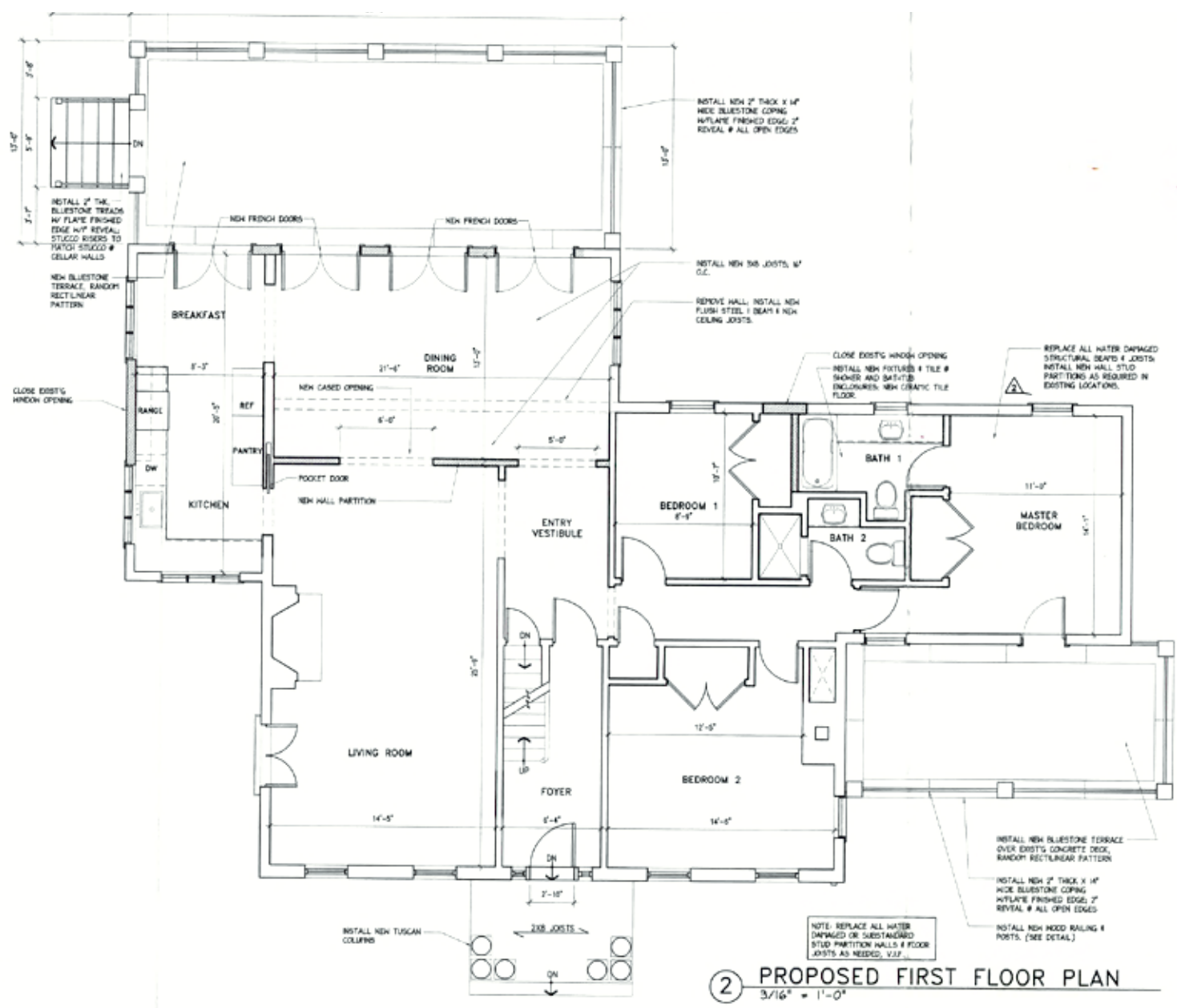
233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



