

May 14, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-24-07621

## **304 Shore Road – Douglaston Historic District Borough of Queens**

To testify virtually, please join Zoom

**Webinar ID:** 825 9802 2468

**Passcode:** 721460

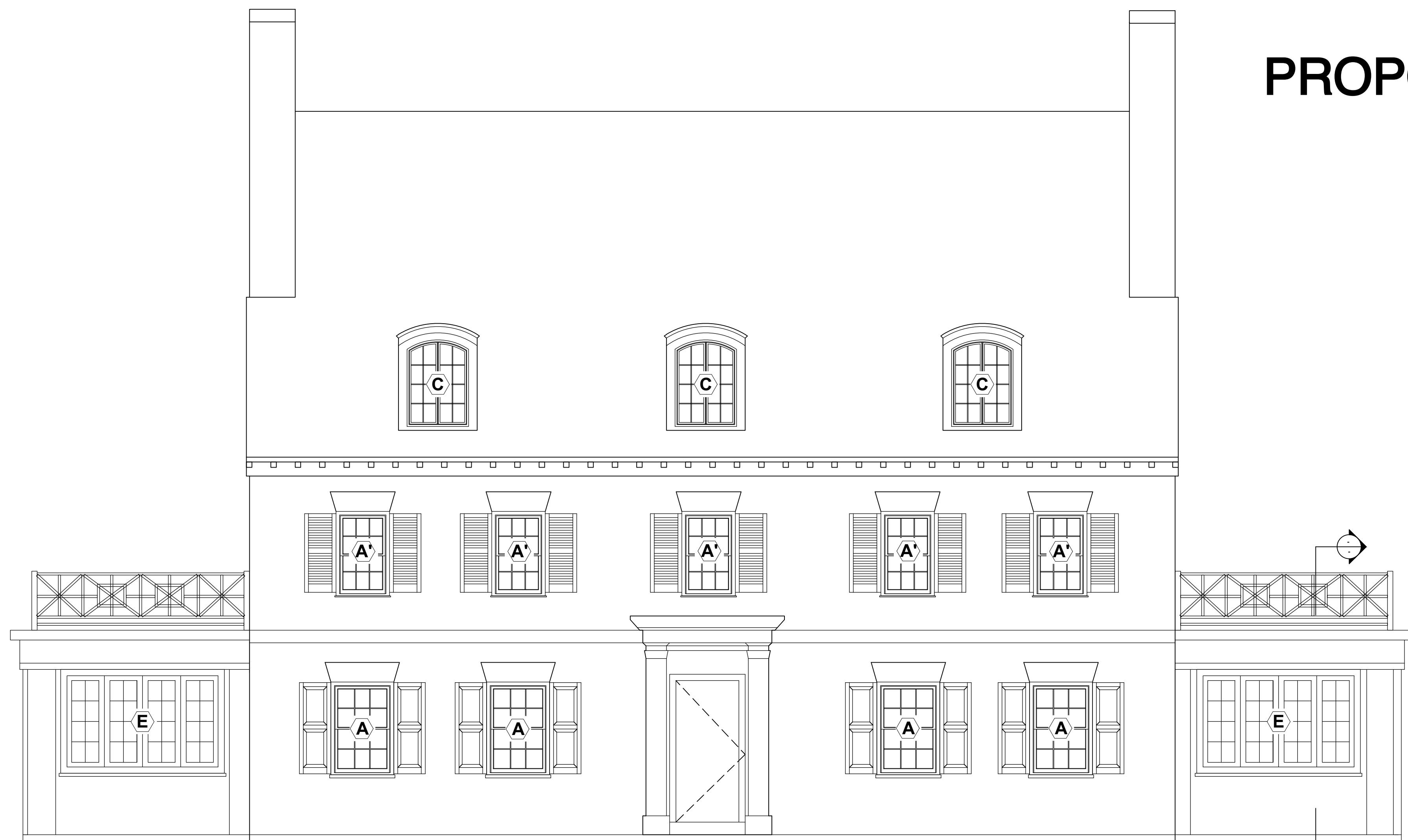
By Phone: 1 646-558-8656 US (New  
York) 877-853-5257 (Toll free) US  
888 475 4499 (Toll free)

**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.

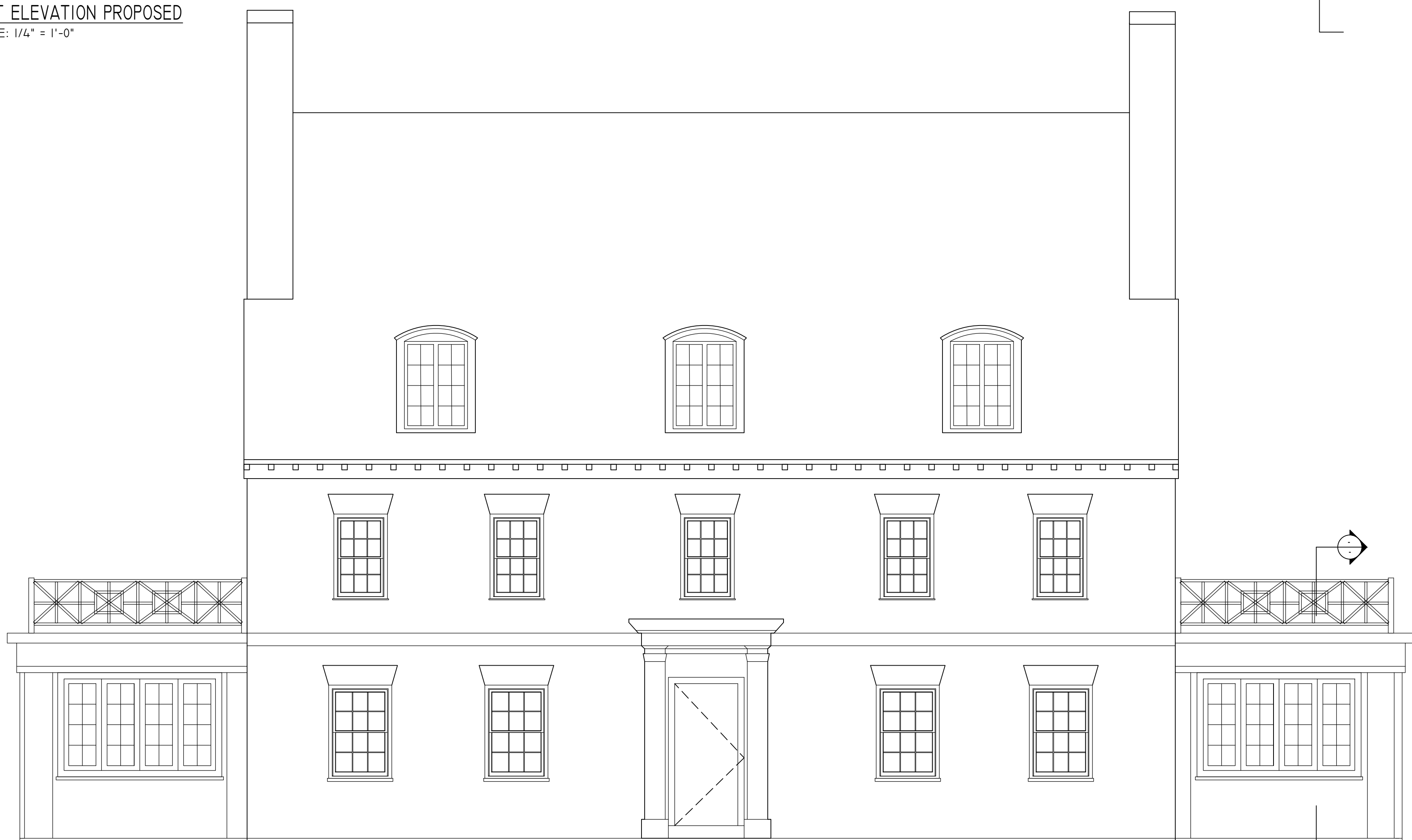


# PROPOSED HISTORIC WINDOW REPLACEMENT

## 304 SHORE ROAD, DOUGLASTON HISTORIC DISTRICT



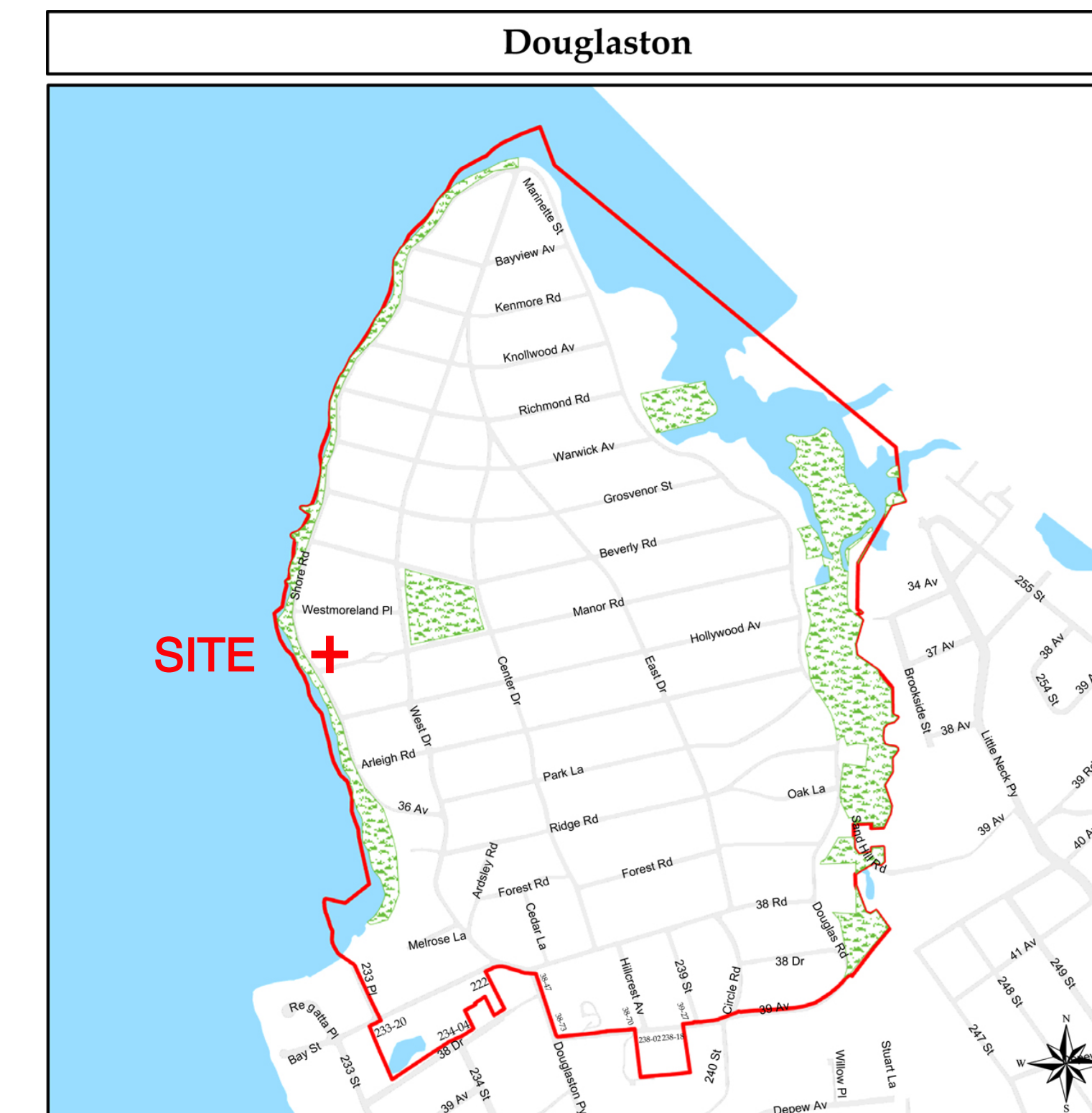
WEST ELEVATION PROPOSED  
SCALE: 1/4" = 1'-0"



WEST ELEVATION EXISTING  
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION - SHORE ROAD FACADE



Douglaston Historic District  
Queens  
Designated June 24, 1997

Historic District Boundaries



<b>RESTORATION OF BUILDING EXTERIOR INCLUDING NEW HISTORIC REPLACEMENT WINDOWS</b> DOUGLASTON Historic District      BLOCK 8030 LOT 81 304 Shore Road, Douglaston, New York 11363		
<b>MITROPOULOS Architects</b> Six Melrose Lane, Douglaston, NY 11363 (718) 224-4481		
Drawing Title <b>EXISTING &amp; PROPOSED WEST ELEVATIONS</b>	Drawing No. <b>A-201</b>	Scale 1/4" = 1'-0"
Drawn/Checked SL/DG / PM	Date 2/28/2024	Sheet 1 of 15





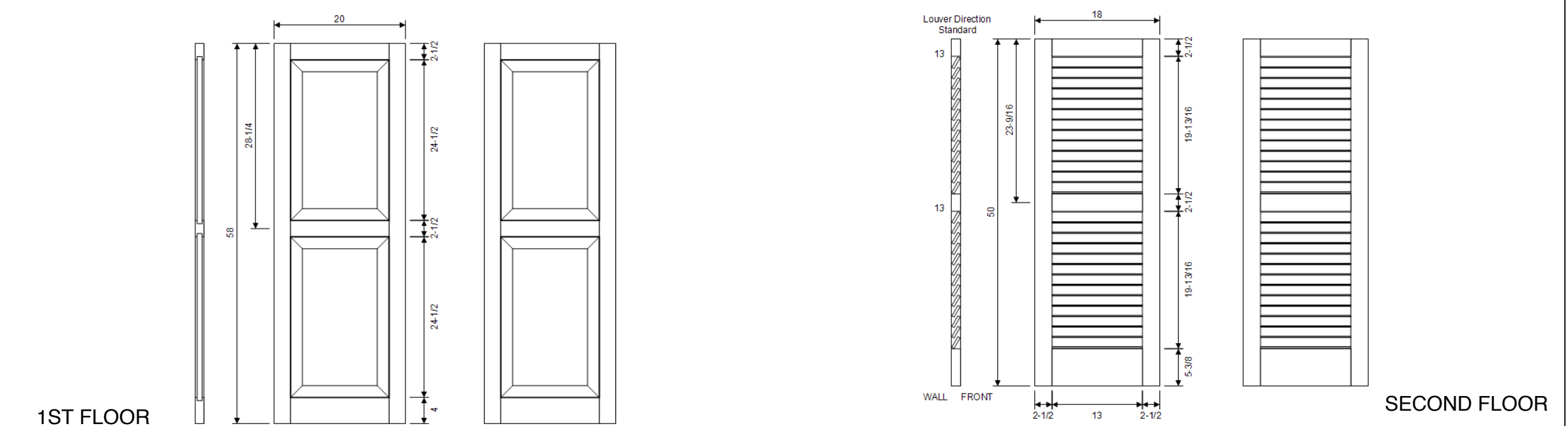
**SOUTH ELEVATION EXISTING**  
SCALE: 1/4" = 1'-0"

**EXISTING CONDITIONS**  
**SOUTH ELEVATION**  
**MANOR ROAD FACADE**



**SOUTH ELEVATION PROPOSED**  
SCALE: 1/4" = 1'-0"

**EXISTING CONDITIONS**  
**SOUTH ELEVATION**  
**GARAGE WING**



**NEW WOOD SHUTTERS BY TIMBERLANE**

Shutter Reference Tag			Cross Section (Not an exact representation)	
Style:	Panel	Thickness:	1-5/16"	
Profile:	SH1	Width:	40"	
Material:	Endurian	Height:	58"	
Color:	Pitch Black	Quantity:	(9) P	
Option Code	Option Description			
ALCAP	Aluminum Capping			
Finished	Order has finishing			
Primed	Order is primed			

Shutter Reference Tag			Cross Section (Not an exact representation)	
Style:	Fixed Louver	Thickness:	1-5/16"	
Profile:	WL1	Width:	36"	
Material:	Endurian	Height:	50"	
Color:	Pitch Black	Quantity:	(10) Pair	
Option Code	Option Description			
ALCAP	Aluminum Capping			
Finished	Order has finishing			
Primed	Order is primed			

**RESTORATION OF BUILDING EXTERIOR INCLUDING  
NEW HISTORIC REPLACEMENT WINDOWS**  
DOUGLSTON Historic District BLOCK 8030 LOT 81  
304 Shore Road, Douglaston, New York 11363

**MITROPOULOS Architects**  
Six Melrose Lane, Douglaston, NY 11363 (718) 224-4481

**EXISTING & PROPOSED SOUTH  
ELEVATIONS**

**A-202**

Scale 1/4" = 1'-0"	Drawn/Checked SL, DG / PM	Date 2/28/2024	Sheet 2 of 15
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NEW ALUMINUM CLAD  
WOOD & GLASS DOOR



EAST ELEVATION PROPOSED  
SCALE: 1/4" = 1'-0"



EAST ELEVATION EXISTING  
SCALE: 1/4" = 1'-0"



EXISTING CONDITIONS EAST FACADE FACING DRIVEWAY



EXISTING CONDITIONS  
EAST FACADE  
GARAGE WING

<b>RESTORATION OF BUILDING EXTERIOR INCLUDING NEW HISTORIC REPLACEMENT WINDOWS</b> DOUGLASTON Historic District      BLOCK 8030 LOT 81 304 Shore Road, Douglaston, New York 11363			
<b>MITROPOULOS Architects</b> Six Melrose Lane, Douglaston, NY 11363 (718) 224-4481			
Drawing Title <b>EXISTING &amp; PROPOSED EAST ELEVATIONS</b>		Drawing No. <b>A-203</b>	
Scale VARIES	Drawn/Checked CN / PM	Date 2/23/2024	Sheet 3 of 15





NORTH ELEVATION EXISTING  
SCALE: 1/4" = 1'-0"