PROPOSED 1ST FLOOR

NO PROPOSED WORK
NO CHANGE

EXISTING 1ST FLOOR

PRIVILEGI RESIDENCE

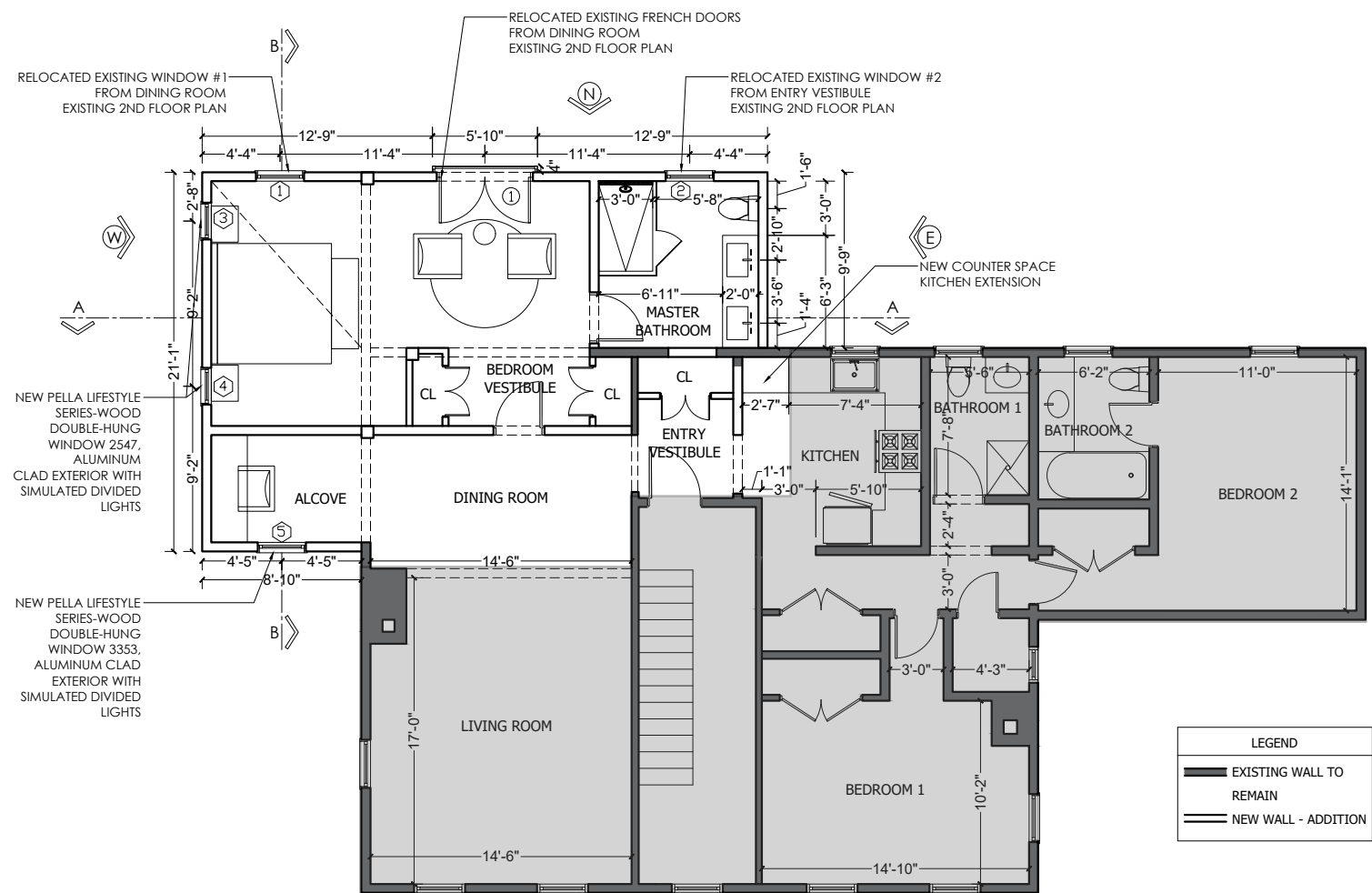
233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

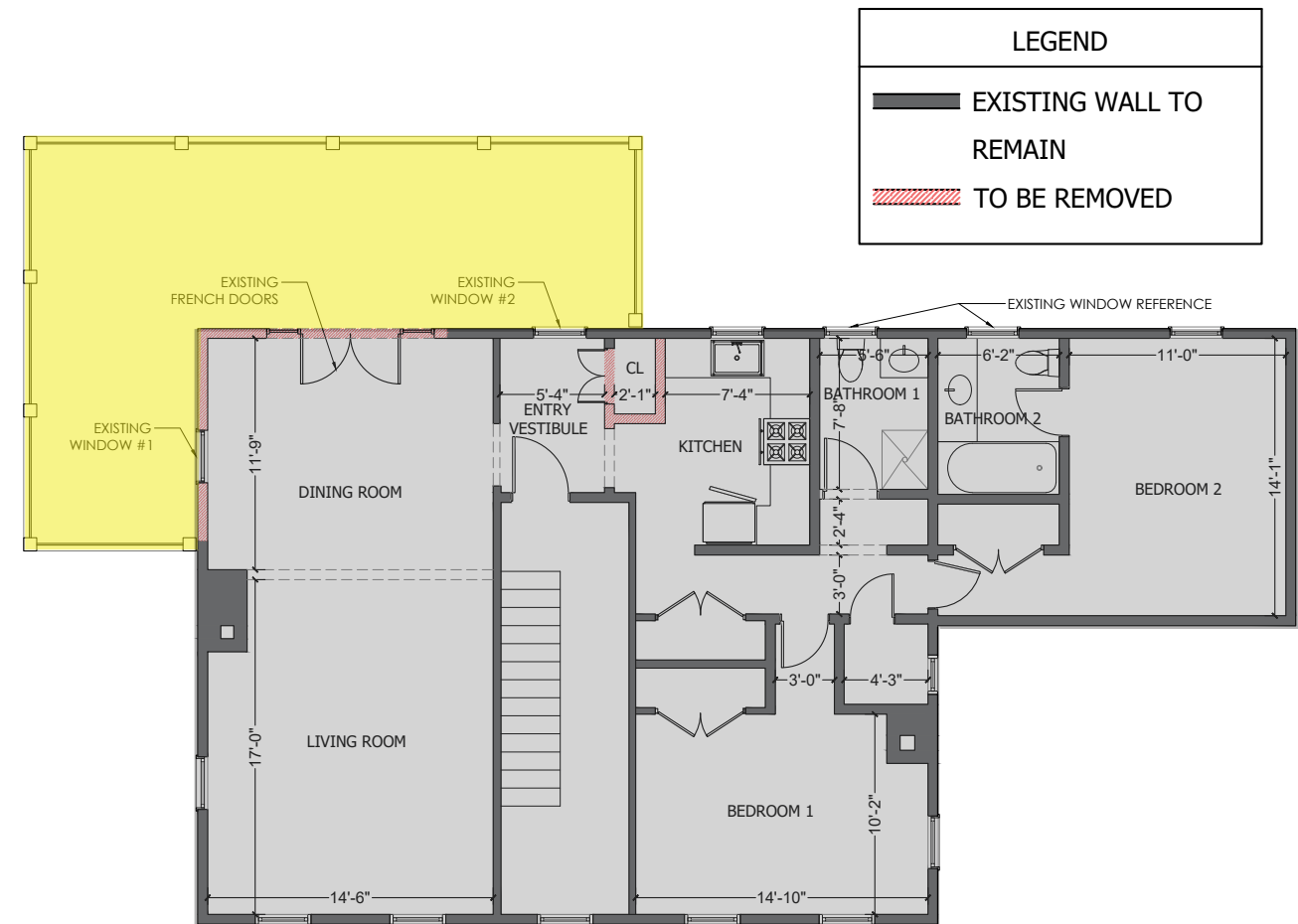
234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



PROPOSED 2ND FLOOR



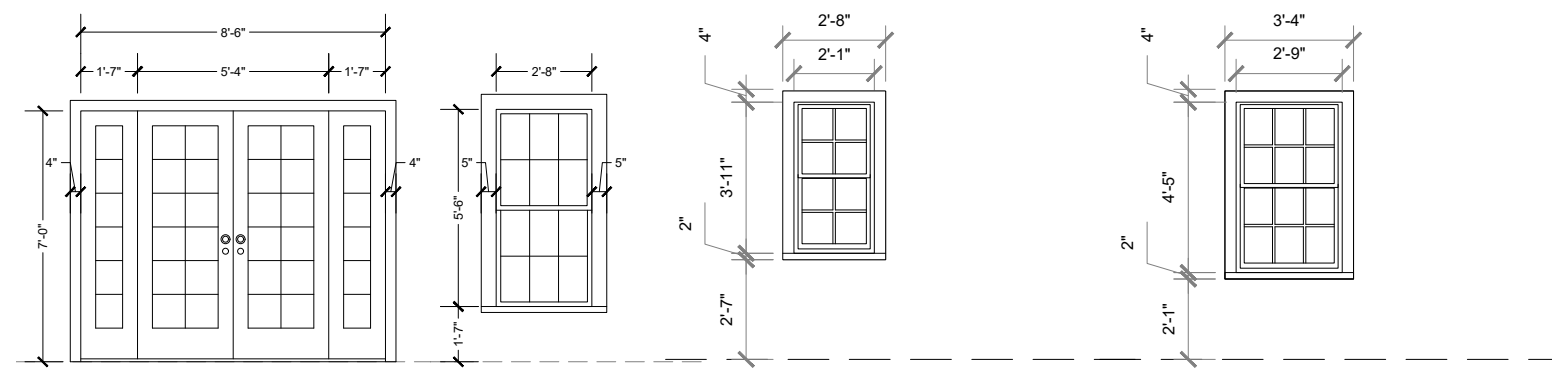
EXISTING 2ND FLOOR

LEGEND

- EXISTING WALL TO REMAIN
- TO BE REMOVED

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL - ADDITION



EXISTING FRENCH DOORS
EXISTING DINING ROOM
(TO BE RELOCATED)

EXISTING WINDOW #1-#2
EXISTING ENTRY VESTIBULE - DINING ROOM
(TO BE RELOCATED)

3 4 BEDROOM
NEW PELLA LIFESTYLE SERIES-WOOD DOUBLE-HUNG WINDOW 2547, ALUMINUM CLAD EXTERIOR WITH SIMULATED DIVIDED LIGHTS

5 ALCOVE
NEW PELLA LIFESTYLE SERIES-WOOD DOUBLE-HUNG WINDOW 3353, ALUMINUM CLAD EXTERIOR WITH SIMULATED DIVIDED LIGHTS

- EXISTING PROJECT SITE
- PROPOSED ADDITION

PRIVILEGI RESIDENCE

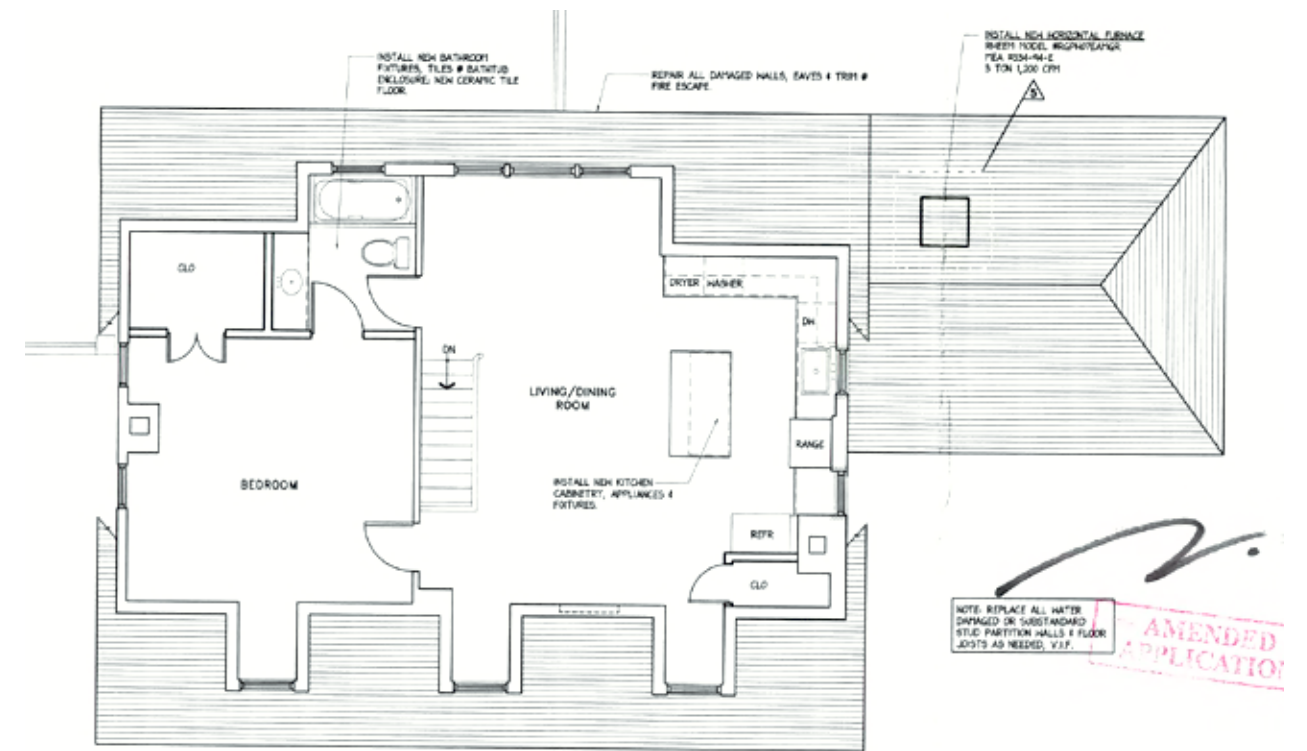
233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