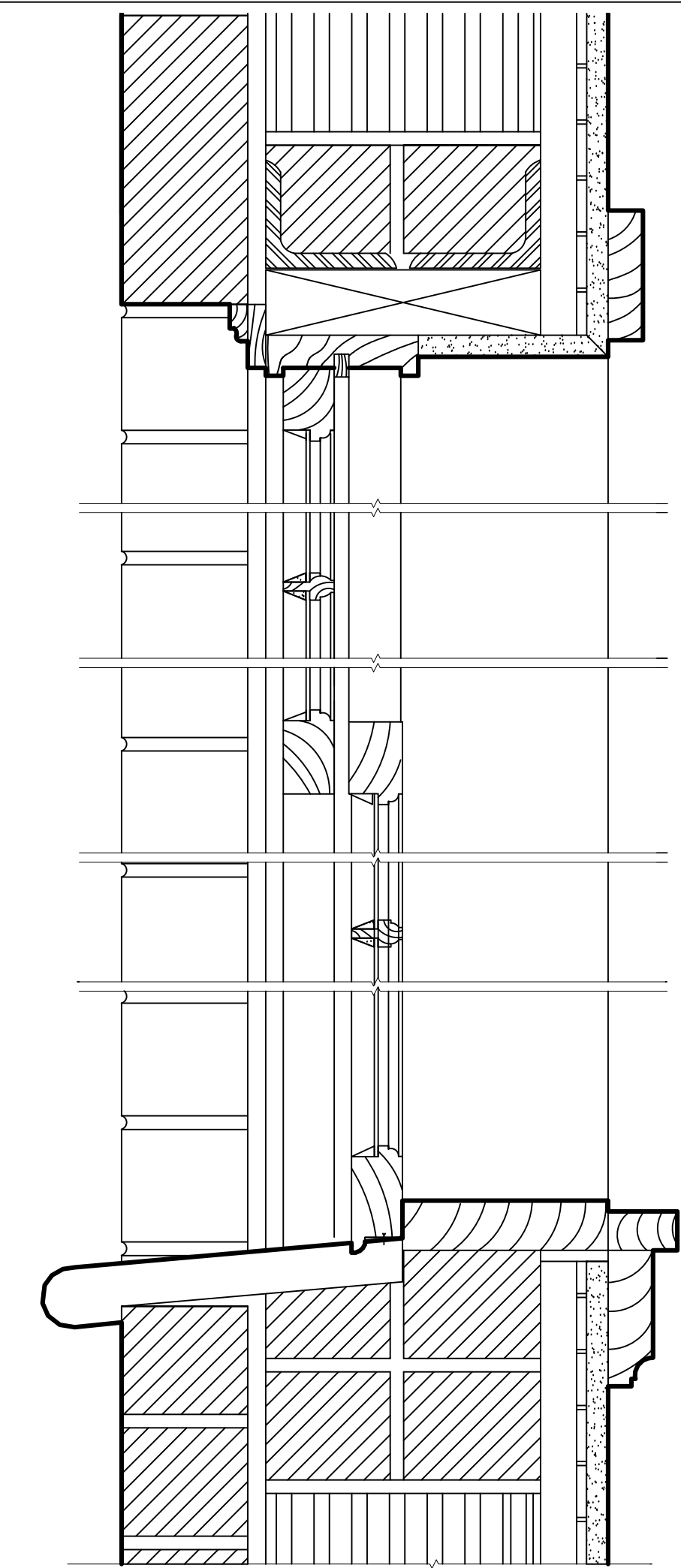
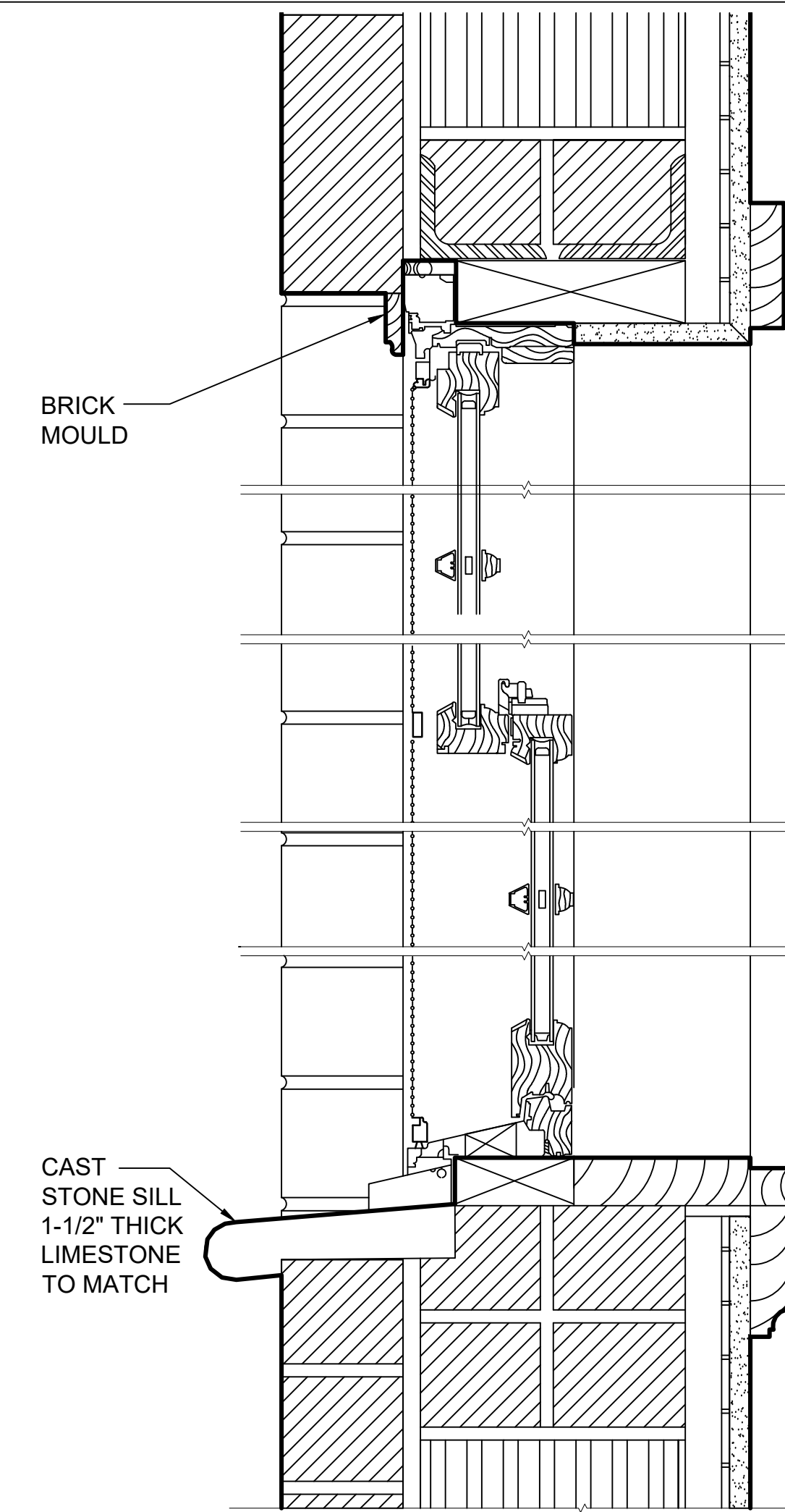
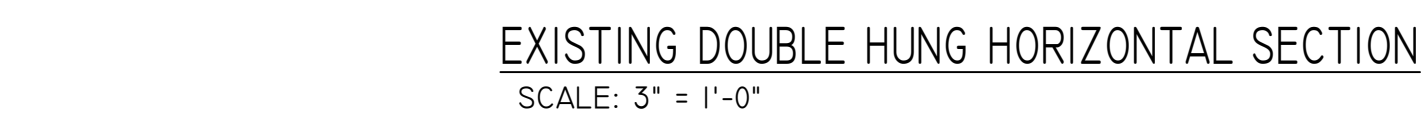
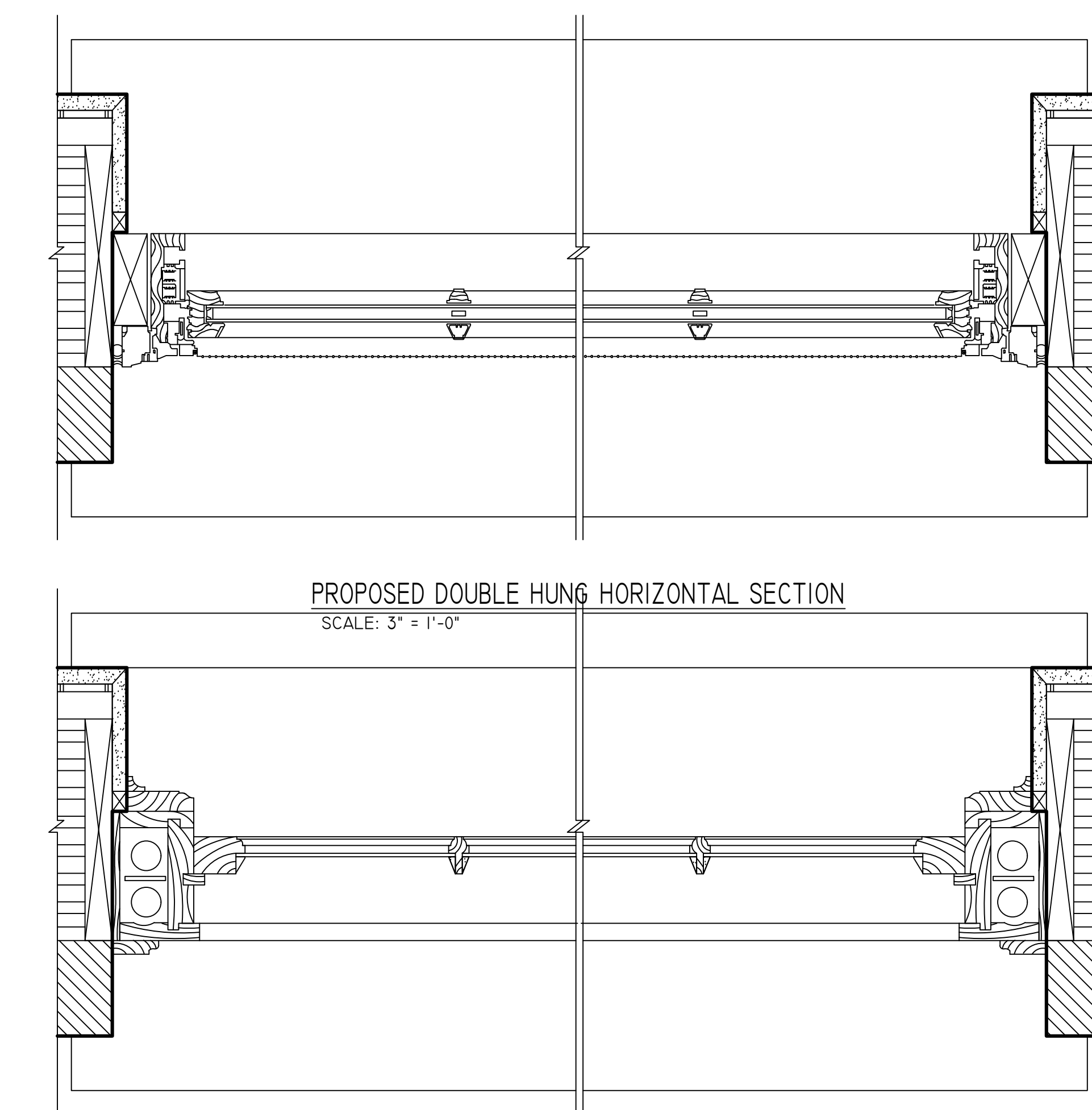


NORTH ELEVATION PROPOSED  
SCALE: 1/4" = 1'-0"

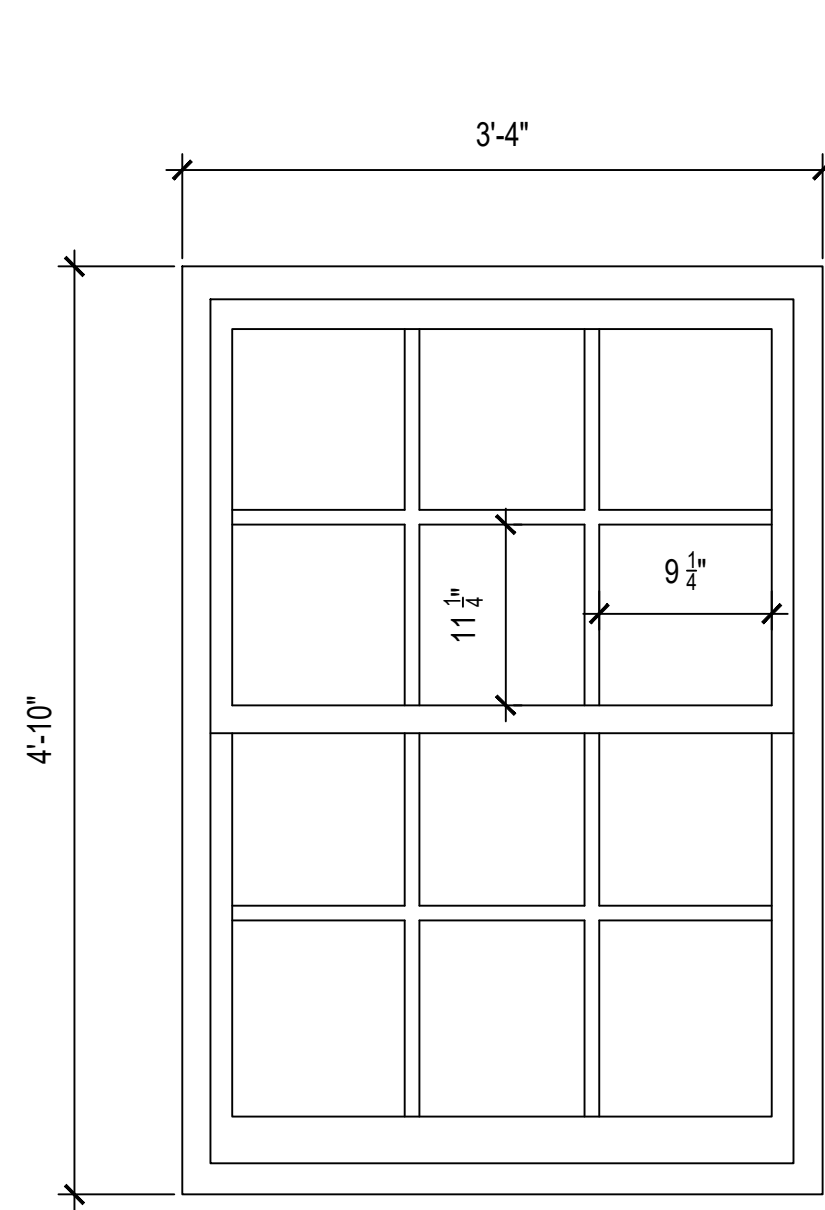


<b>RESTORATION OF BUILDING EXTERIOR INCLUDING NEW HISTORIC REPLACEMENT WINDOWS</b> DOUGLASTON Historic District      BLOCK 8030 LOT 81 304 Shore Road, Douglaston, New York 11363		
<b>MITROPOULOS Architects</b> Six Melrose Lane, Douglaston, NY 11363 (718) 224-4481		
<b>EXISTING &amp; PROPOSED NORTH ELEVATIONS</b>		<b>A-204</b>
Scale: 1/4" = 1'-0"	Drawn/Checked: SLDG / PM	Date: 2/28/2024
Sheet 4 of 15		Drawing No.