PROPOSED ATTIC
 NO PROPOSED WORK
 NO CHANGE

EXISTING ATTIC

PRIVILEGI RESIDENCE

233-03 BAY STREET
 DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
 DOUGLASTON, NY 11363
 212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



PROPOSED SOUTH ELEVATION

PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION

 PROPOSED EXTENT OF WORK

PRIVILEGI RESIDENCE

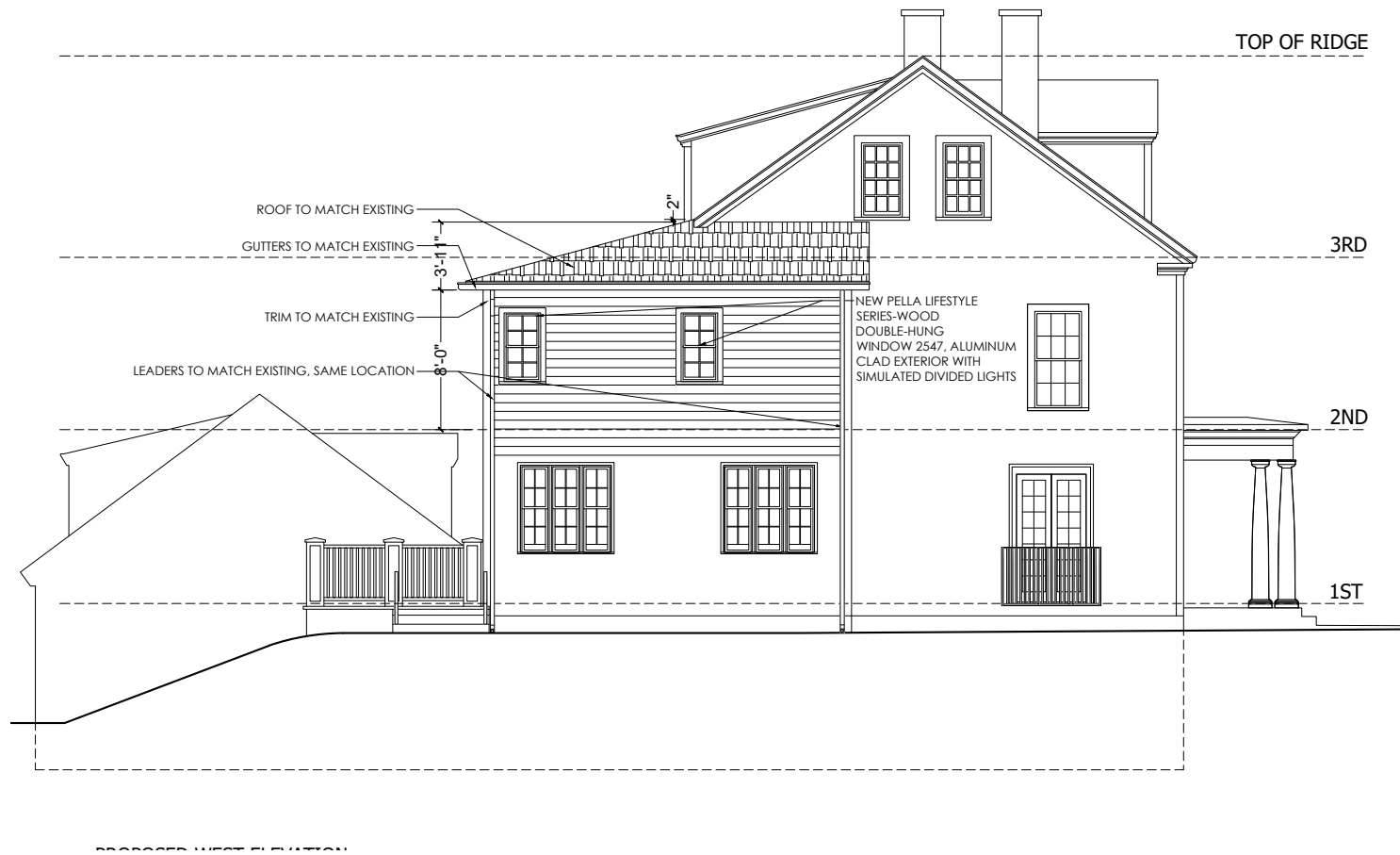
233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