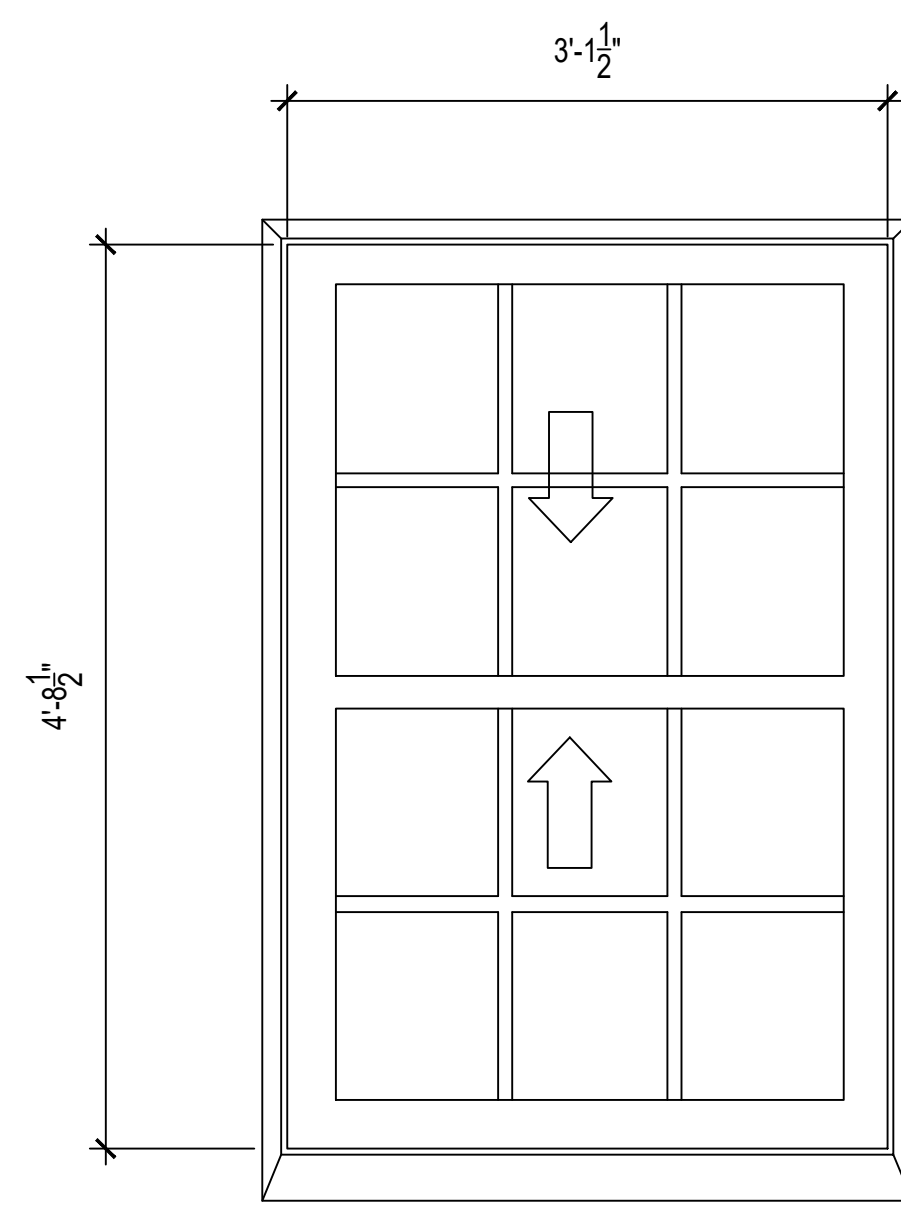




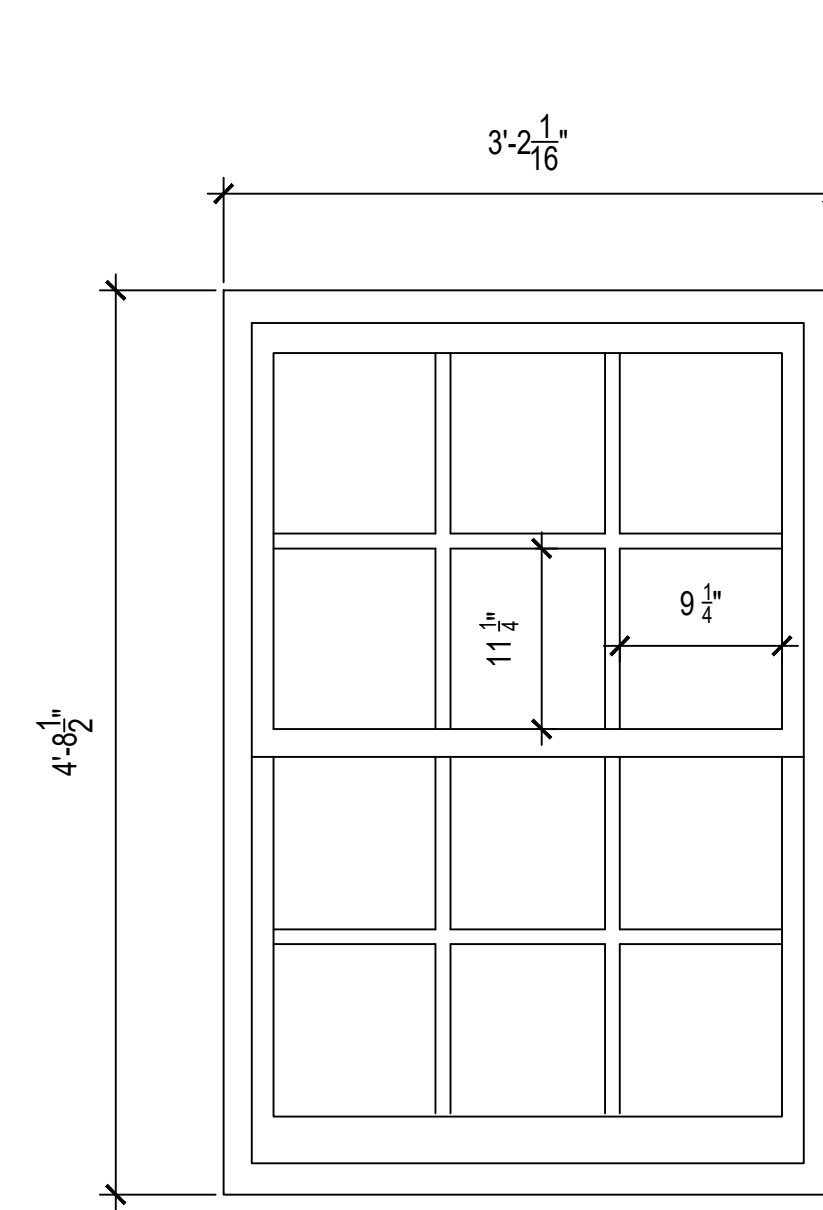
TYPICAL DOUBLE HUNG WINDOW - EXISTING



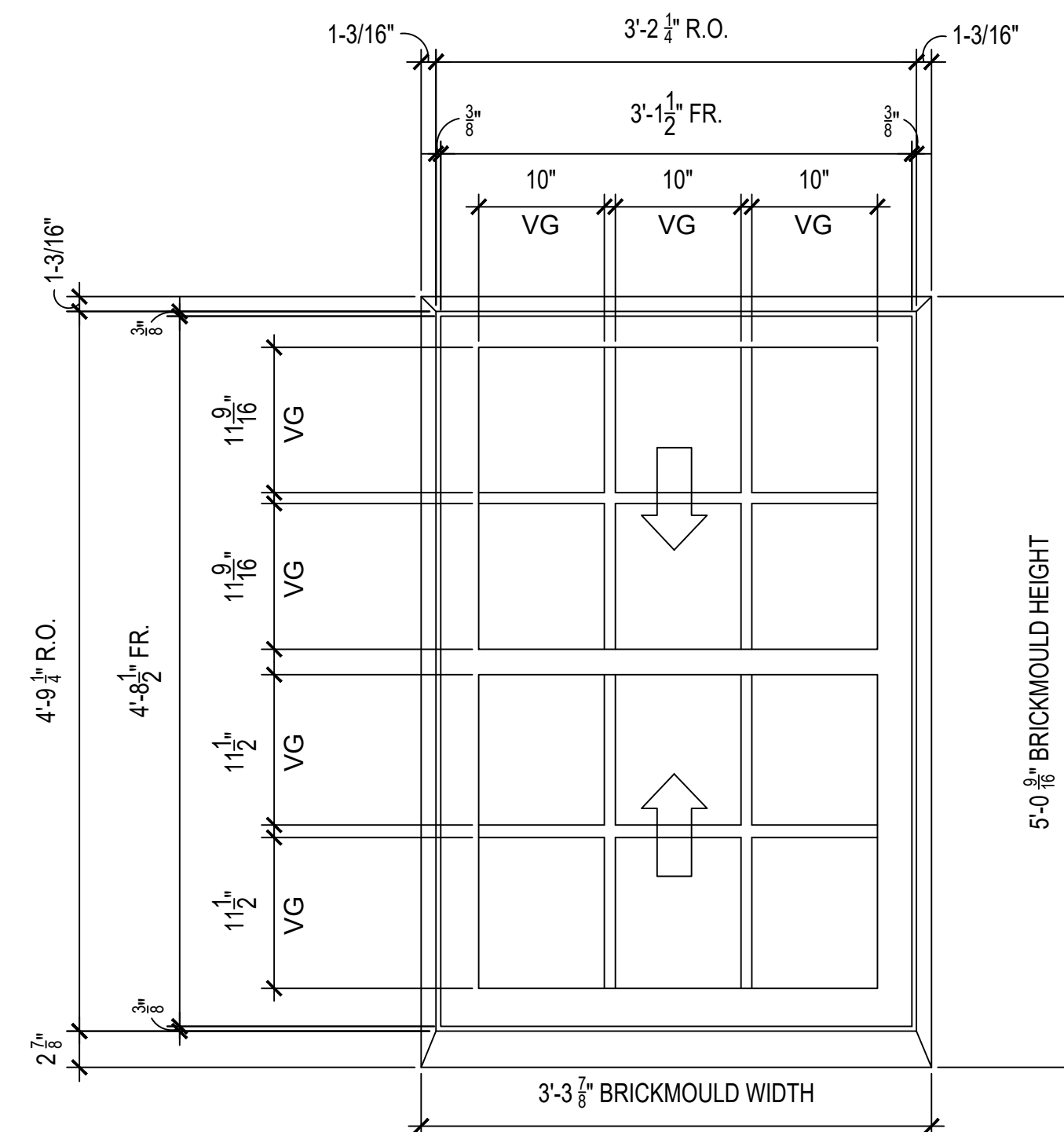
1ST FLOOR WINDOW ELEVATIONS - EXISTING  
SCALE: 1" = 1'-0"



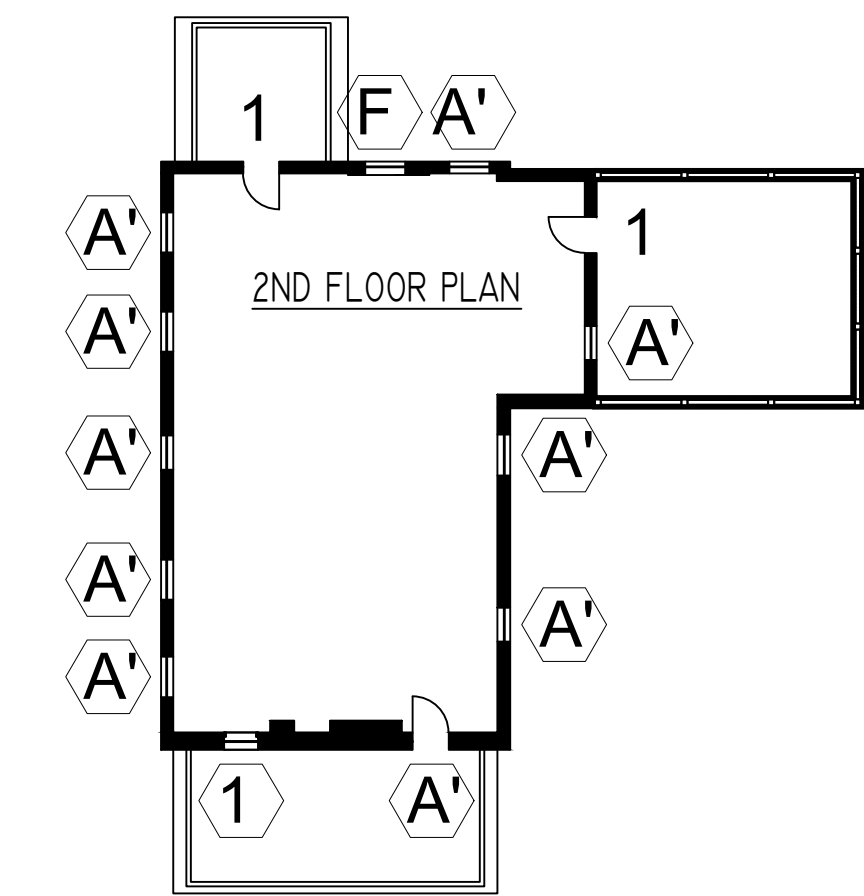
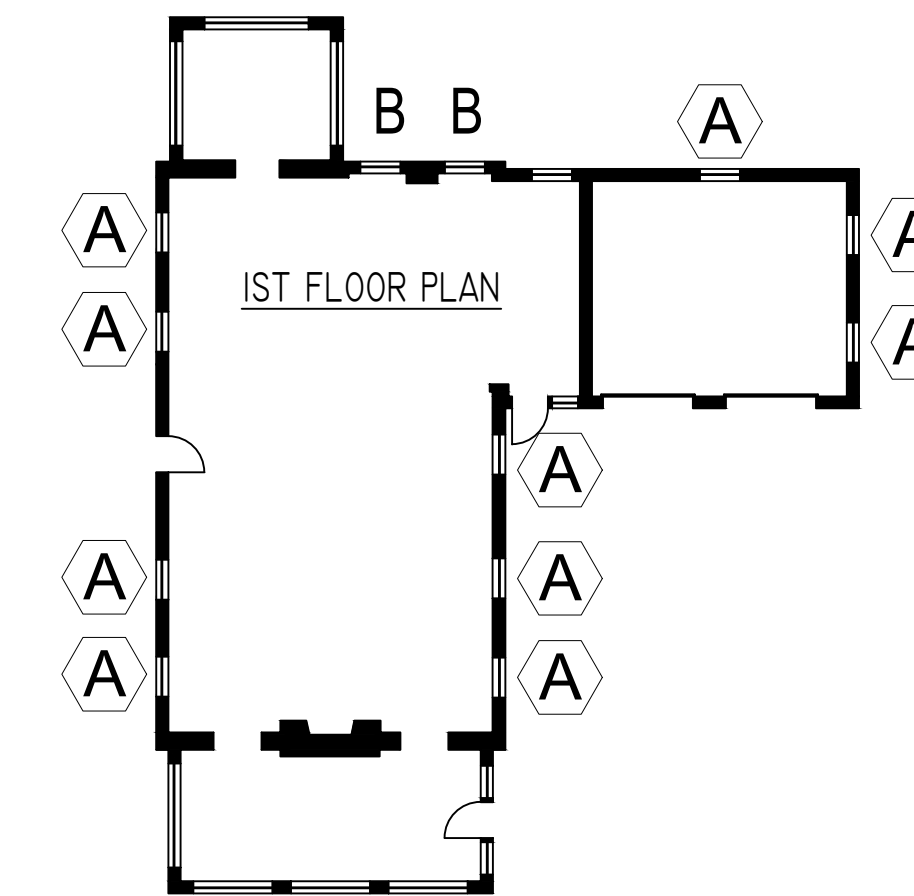
1ST FLOOR WINDOW ELEVATIONS - PROPOSED  
SCALE: 1" = 1'-0"



2ND FLOOR WINDOW ELEVATIONS - EXISTING  
SCALE: 1" = 1'-0"



2ND FLOOR WINDOW ELEVATIONS - PROPOSED  
SCALE: 1" = 1'-0"



KEY PLAN  
SCALE: N.T.S.

RESTORATION OF BUILDING EXTERIOR INCLUDING  
NEW HISTORIC REPLACEMENT WINDOWS  
DOUGLSTON Historic District BLOCK 8030 LOT 81  
304 Shore Road, Douglaston, New York 11363

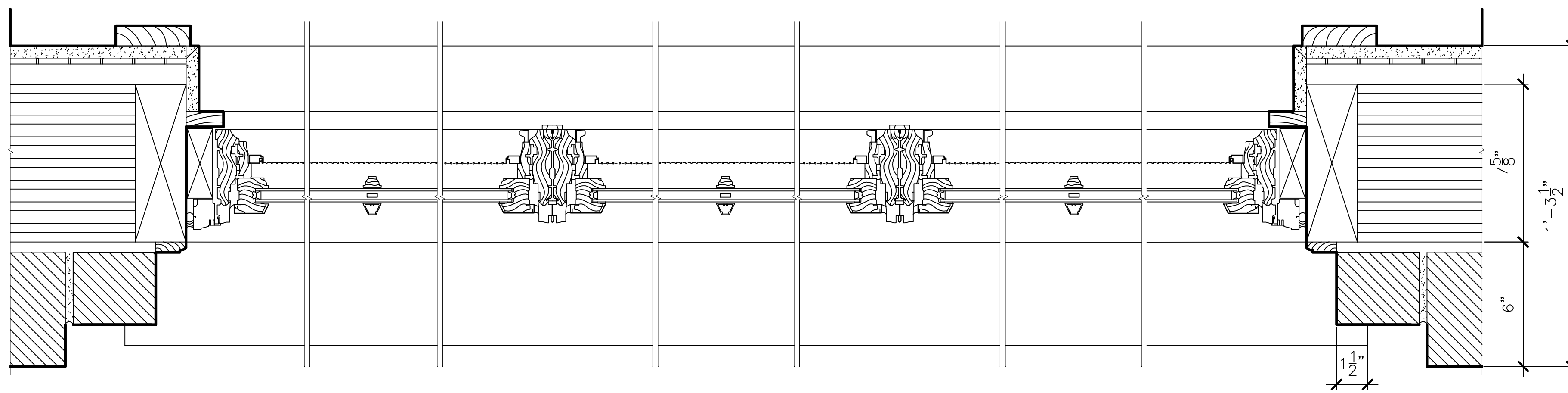
MITROPOULOS Architects  
Six Melrose Lane, Douglaston, NY 11363 (718) 224-4481

DOUBLE HUNG WINDOW A + A'  
HORIZONTAL & VERTICAL  
SECTIONS

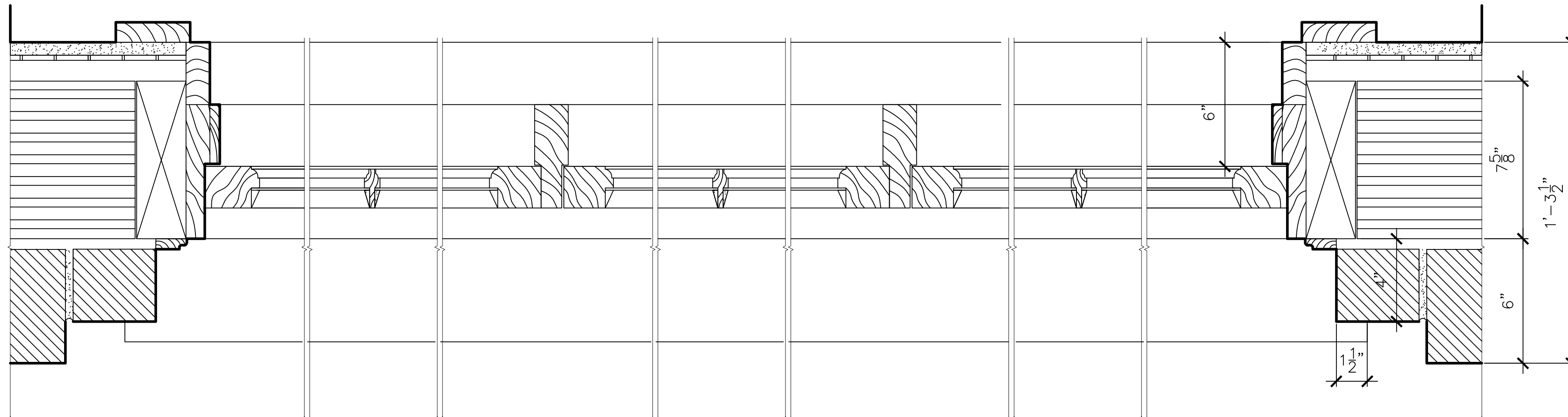
A-301

Scale	Drawn/Checked	Date	File
VARIES	SLJG/ PM	2/28/2024	Sheet 5 of 15

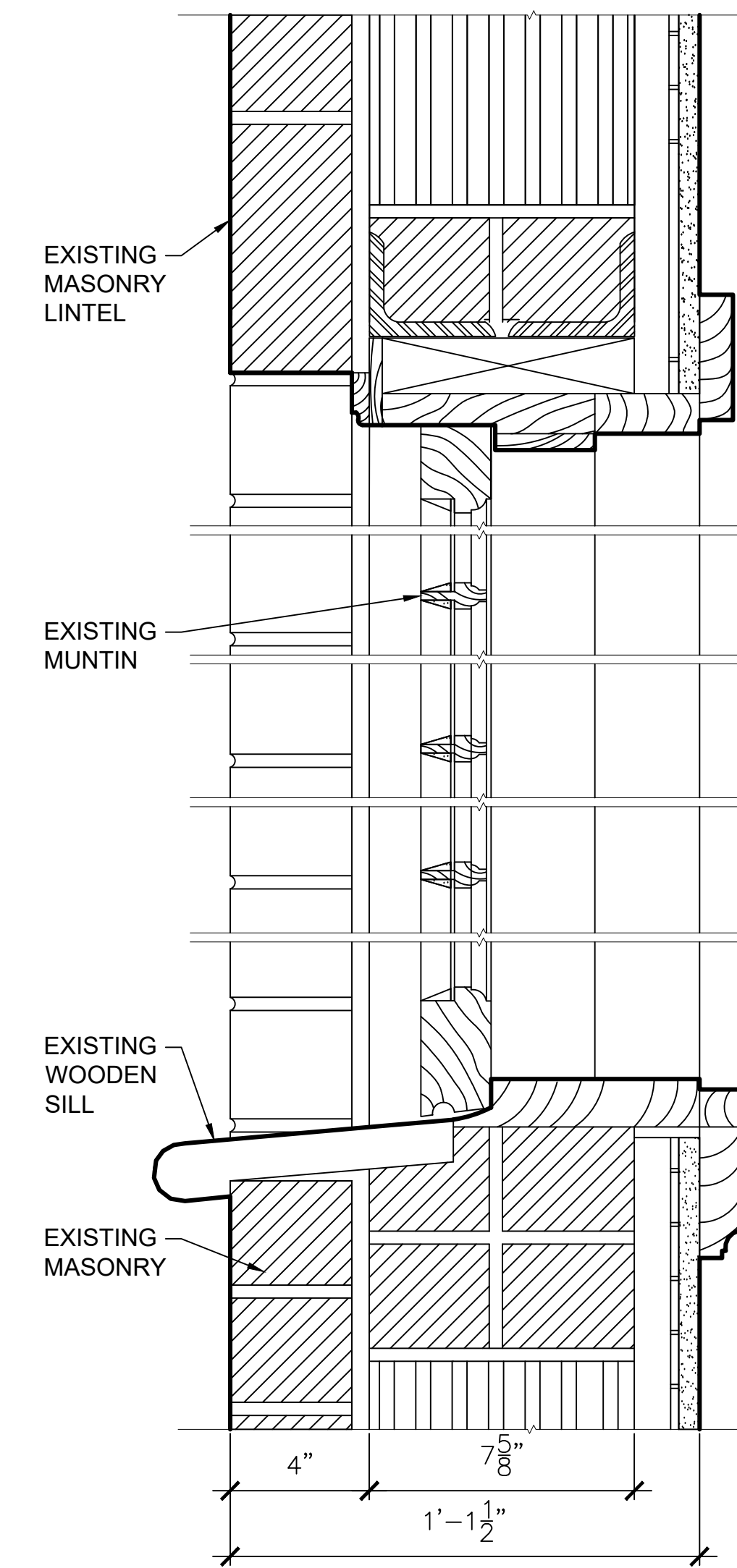




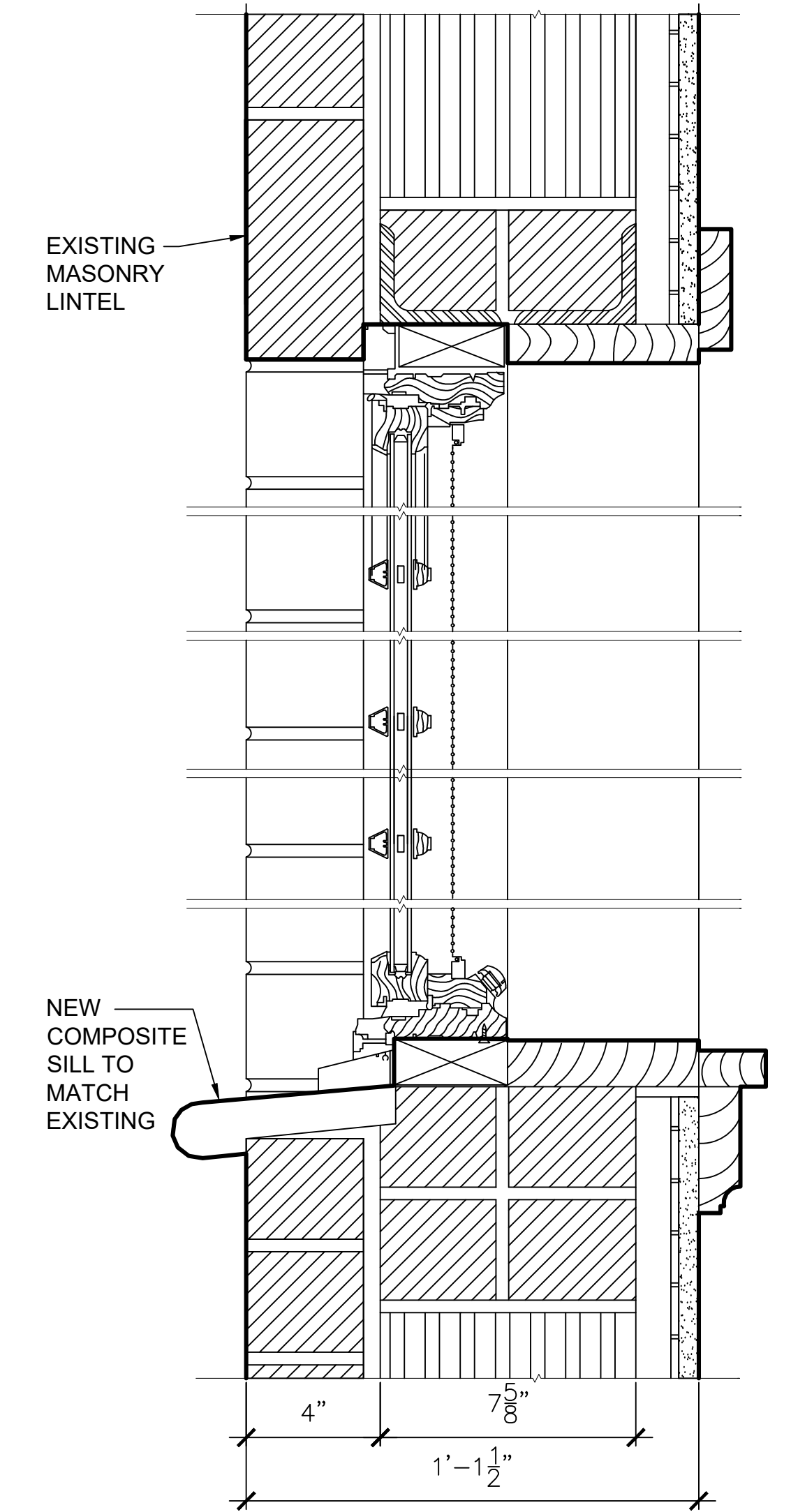
CASEMENT HORIZONTAL SECTION - PROPOSED  
SCALE: 3" = 1'-0"



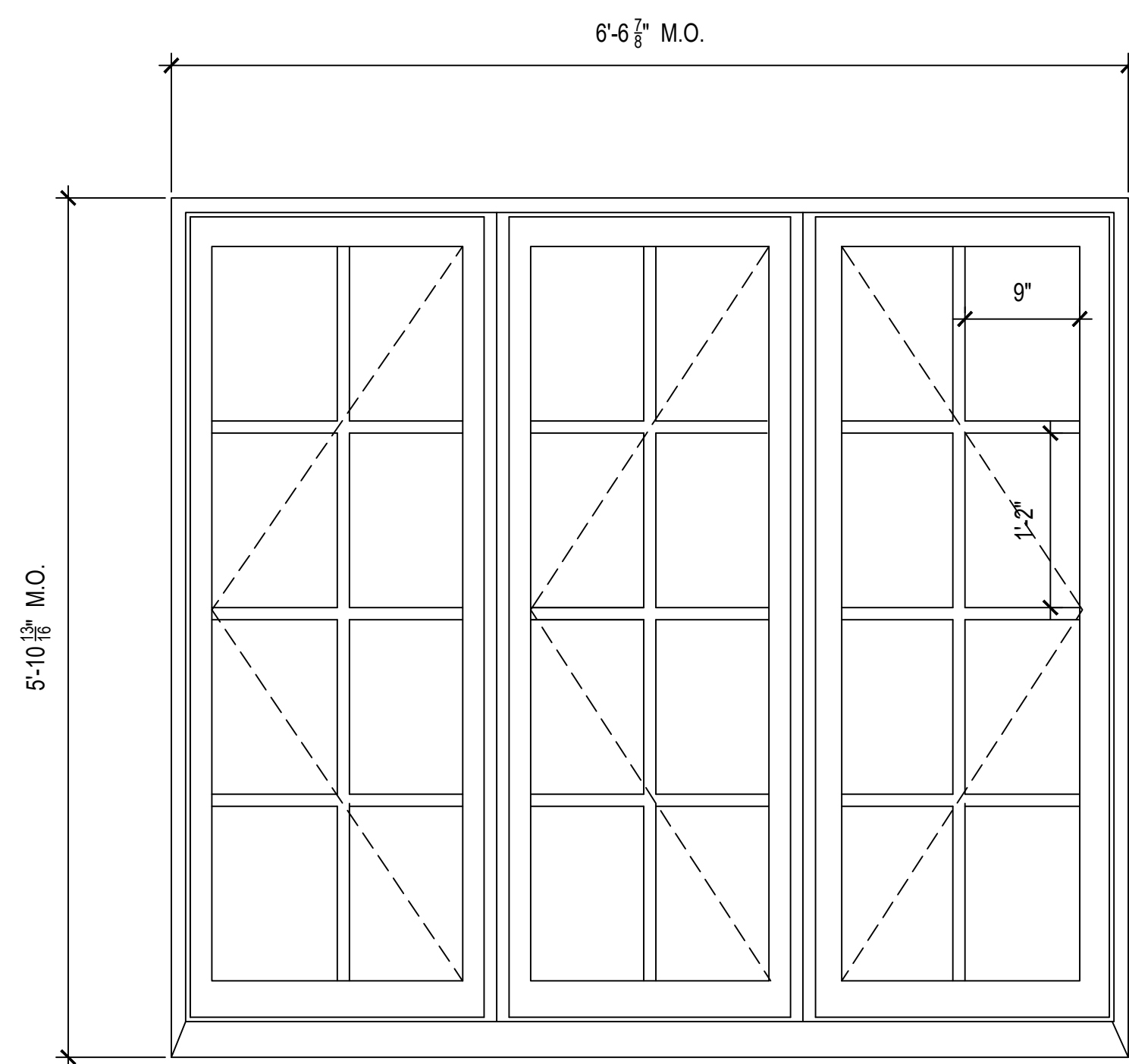
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SCALE: 3" = 1'-0"



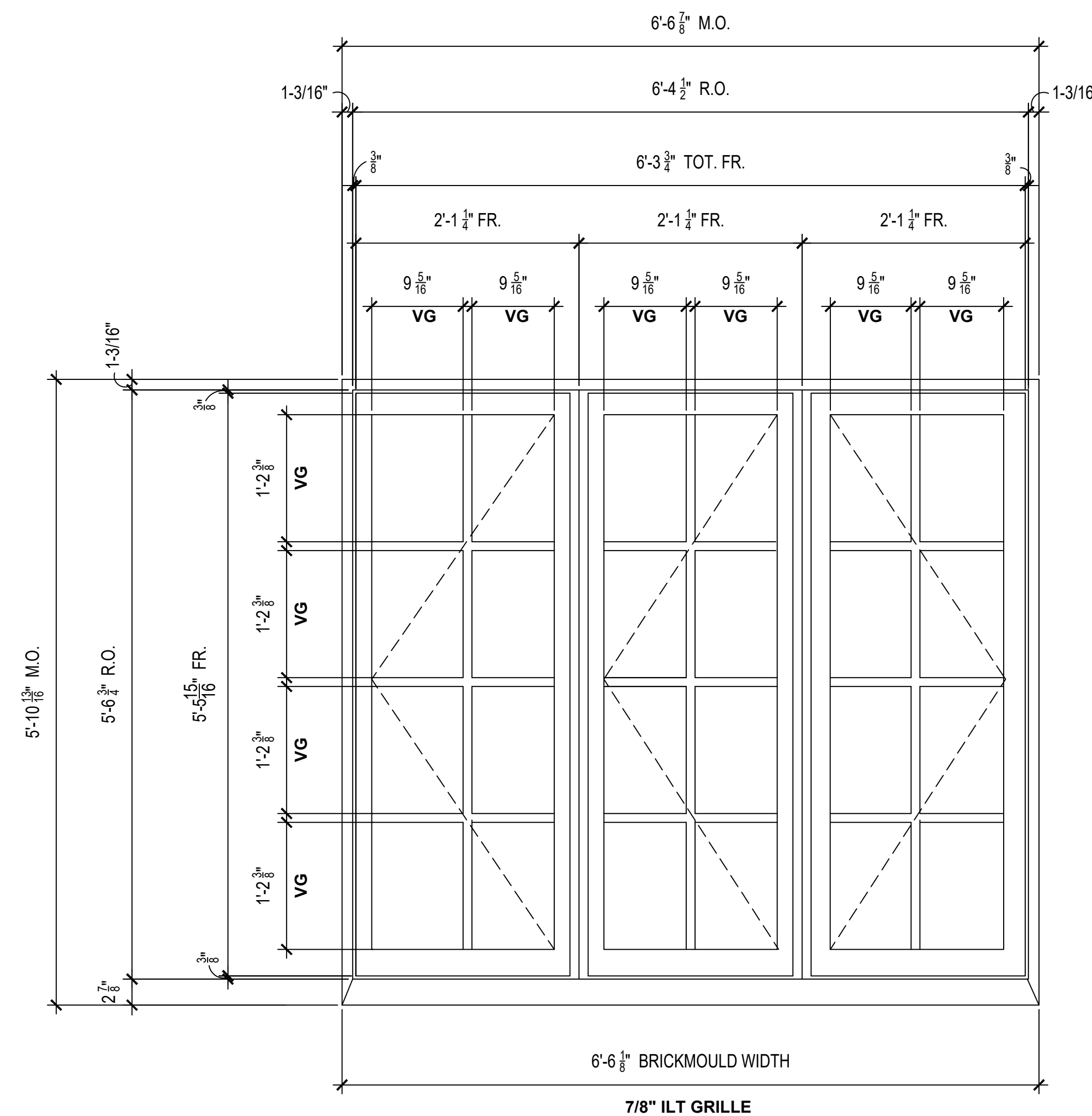
VERTICAL SECTION - EXISTING  
SCALE: 3" = 1'-0"



VERTICAL SECTION - PROPOSED  
SCALE: 3" = 1'-0"



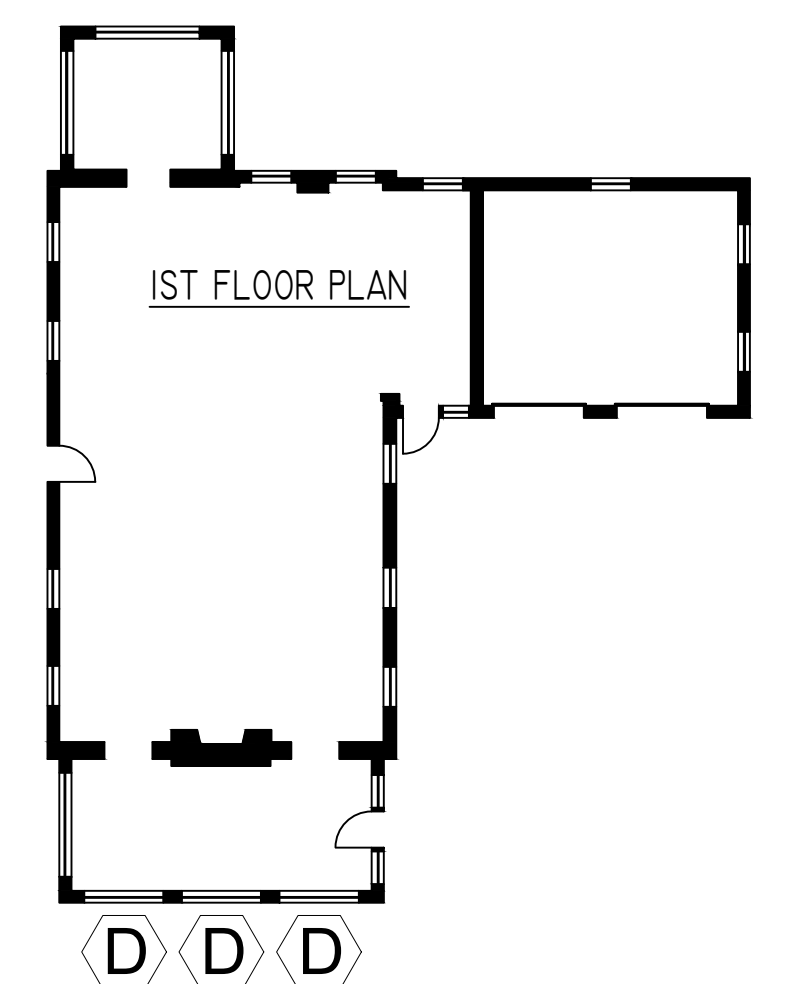
WINDOW ELEVATIONS - EXISTING  
SCALE: 1" = 1'-0"



WINDOW ELEVATIONS - PROPOSED  
SCALE: 1" = 1'-0"



TYPICAL THREE SASH CASEMENT WINDOW - EXISTING CONDITIONS



KEY PLAN  
SCALE: N.T.S.

RESTORATION OF BUILDING EXTERIOR INCLUDING  
NEW HISTORIC REPLACEMENT WINDOWS  
DOUGLSTON Historic District BLOCK 8030 LOT 81  
304 Shore Road, Douglaston, New York 11363

MITROPOULOS Architects

Six Melrose Lane, Douglaston, NY 11363 (718) 224-4481

Drawing Title  
**CASEMENT WINDOW TYPE D  
HORIZONTAL AND VERTICAL  
SECTIONS**

Drawing No.  
**A-303**

Scale	Drawn/Checked	Date
VARIES	CN / PM	2/28/2024

Sheet 7 of 15



May 14, 2024  
Public Hearing

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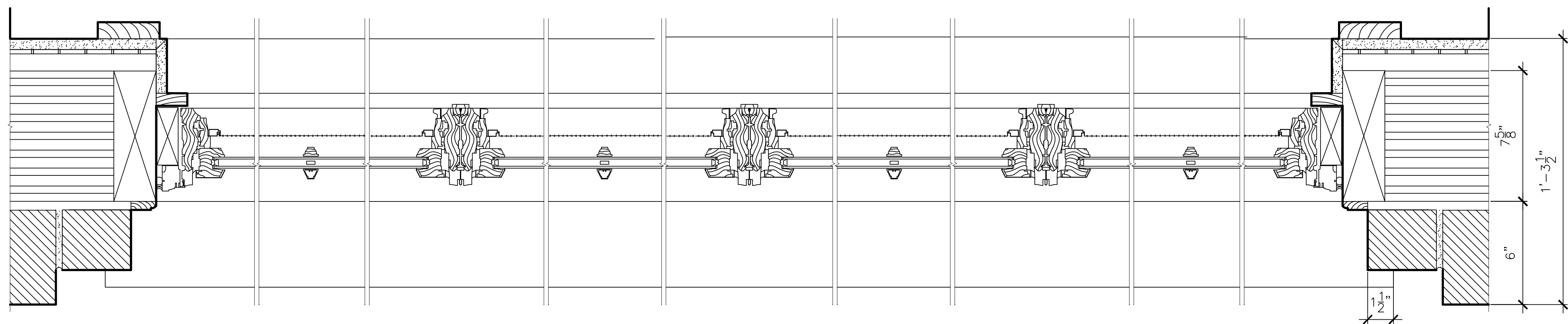
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York) 877-853-5257 (Toll free) US  
888 475 4499 (Toll free)

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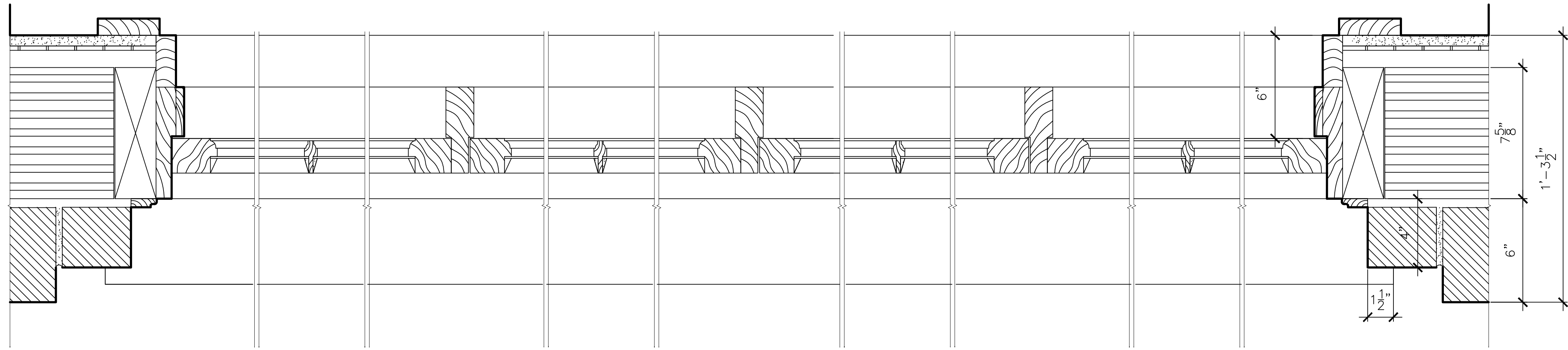