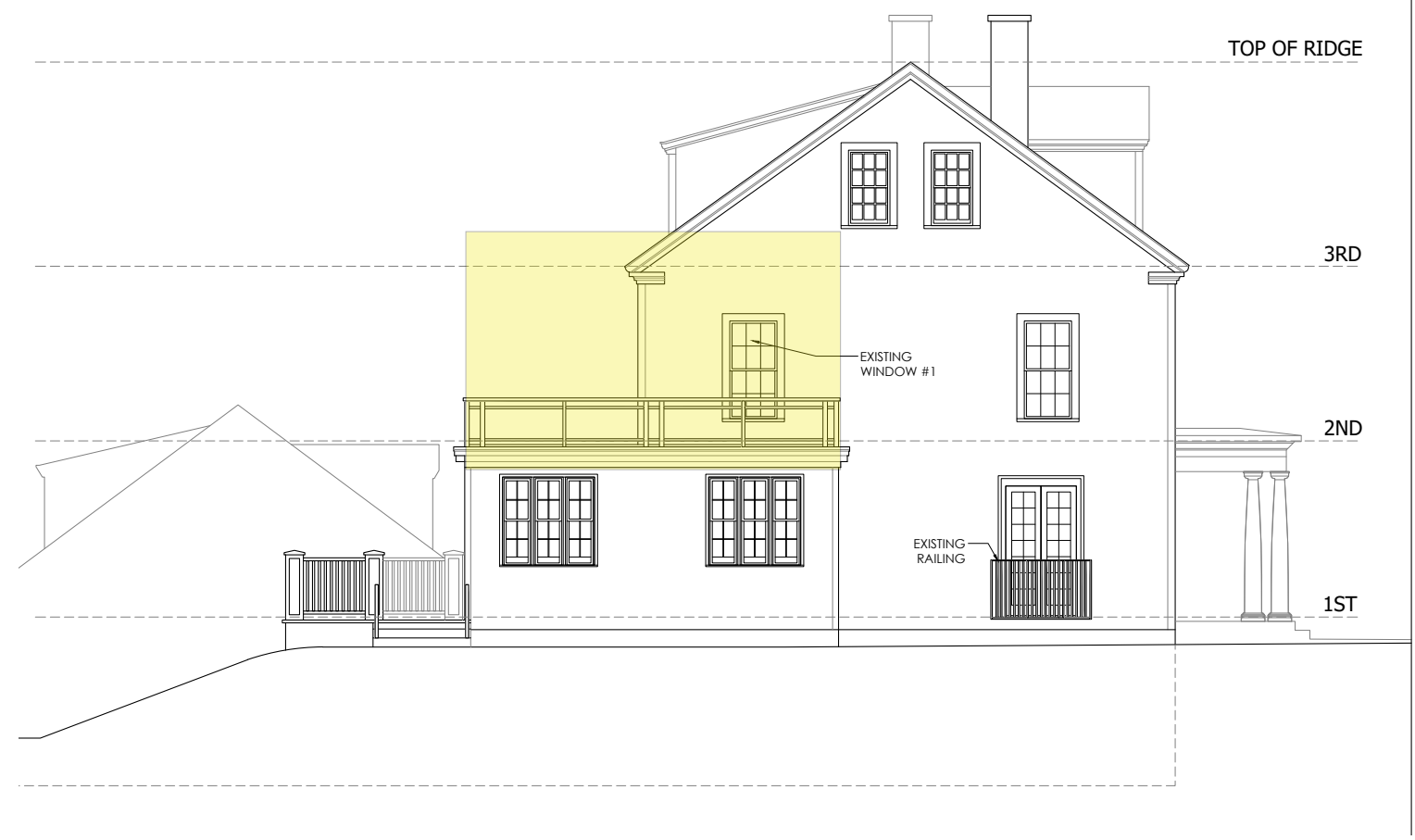
234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION

 PROPOSED EXTENT OF WORK

PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



PROPOSED EAST ELEVATION

PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION

 PROPOSED EXTENT OF WORK

PRIVILEGI RESIDENCE

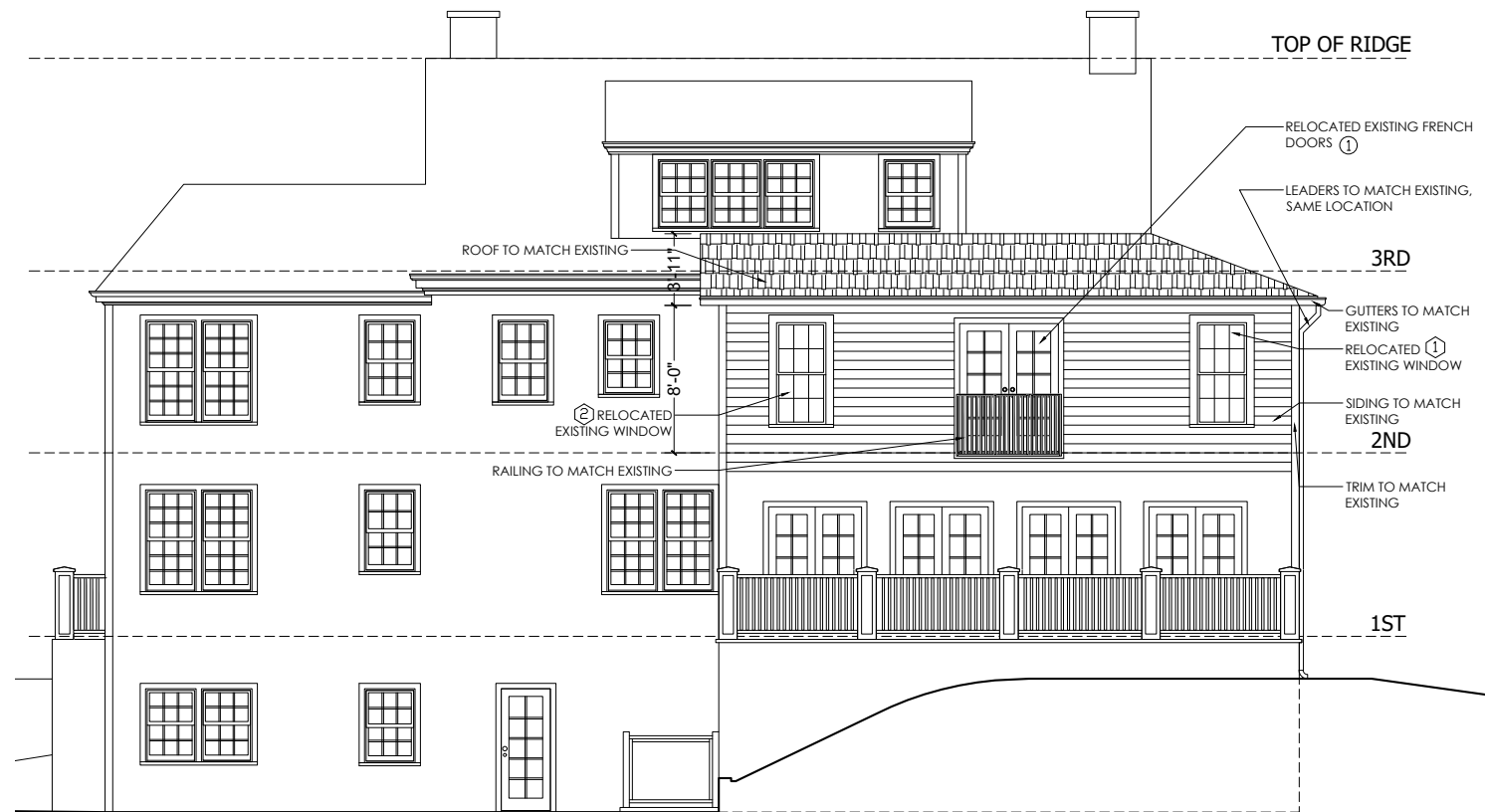
233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