# APPENDIX

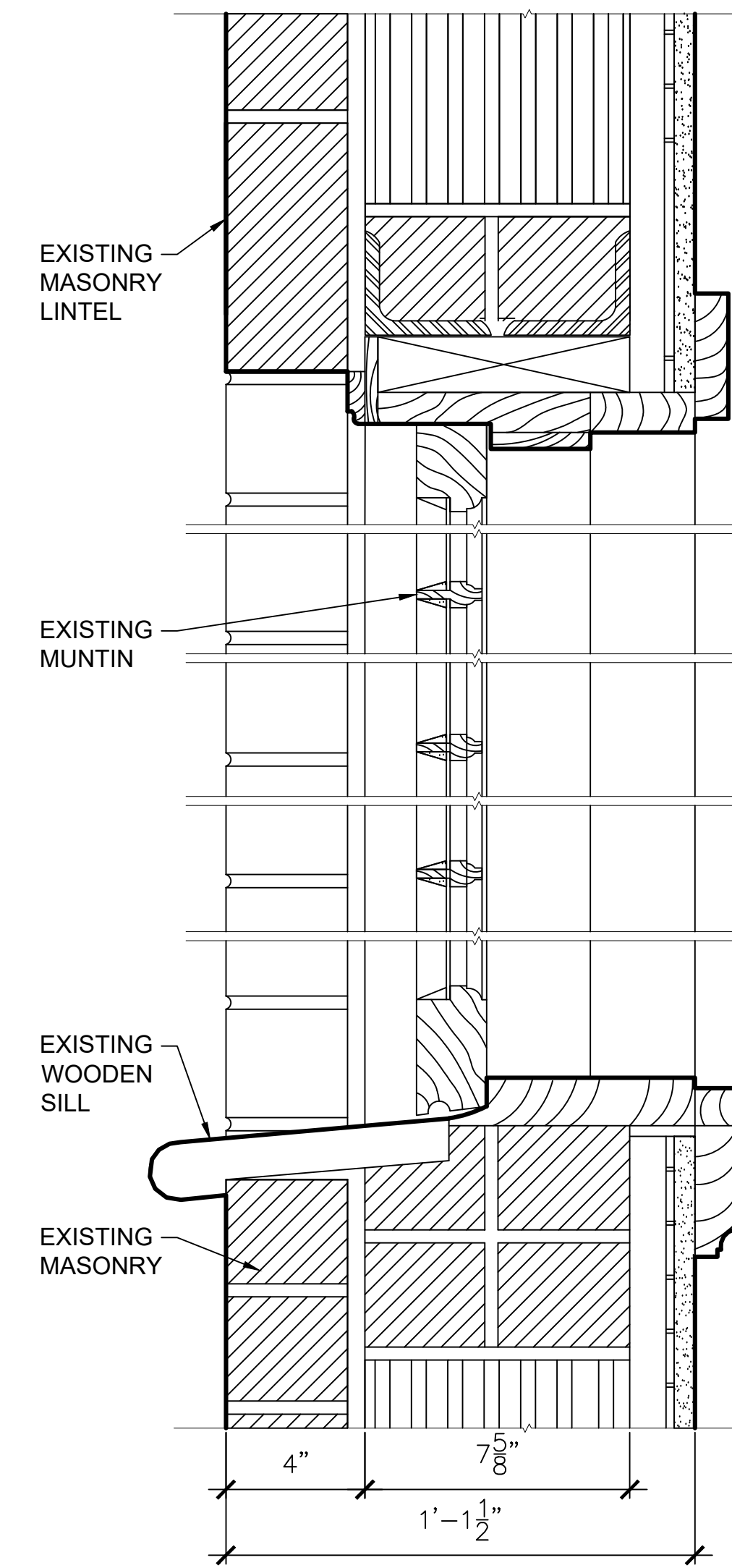




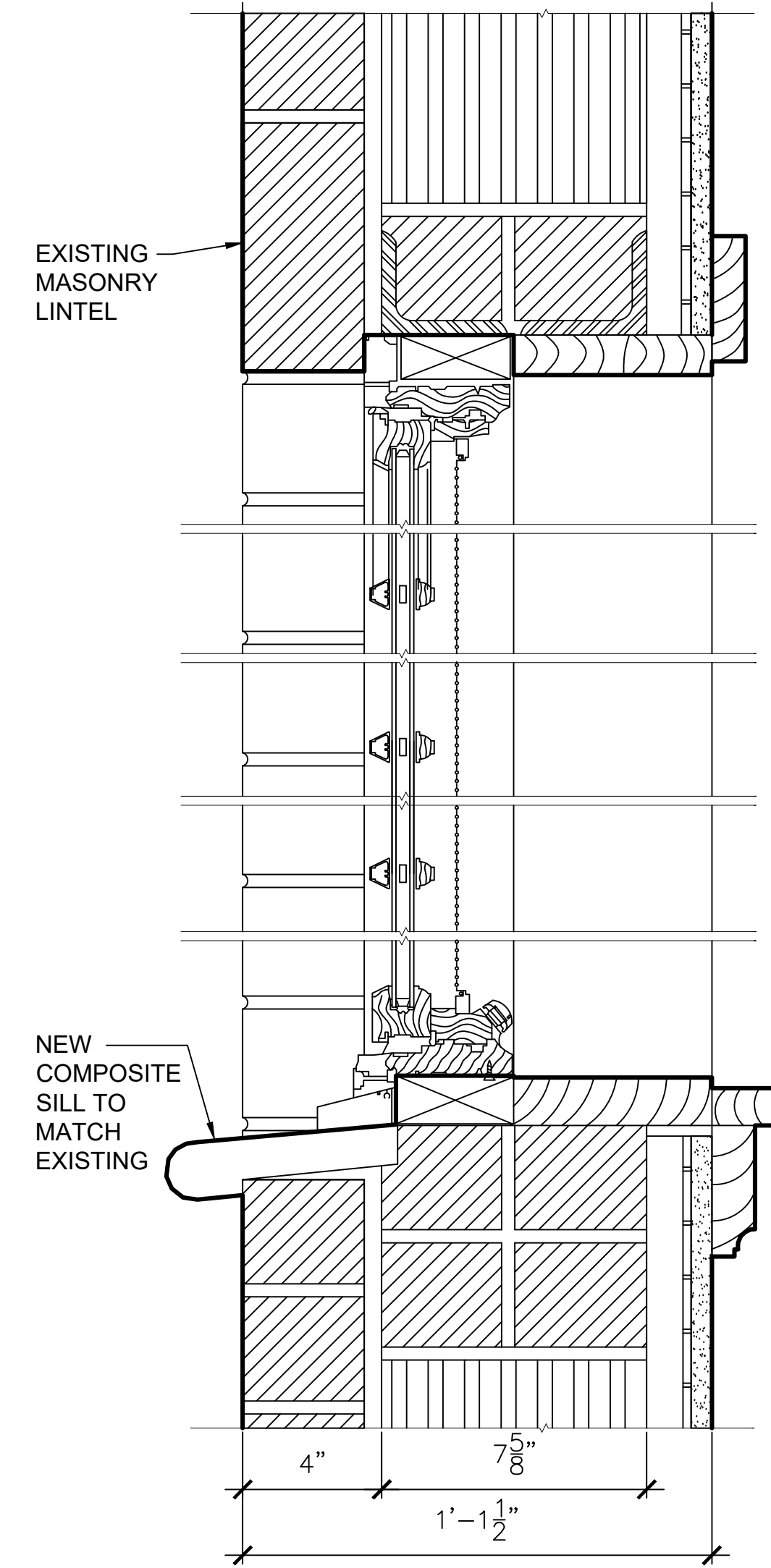
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SCALE: 3" = 1'-0"



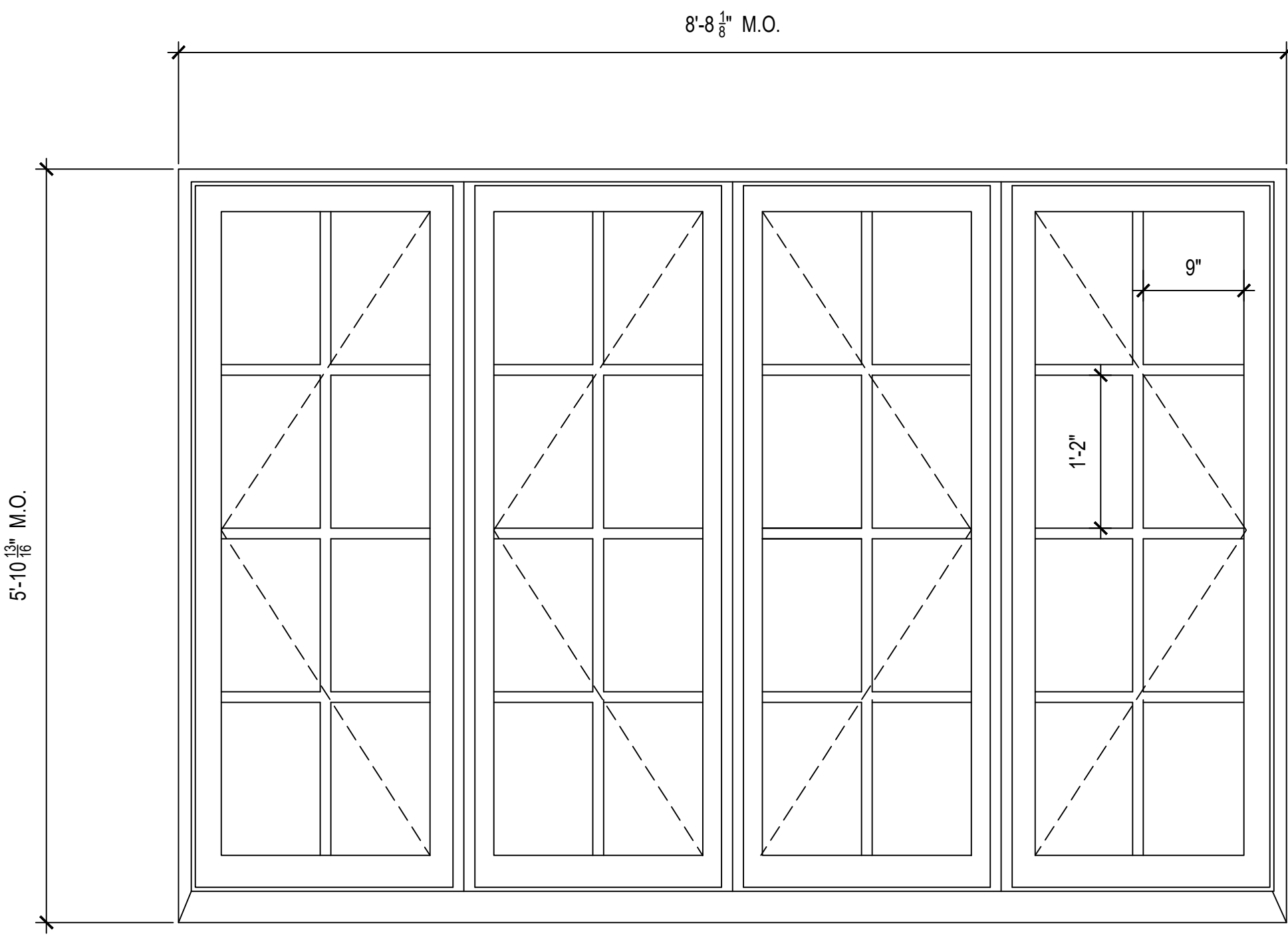
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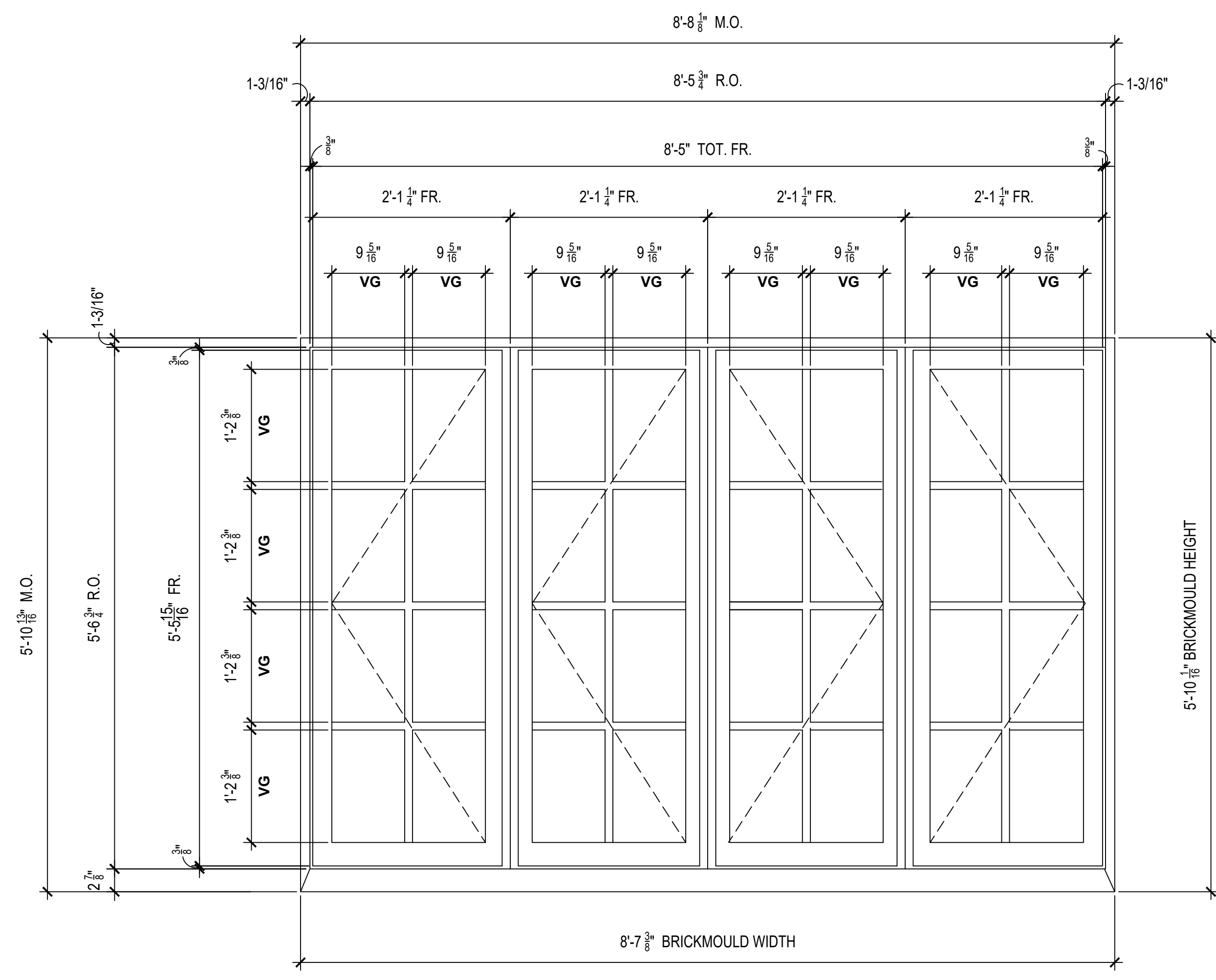
VERTICAL SECTION - EXISTING  
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VERTICAL SECTION - PROPOSED  
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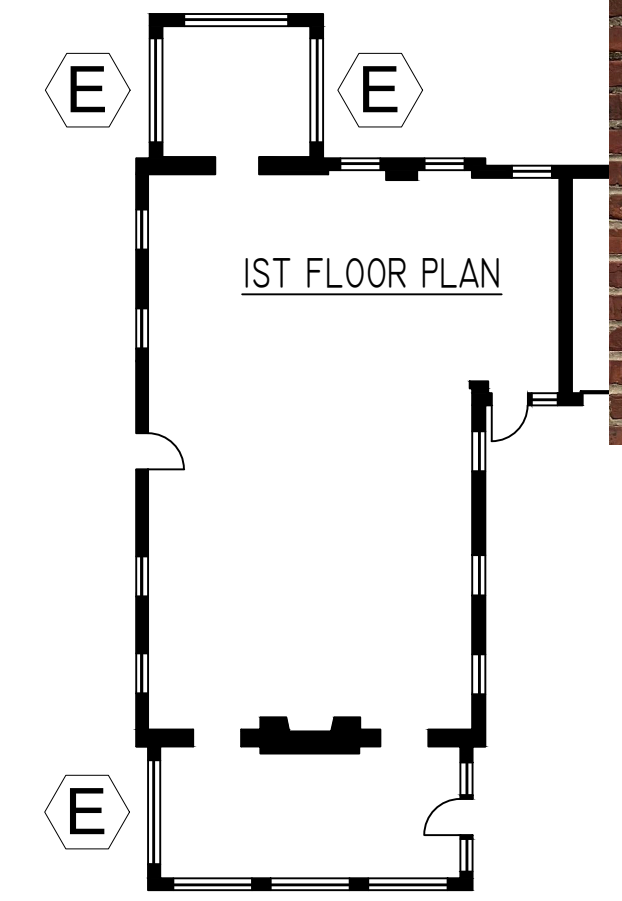


WINDOW ELEVATIONS - EXISTING  
SCALE: 1" = 1'-0"



WINDOW ELEVATIONS - PROPOSED  
SCALE: 1" = 1'-0"

EXISTING  
FOUR SASH  
CASEMENT WINDOW



KEY PLAN  
SCALE: N.T.S.

**RESTORATION OF BUILDING EXTERIOR INCLUDING  
NEW HISTORIC REPLACEMENT WINDOWS**  
DOUGLASTON Historic District  
304 Shore Road, Douglaston, New York 11363

BLOCK 8030 LOT 81

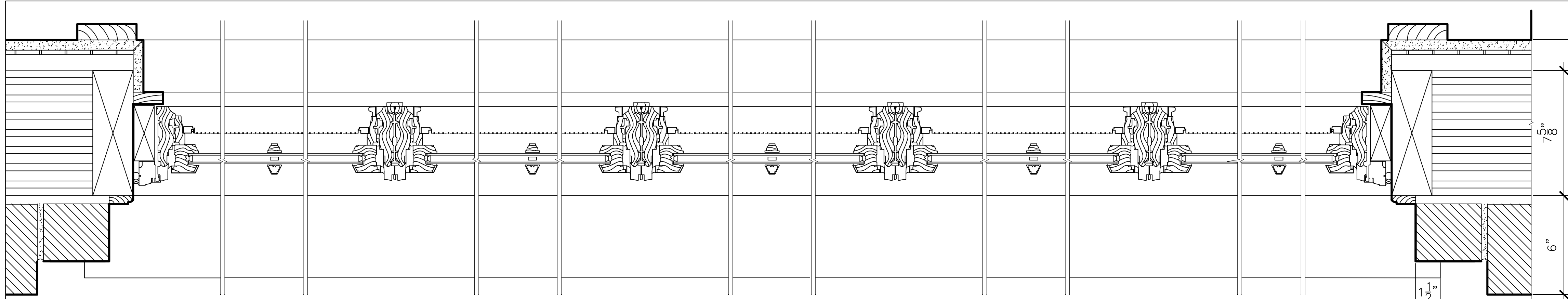
**MITROPOULOS Architects**  
Six Melrose Lane, Douglaston, NY 11363 (718) 224-4481

Drawing Title: **CASEMENT WINDOW TYPE E  
HORIZONTAL AND VERTICAL  
SECTIONS**

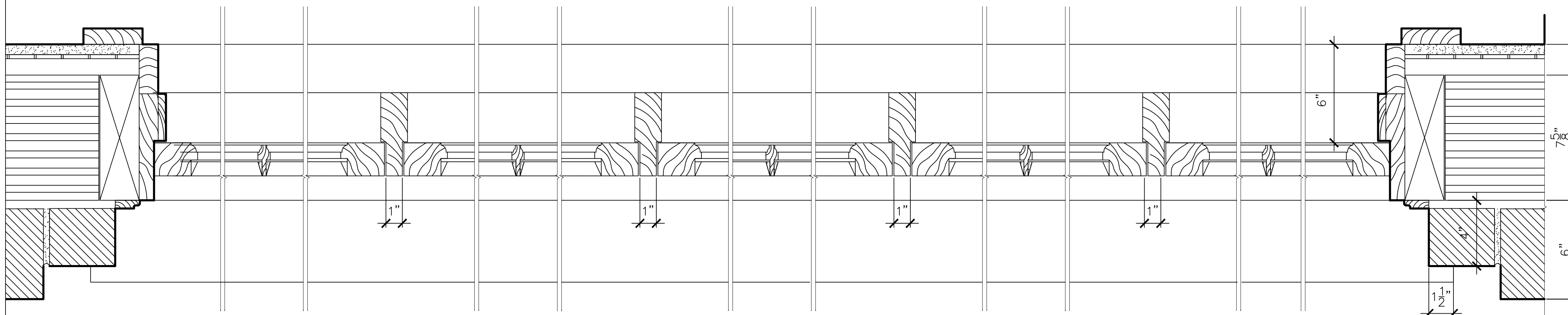
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Date: 2/28/2024

Drawing No: **A-304**  
File: Sheet 8 of 15

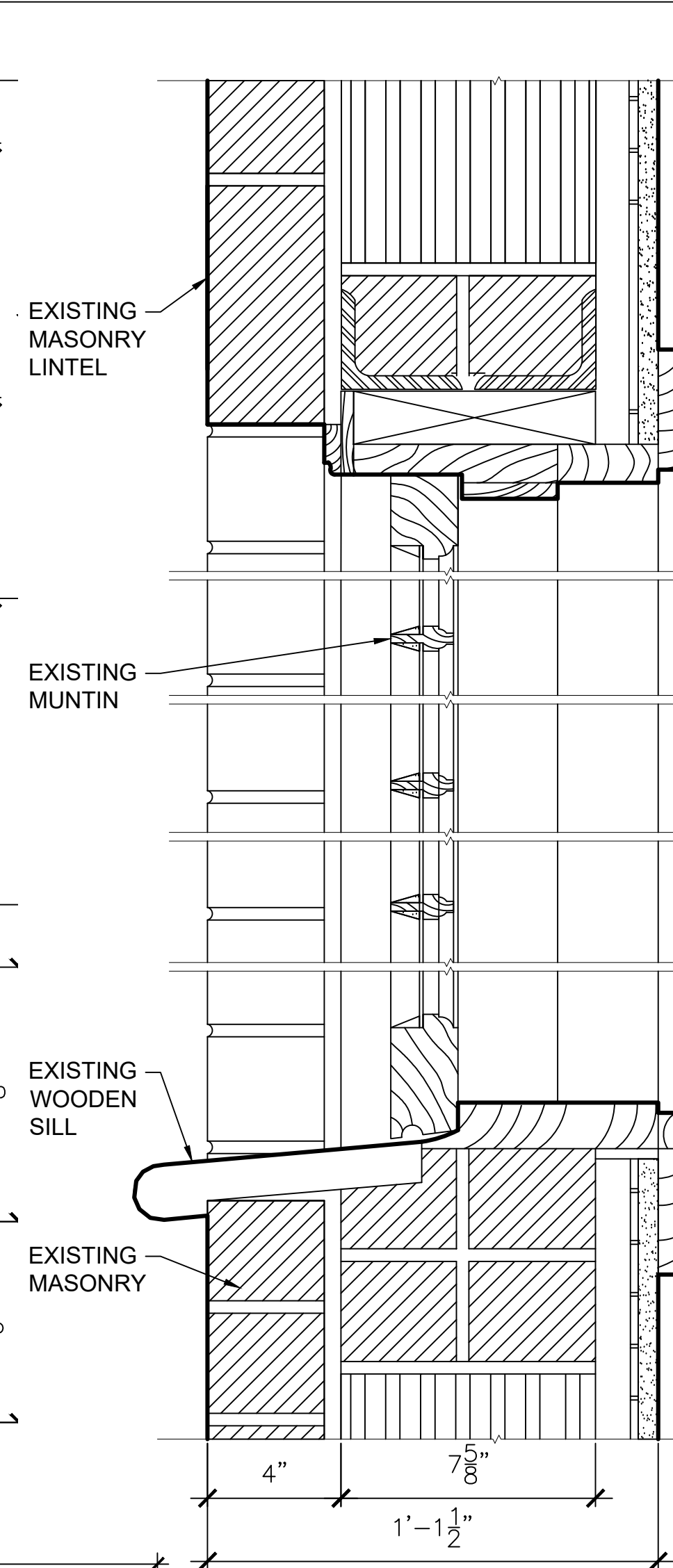




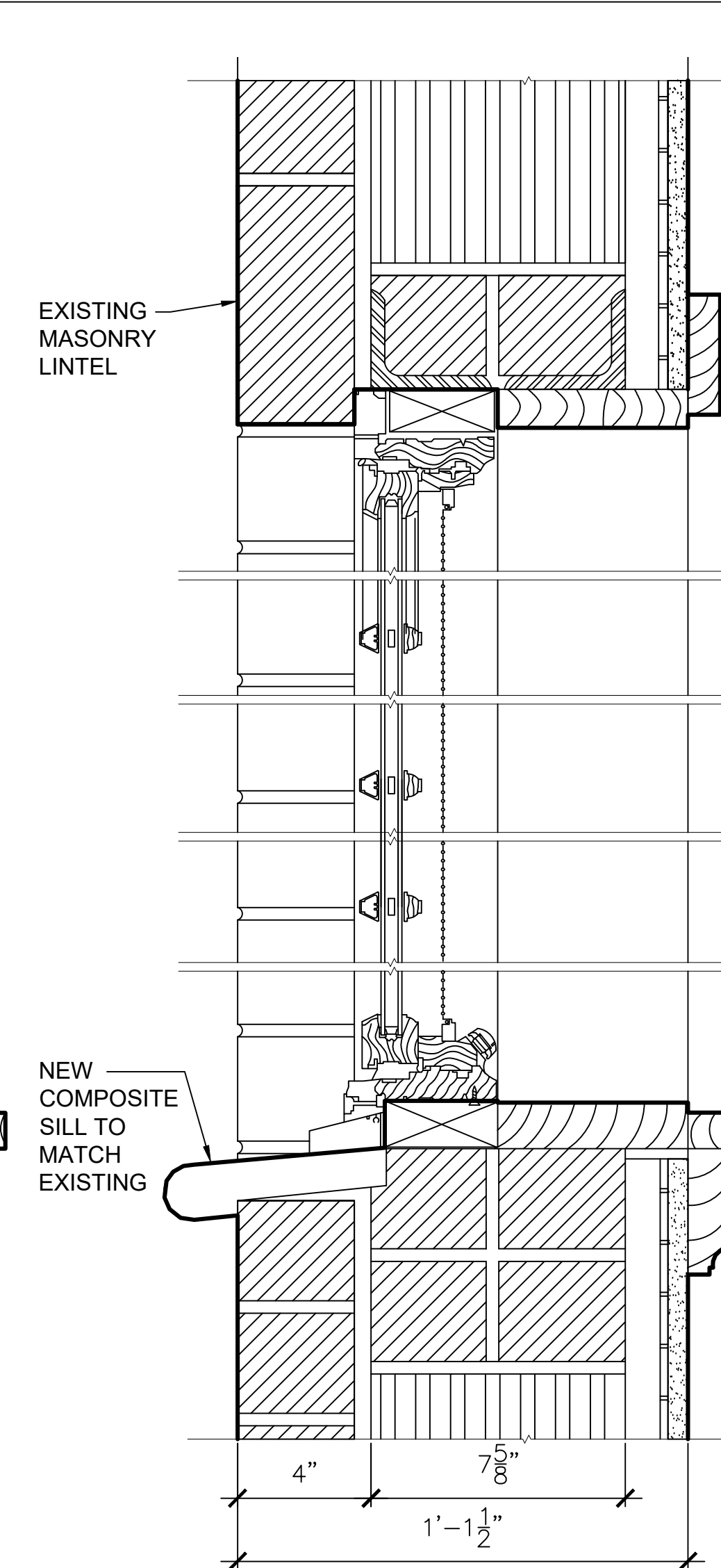
CASEMENT HORIZONTAL SECTION - PROPOSED  
SCALE: 3" = 1'-0"



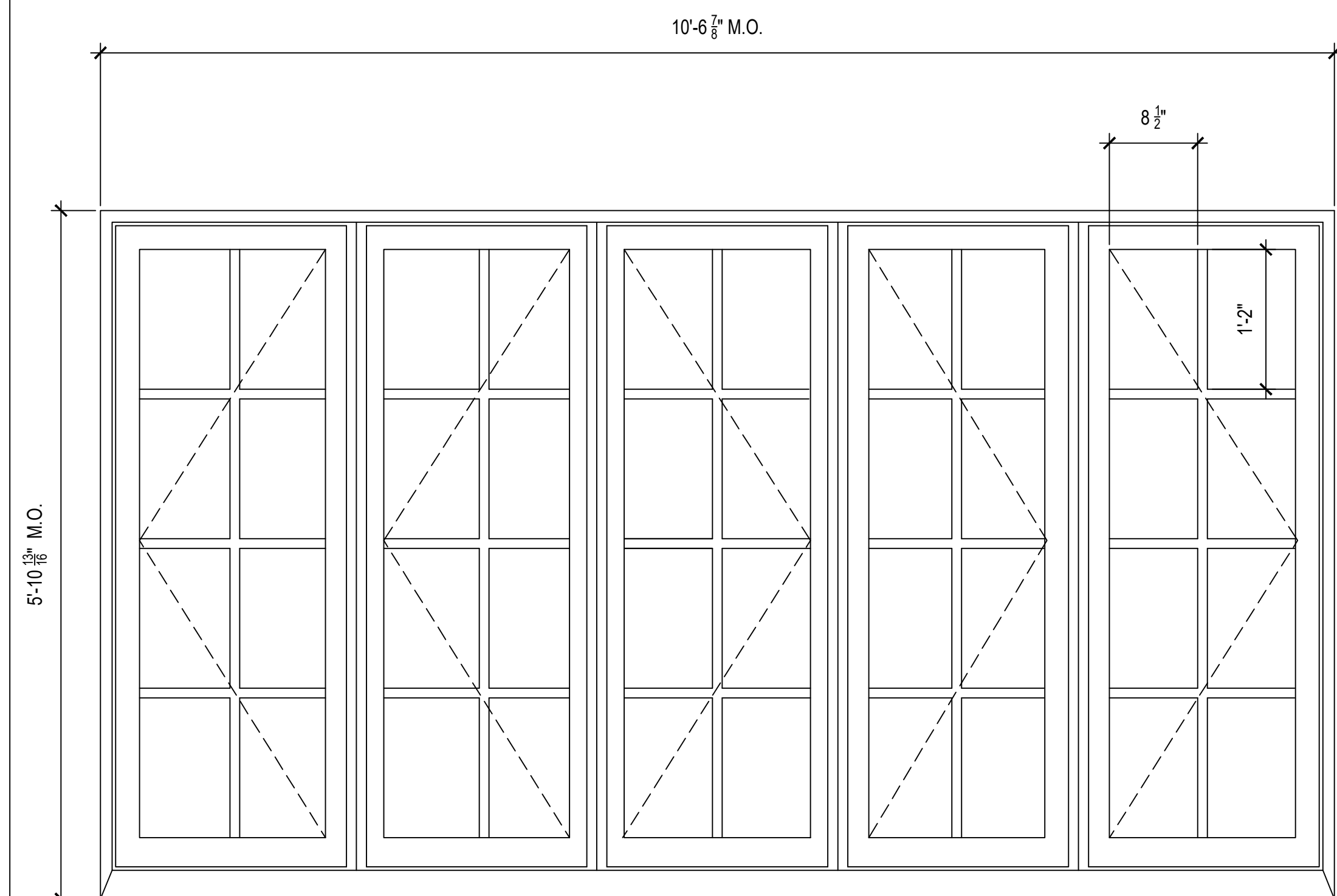
CASEMENT HORIZONTAL SECTION - EXISTING  
SCALE: 3" = 1'-0"



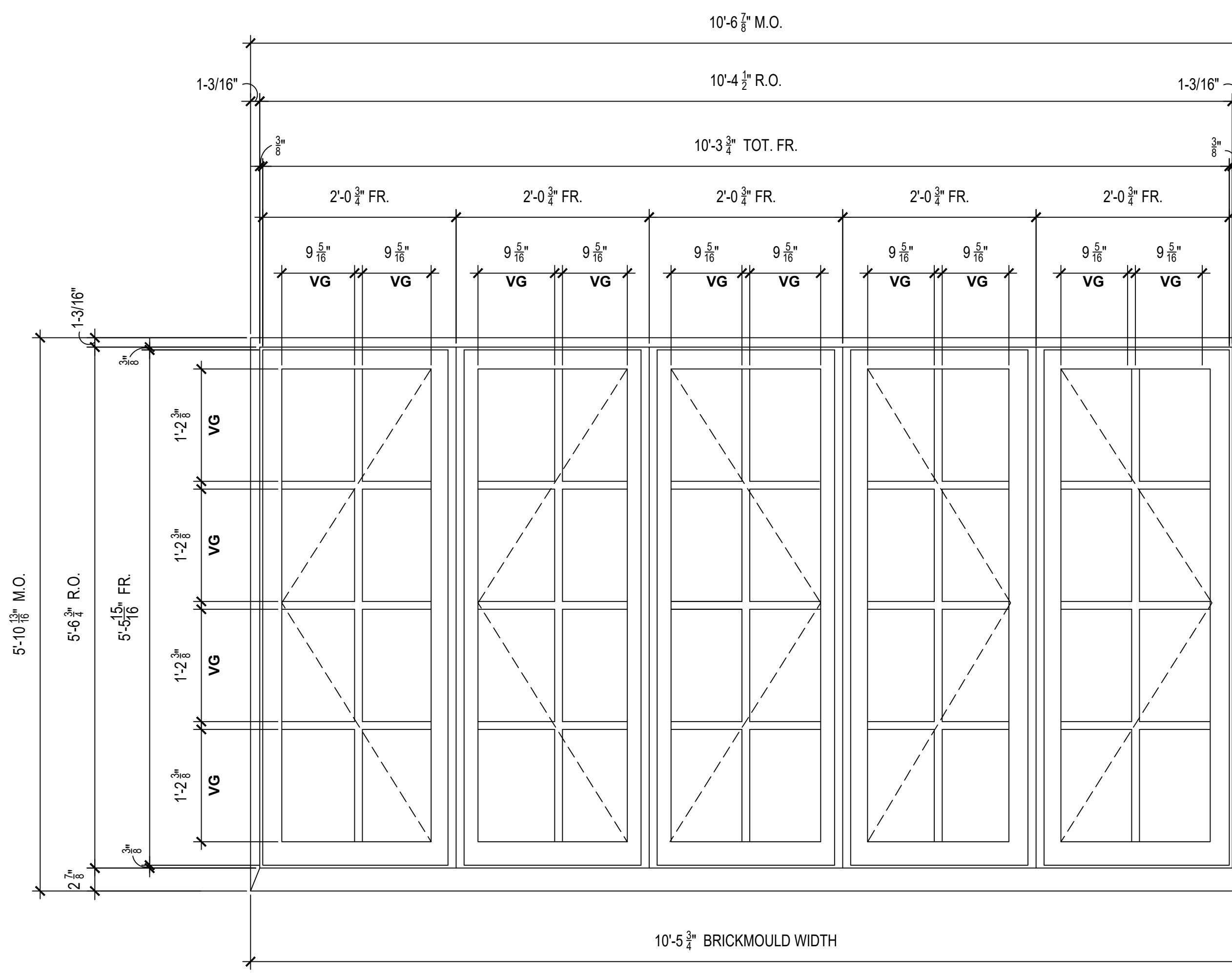
VERTICAL SECTION - EXISTING  
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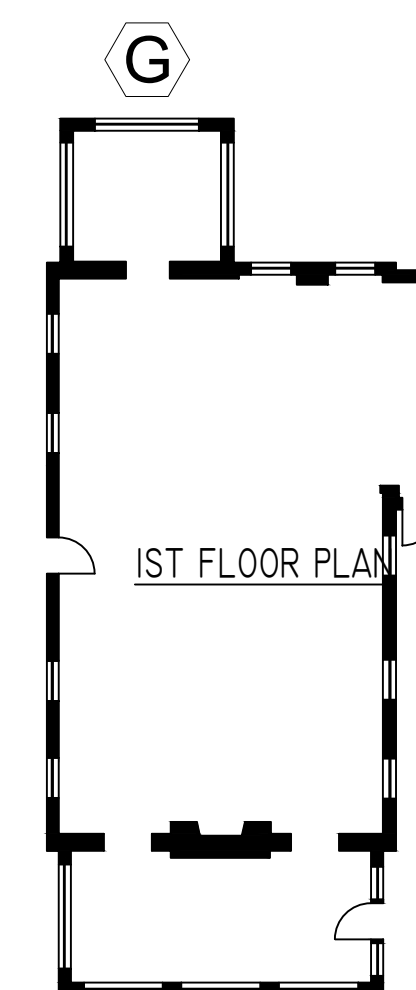
VERTICAL SECTION - PROPOSED  
SCALE: 3" = 1'-0"



WINDOW ELEVATIONS - EXISTING  
SCALE: 1" = 1'-0"



WINDOW ELEVATIONS - PROPOSED  
SCALE: 1" = 1'-0"



KEY PLAN  
SCALE: N.T.S.



EXISTING FIVE SASH CASEMENT WINDOW

**RESTORATION OF BUILDING EXTERIOR INCLUDING  
NEW HISTORIC REPLACEMENT WINDOWS**  
DOUGLASTON Historic District BLOCK 8030 LOT 81  
304 Shore Road, Douglaston, New York 11363

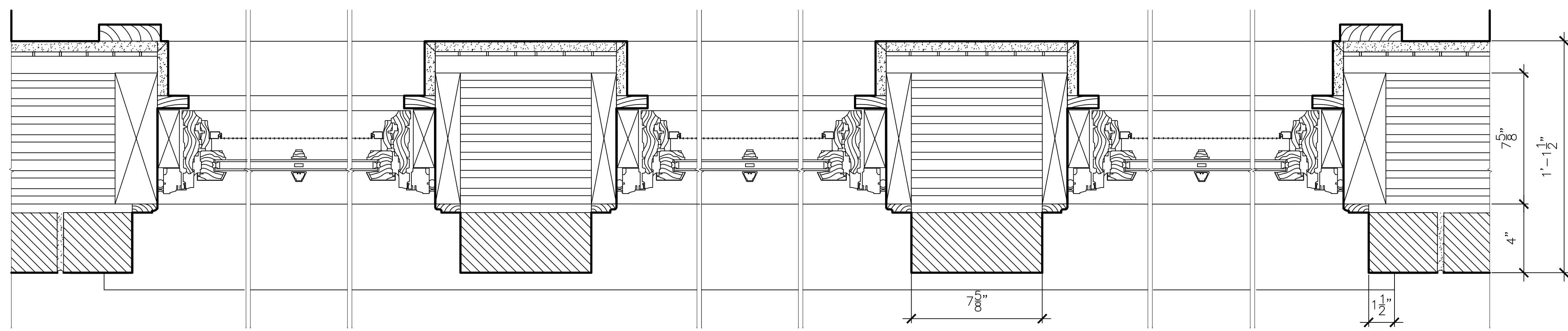
**MITROPOULOS Architects**  
Six Melrose Lane, Douglaston, NY 11363 (718) 224-4481

Drawing Title: **CASEMENT WINDOW TYPE G  
HORIZONTAL AND VERTICAL  
SECTIONS**

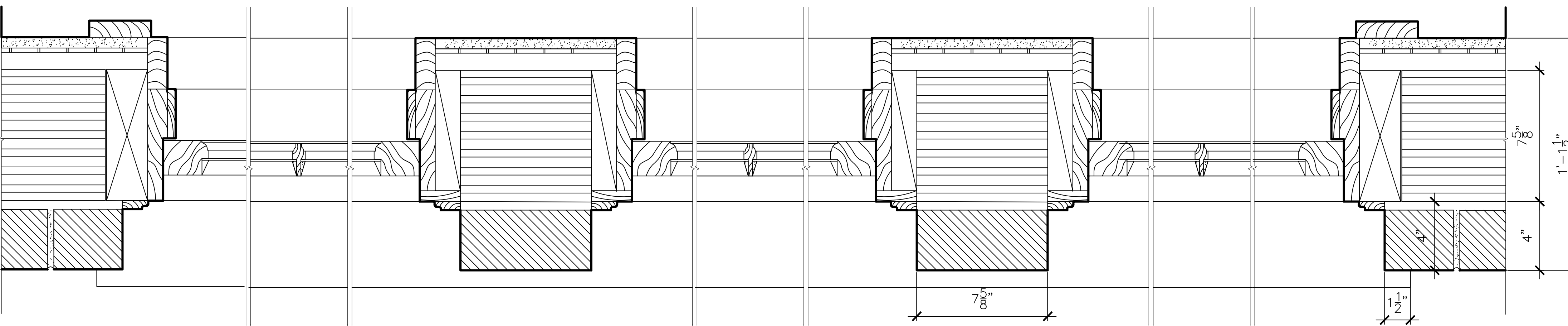
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Date: 2/28/2024