PROPOSED NORTH ELEVATION

PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

 PROPOSED EXTENT OF WORK

PRIVILEGI RESIDENCE

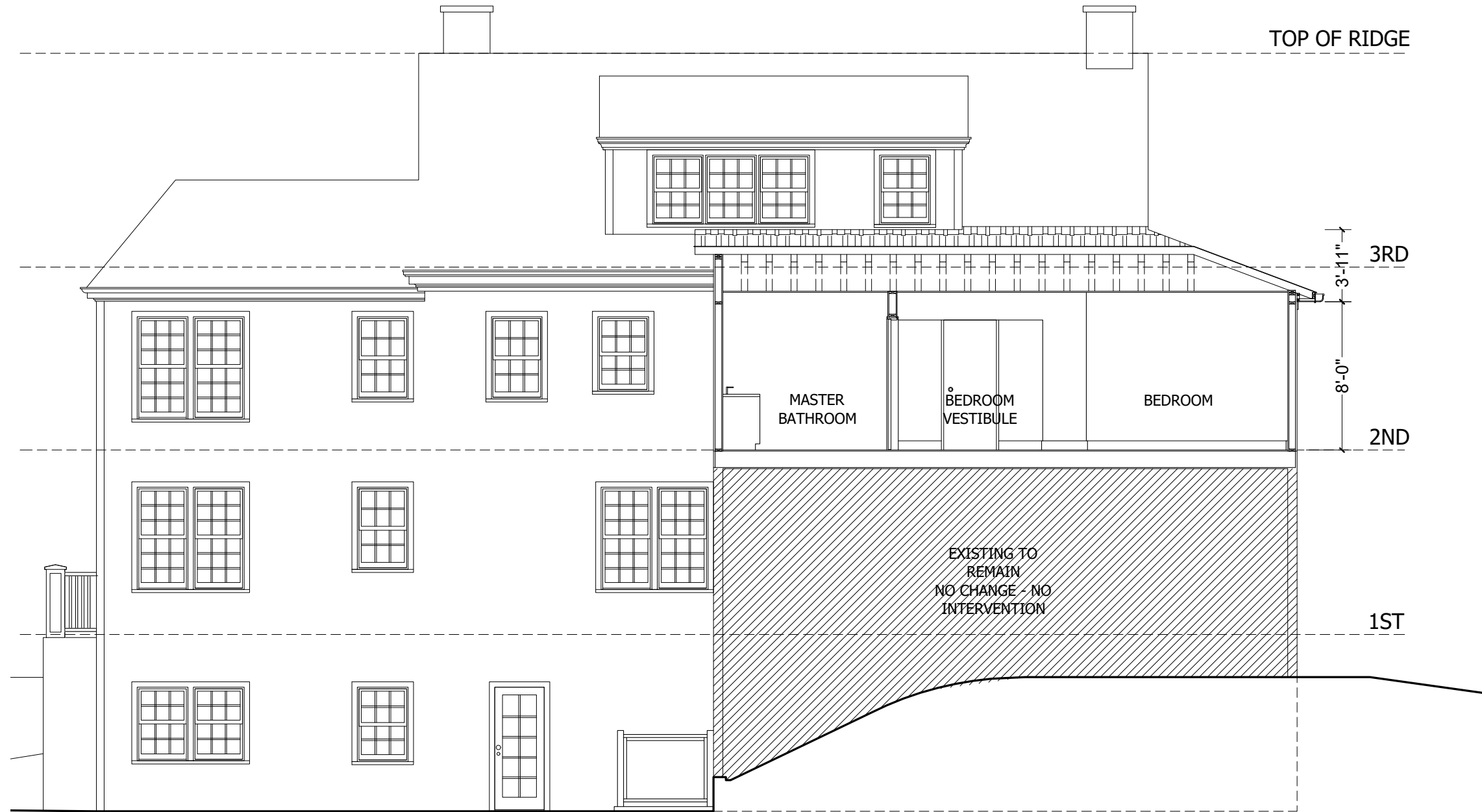
233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