File: **A-305**  
Sheet 9 of 15

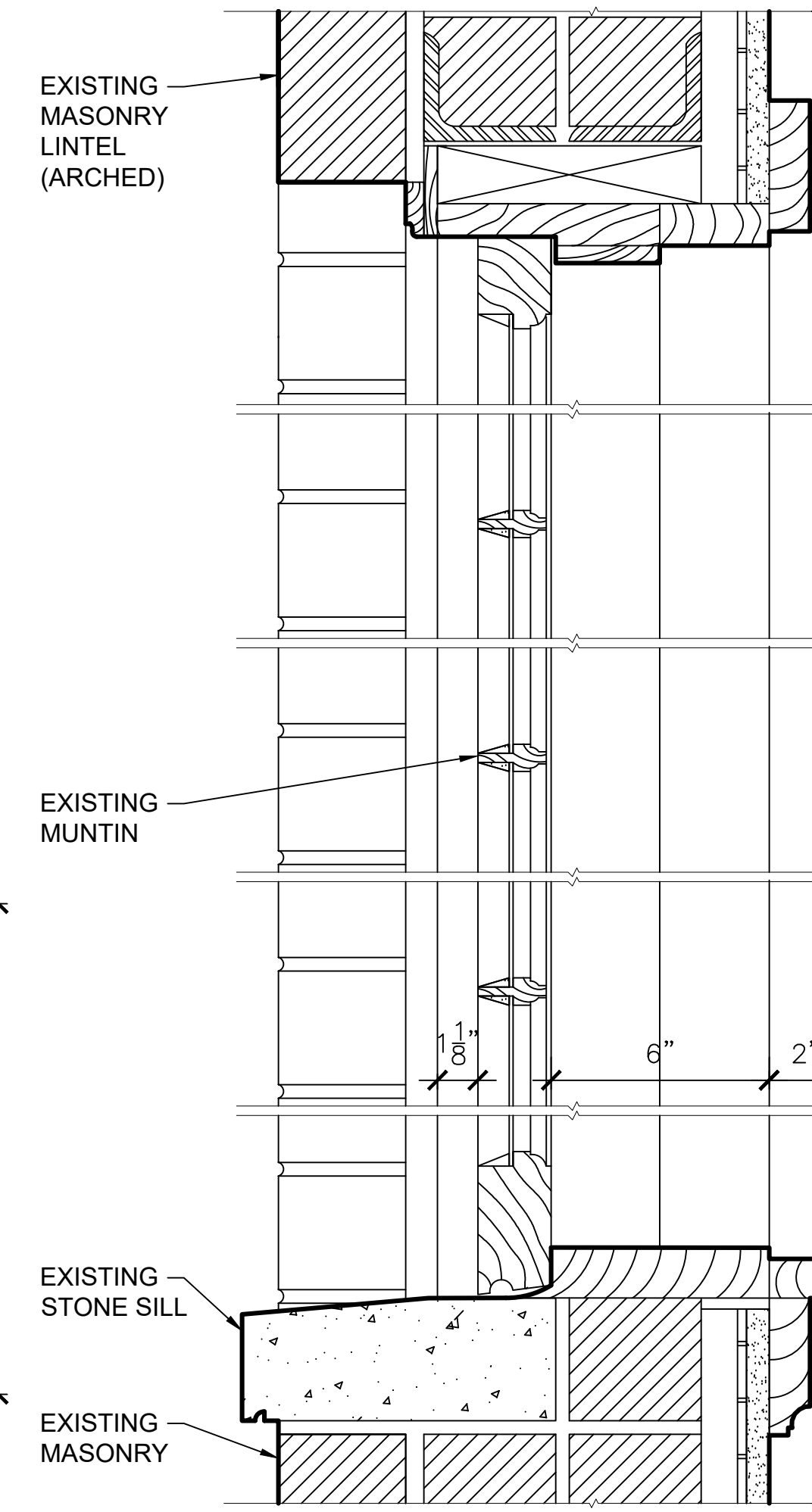




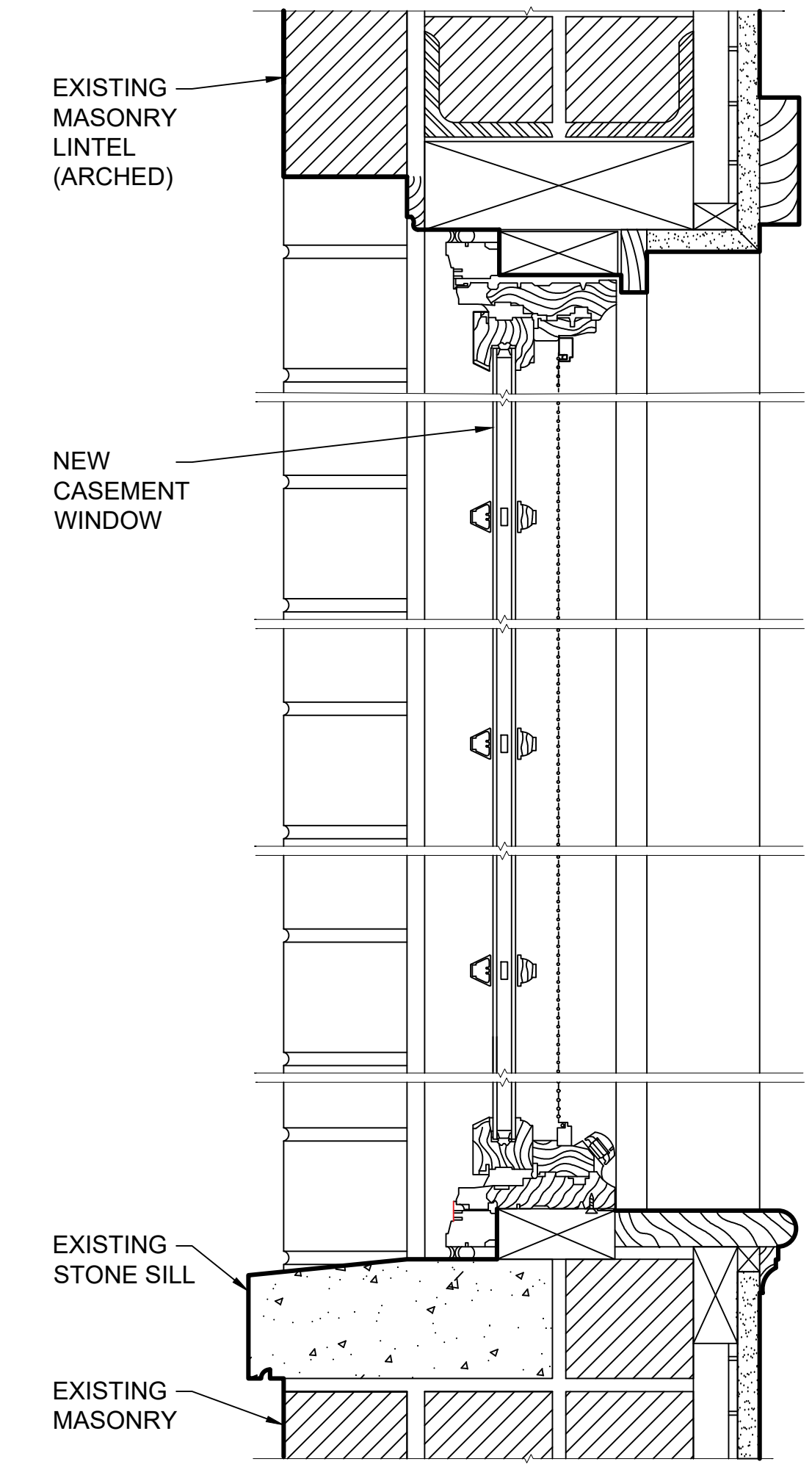
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SCALE: 3" = 1'-0"



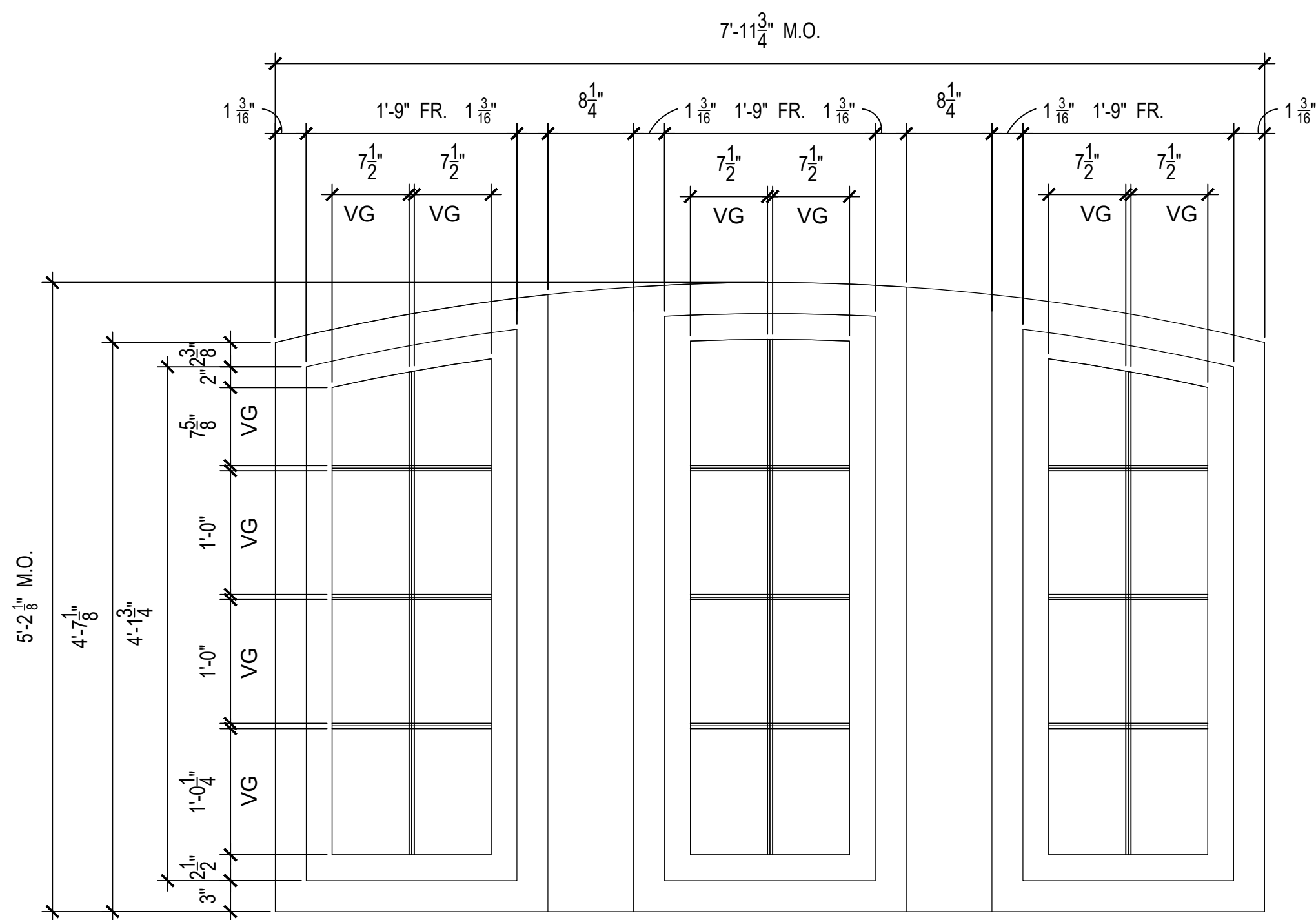
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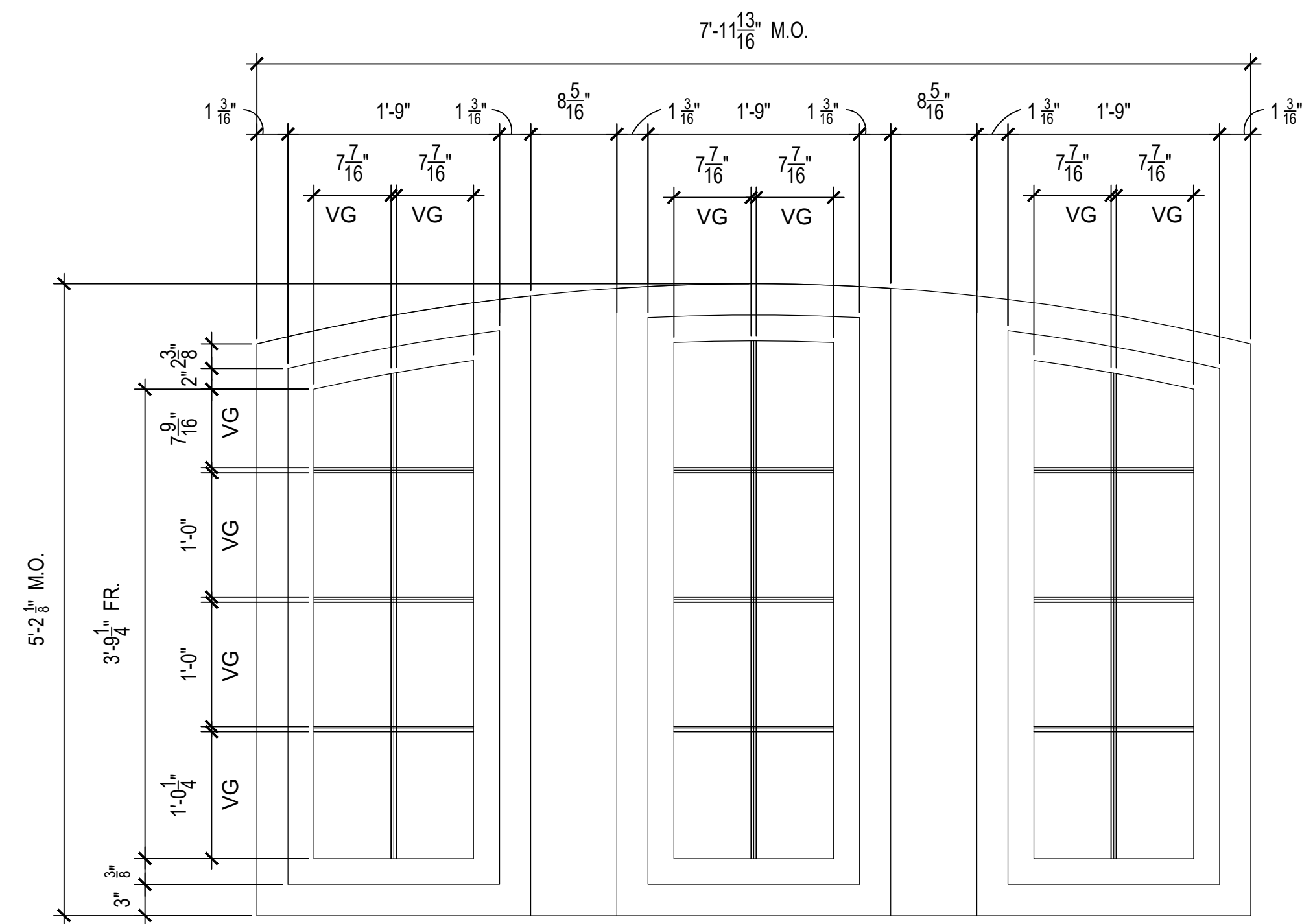
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VERTICAL SECTION - PROPOSED  
SCALE: 3" = 1'-0"



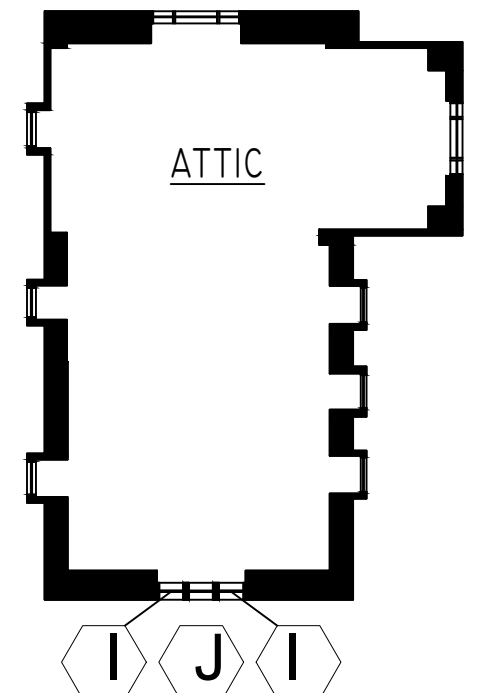
WINDOW ELEVATIONS - EXISTING  
SCALE: 1" = 1'-0"



WINDOW ELEVATIONS - PROPOSED  
SCALE: 1" = 1'-0"



EXISTING ATTIC - SOUTH ELEVATION



KEY PLAN  
SCALE: N.T.S

RESTORATION OF BUILDING EXTERIOR INCLUDING  
NEW HISTORIC REPLACEMENT WINDOWS  
DOUGLASTON Historic District BLOCK 8030 LOT 81  
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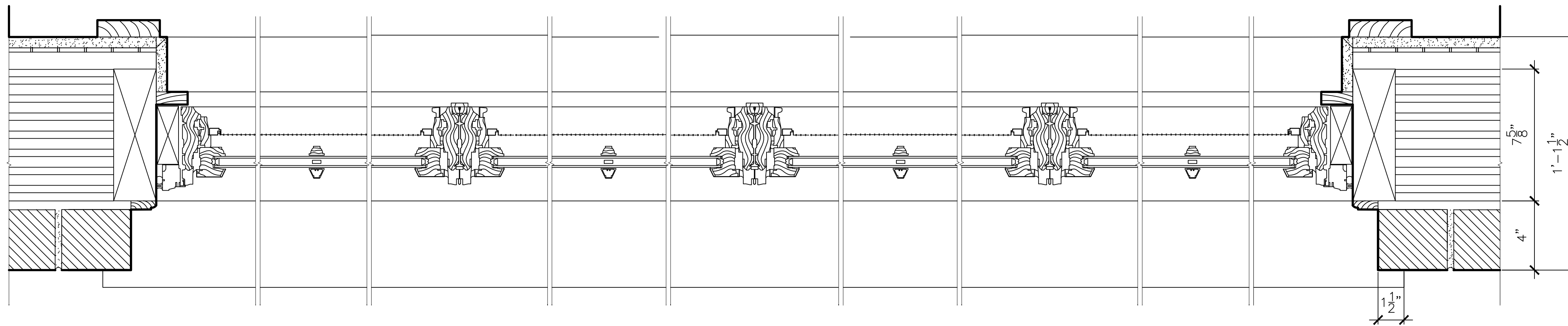
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CASEMENT WINDOWS TYPES I&J  
HORIZ. & VERTICAL SECTIONS**