PROPOSED SECTION A-A

PRIVILEGI RESIDENCE

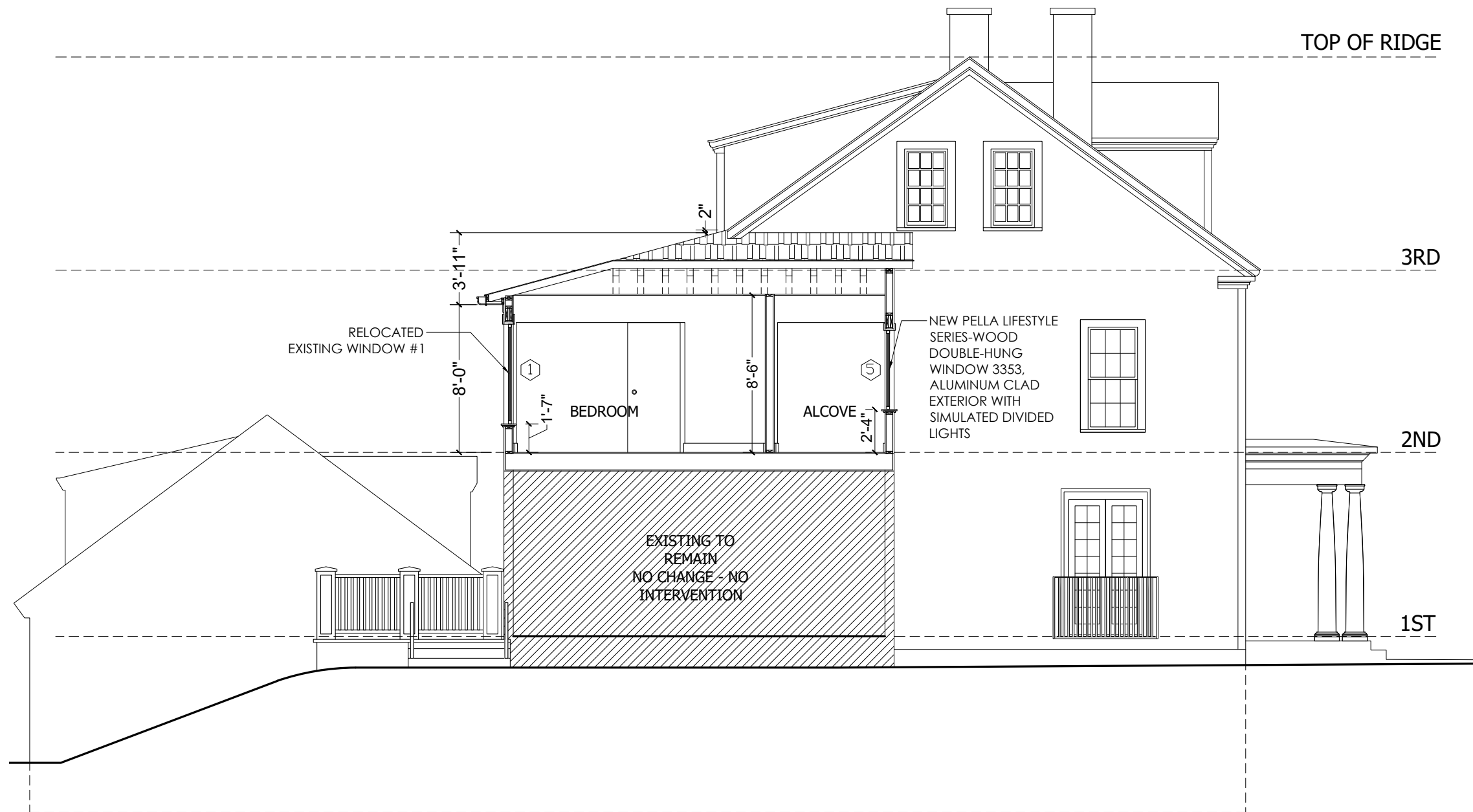
233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



PROPOSED SECTION B-B

PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

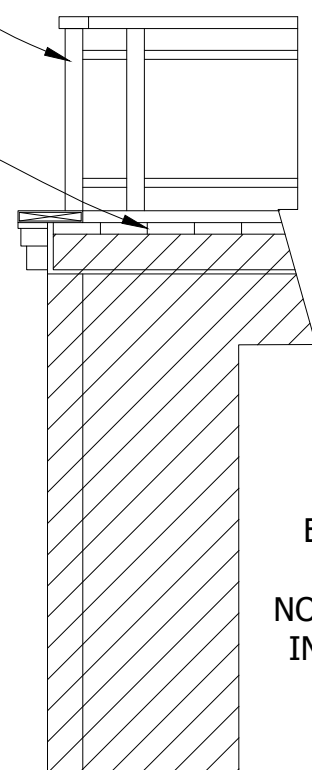
234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

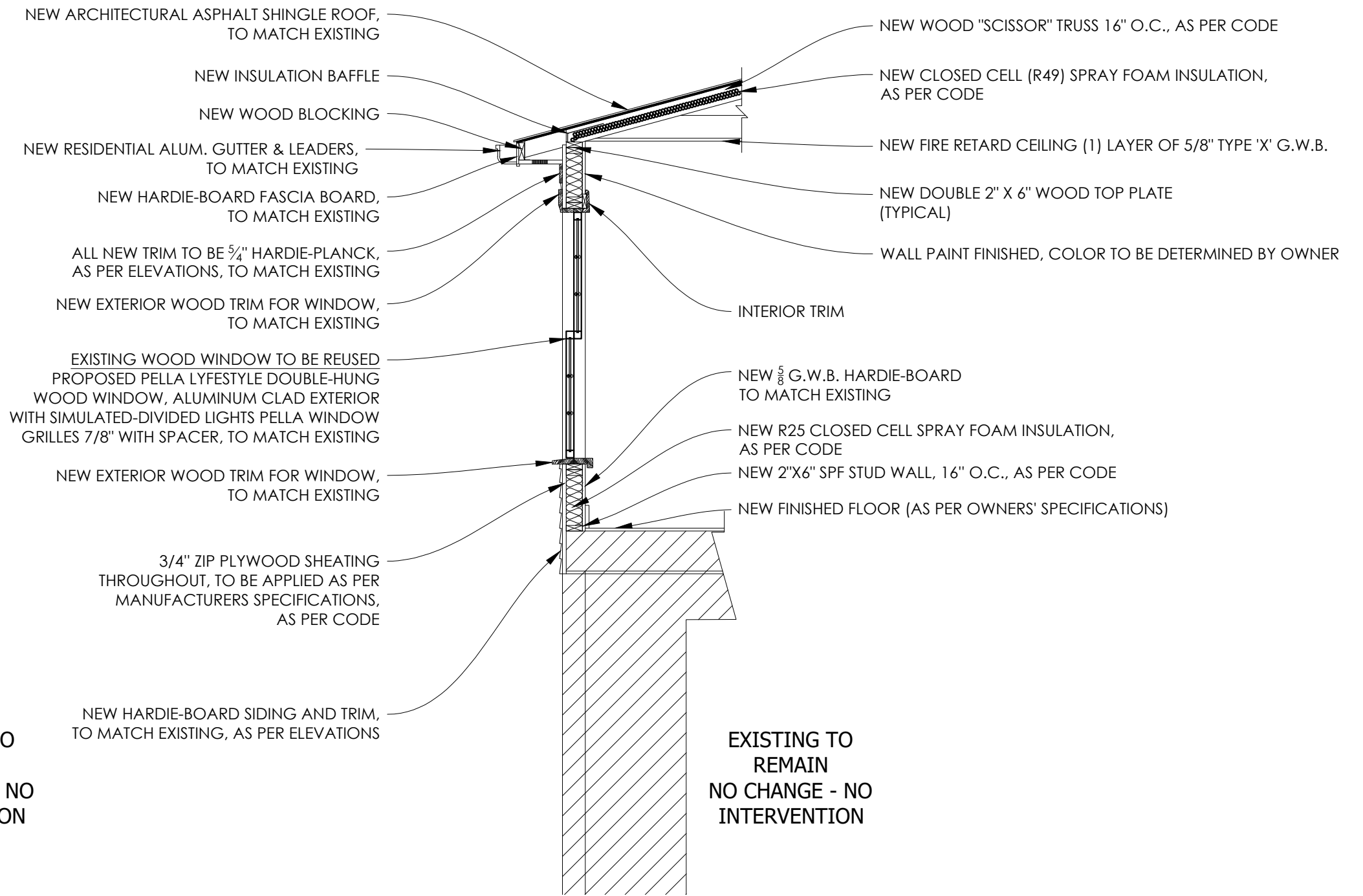
SUBMISSION DATE: 03/20/24

ALL EXISTING TERRACE
HANDRAIL
TO BE REMOVED

EXISTING DECK FLOOR
-2" FINISHED FLOOR
TO BE REMOVED



PROPOSED CONSTRUCTION SECTION



EXISTING CONSTRUCTION SECTION

- NEW ARCHITECTURAL ASPHALT SHINGLE ROOF, TO MATCH EXISTING
- NEW INSULATION BAFFLE
- NEW WOOD BLOCKING
- NEW RESIDENTIAL ALUM. GUTTER & LEADERS, TO MATCH EXISTING
- NEW HARDIE-BOARD FASCIA BOARD, TO MATCH EXISTING
- ALL NEW TRIM TO BE 5/4" HARDIE-PLANCK, AS PER ELEVATIONS, TO MATCH EXISTING
- NEW EXTERIOR WOOD TRIM FOR WINDOW, TO MATCH EXISTING
- EXISTING WOOD WINDOW TO BE REUSED
- PROPOSED PELLA LYFESTYLE DOUBLE-HUNG WOOD WINDOW, ALUMINUM CLAD EXTERIOR WITH SIMULATED-DIVIDED LIGHTS PELLA WINDOW GRILLES 7/8" WITH SPACER, TO MATCH EXISTING
- NEW EXTERIOR WOOD TRIM FOR WINDOW, TO MATCH EXISTING
- 3/4" ZIP PLYWOOD SHEATING THROUGHOUT, TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS, AS PER CODE
- NEW HARDIE-BOARD SIDING AND TRIM, TO MATCH EXISTING, AS PER ELEVATIONS
- NEW WOOD "SCISSOR" TRUSS 16" O.C., AS PER CODE
- NEW CLOSED CELL (R49) SPRAY FOAM INSULATION, AS PER CODE
- NEW FIRE RETARD CEILING (1) LAYER OF 5/8" TYPE 'X' G.W.B.
- NEW DOUBLE 2" X 6" WOOD TOP PLATE (TYPICAL)
- WALL PAINT FINISHED, COLOR TO BE DETERMINED BY OWNER
- INTERIOR TRIM
- NEW 5/8" G.W.B. HARDIE-BOARD TO MATCH EXISTING
- NEW R25 CLOSED CELL SPRAY FOAM INSULATION, AS PER CODE
- NEW 2"X6" SPF STUD WALL, 16" O.C., AS PER CODE
- NEW FINISHED FLOOR (AS PER OWNERS' SPECIFICATIONS)

PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISION

SUBMISSION DATE: 03/20/24



PROPOSED SOUTH-WEST VIEW



EXISTING SOUTH-WEST VIEW

PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



PROPOSED NORTH-WEST VIEW



EXISTING NORTH-WEST VIEW

PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



PROPOSED REAR NORTH VIEW



EXISTING REAR NORTH VIEW

PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 03/20/24



PROPOSED NORTH VIEW



INFORMATIONAL PURPOSES VIEW



EXISTING NORTH VIEW

PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

SUBMISSION DATE: 04/29/24

May 7, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-24-03527

233-03 Bay Street – Douglaston Historic District Borough of Queens

To testify virtually, please join Zoom

Webinar ID: 878 7572 7787

Passcode: 564187

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.