Drawing No.  
**A-306**

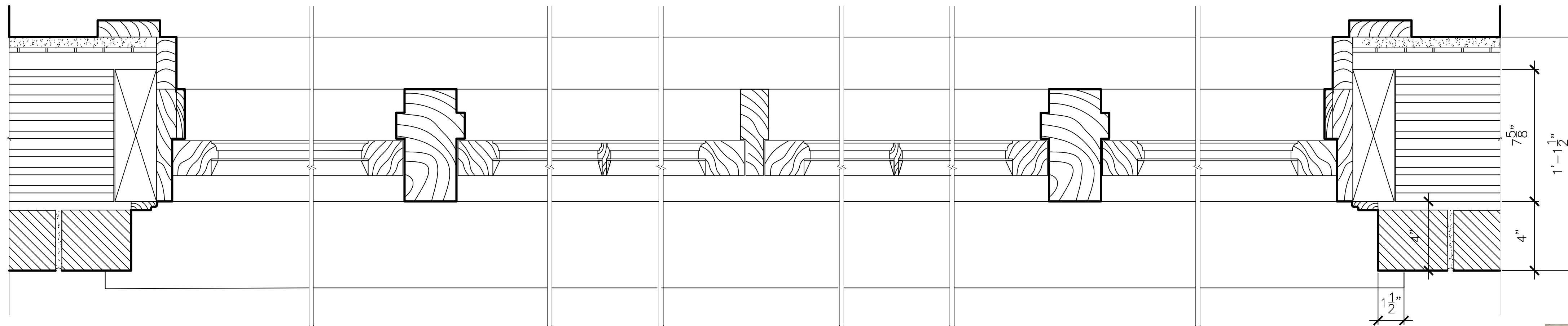
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Drawn/Checked: SL,DG / PM  
Date: 2/28/2024

File:  
Sheet 10 of 15

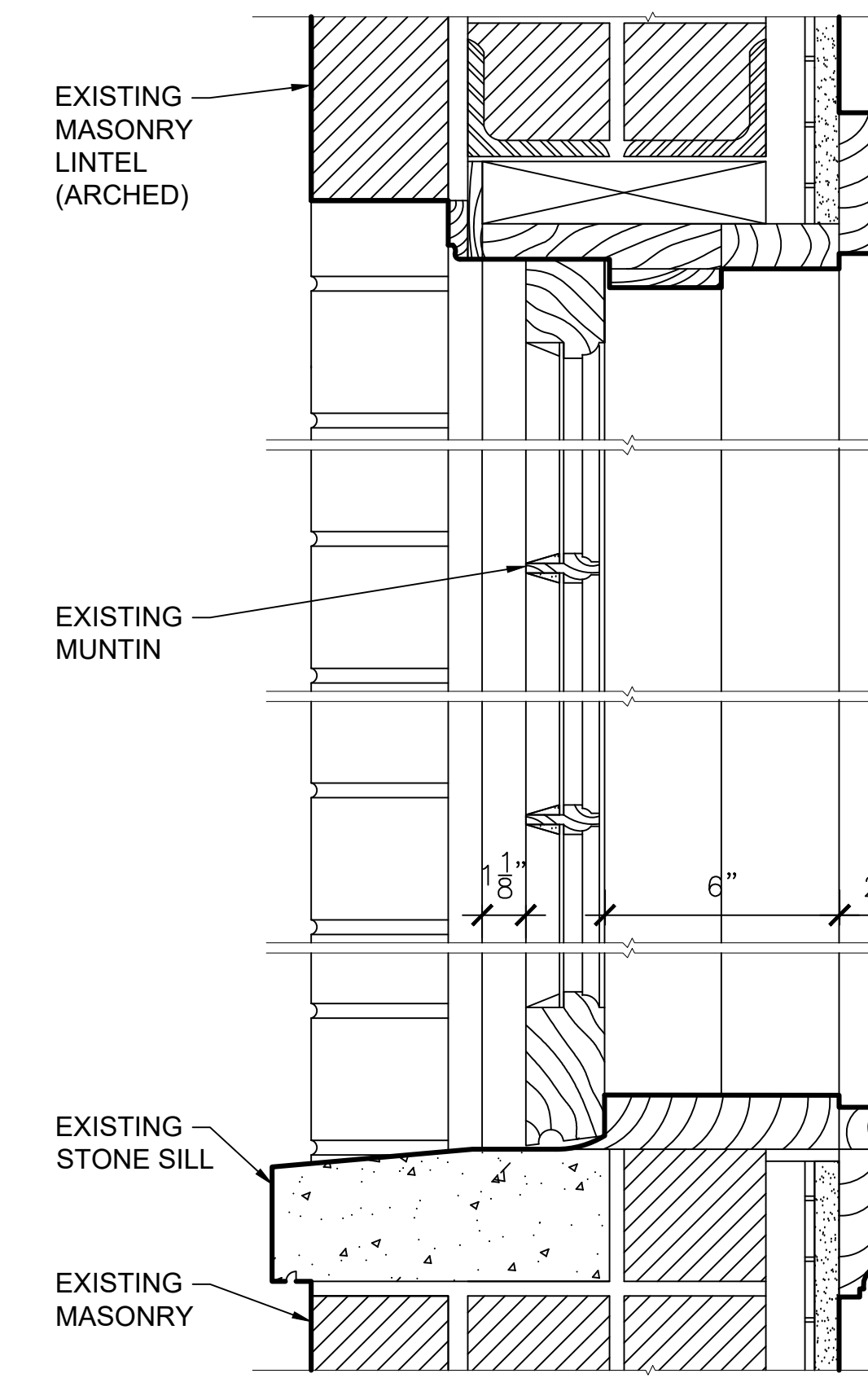




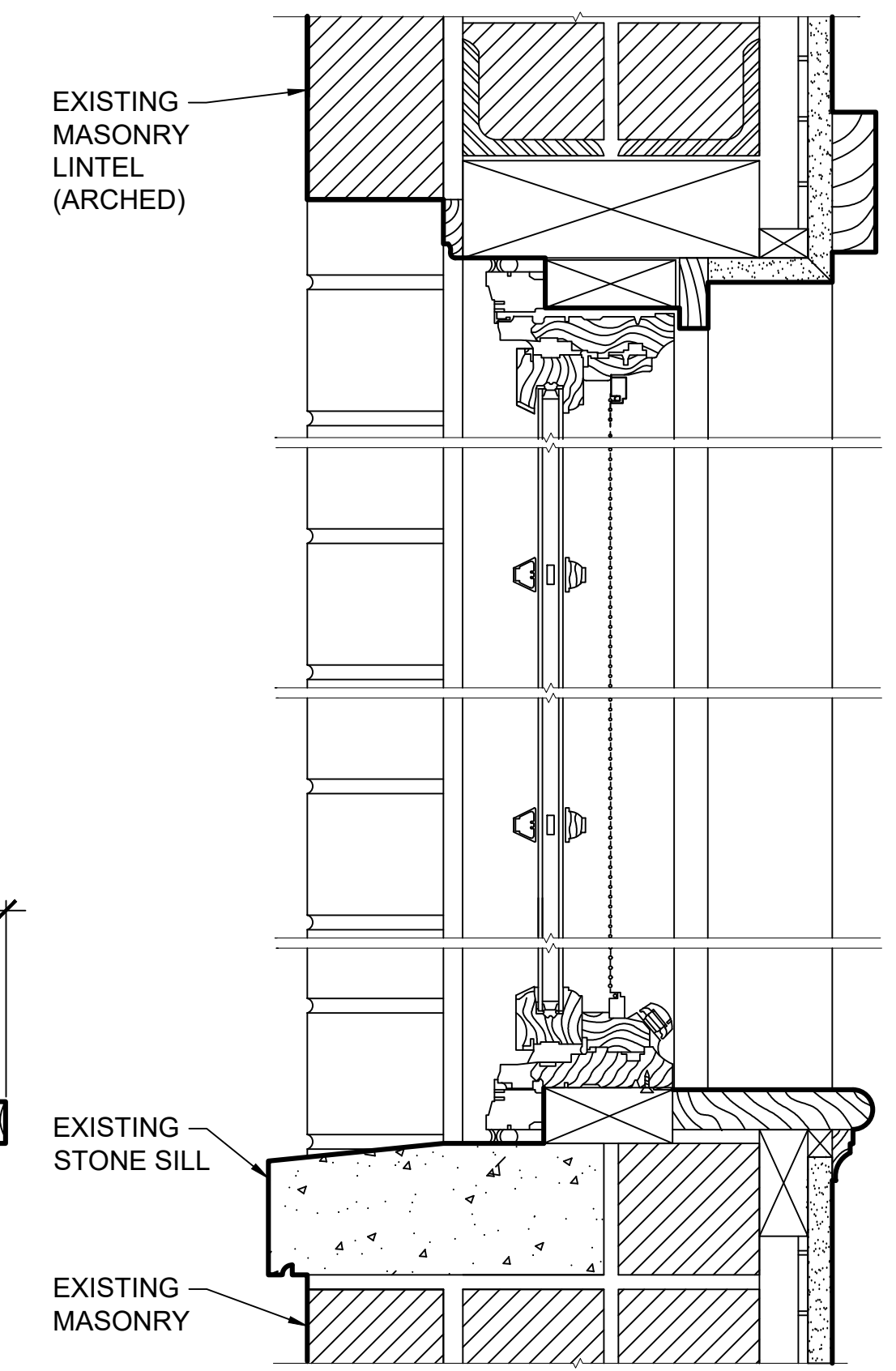
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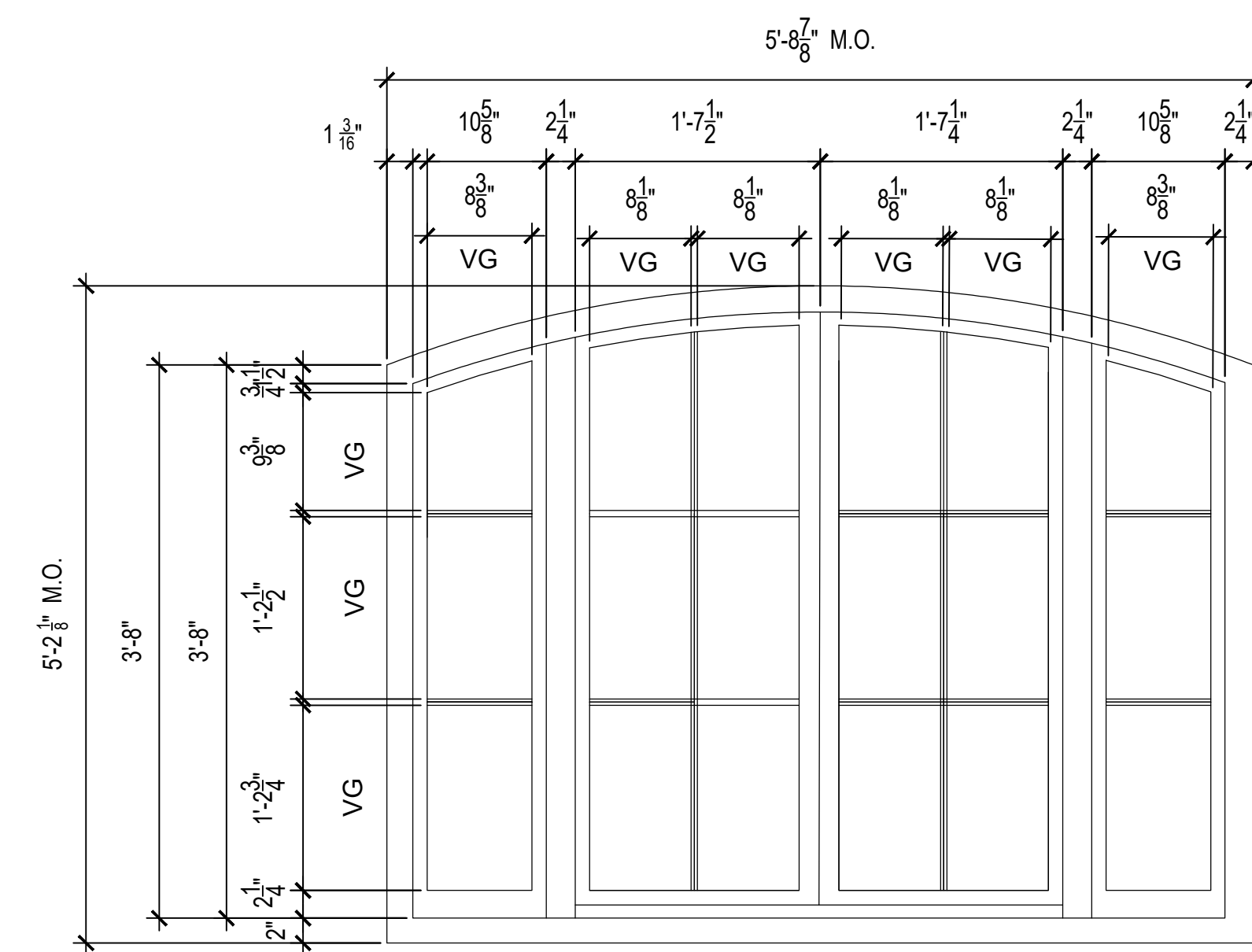
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SCALE: 3" = 1'-0"



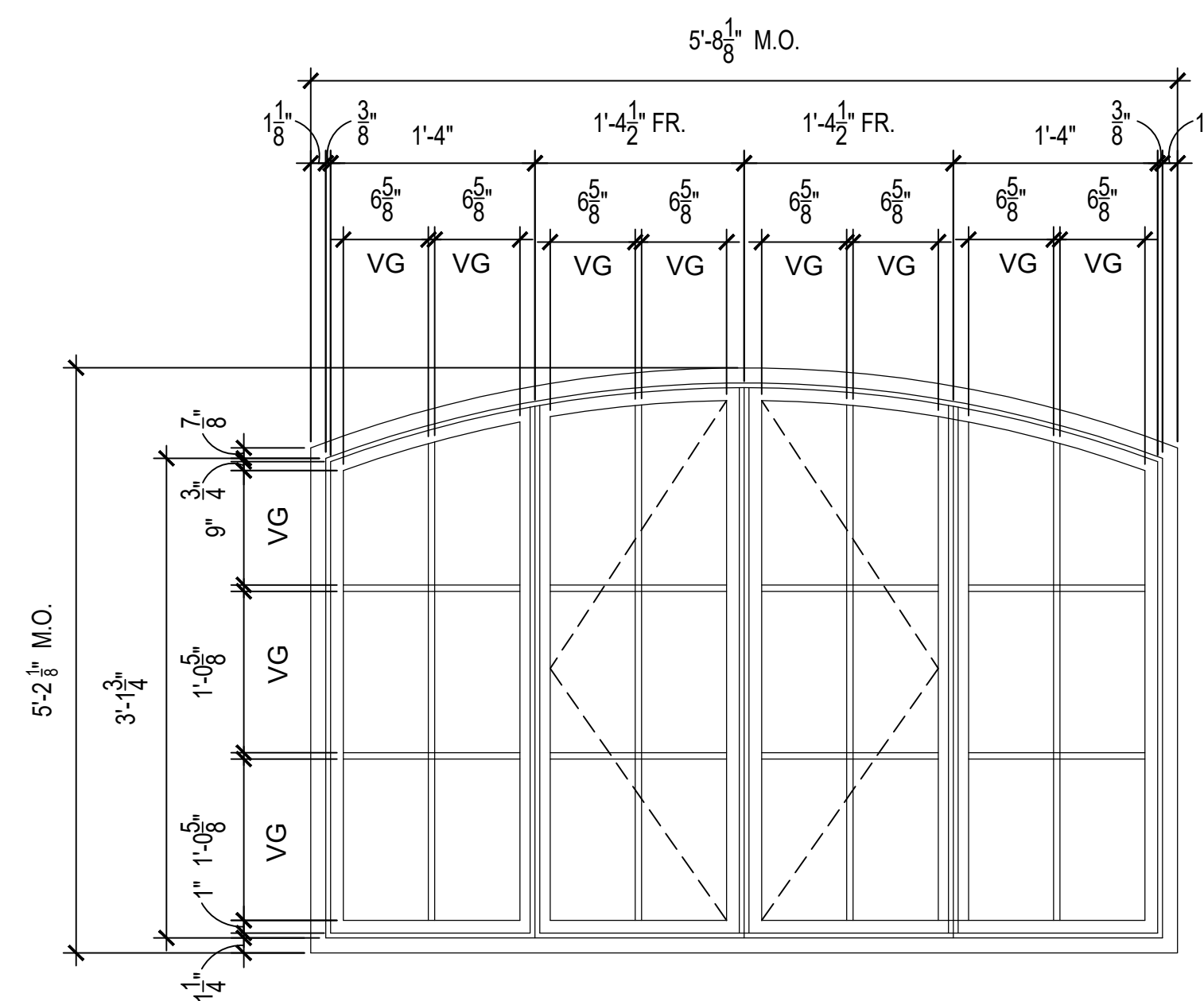
VERTICAL SECTION - EXISTING  
SCALE: 3" = 1'-0"



VERTICAL SECTION - PROPOSED  
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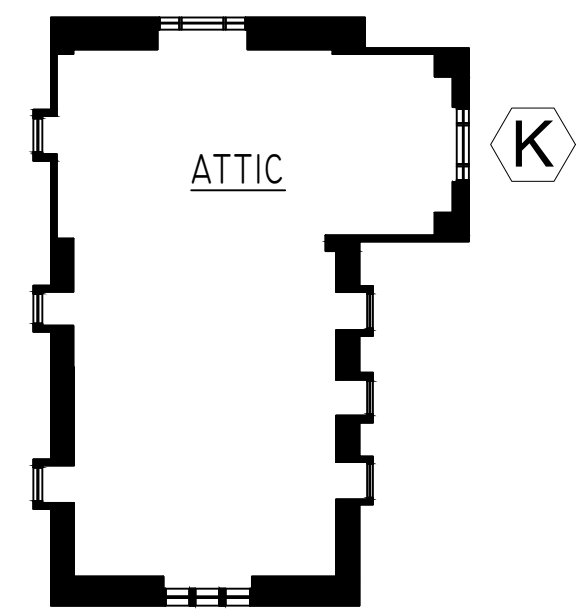
WINDOW ELEVATIONS - EXISTING  
SCALE: 1" = 1'-0"



WINDOW ELEVATIONS - PROPOSED  
SCALE: 1" = 1'-0"



EXISTING CASEMENT ATTIC EAST ELEVATION



KEY PLAN  
SCALE: N.T.S.

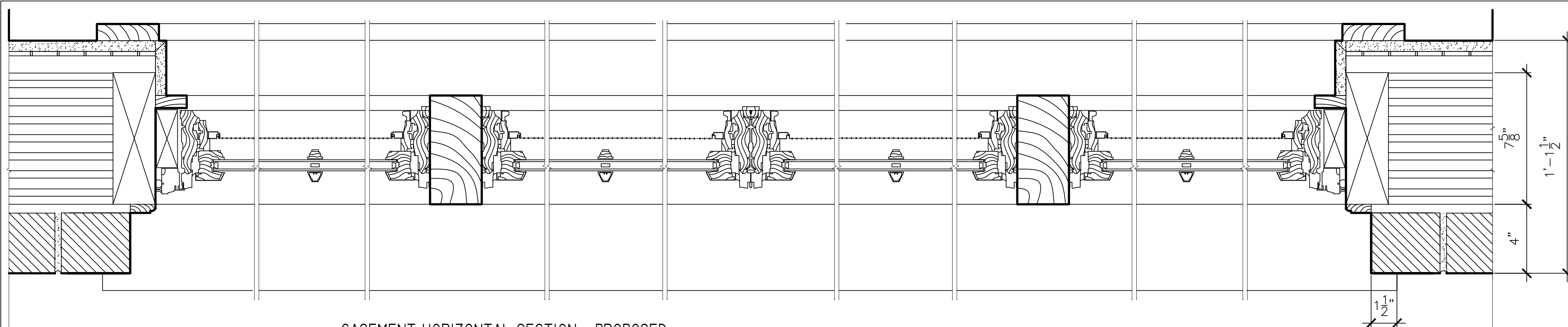
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NEW HISTORIC REPLACEMENT WINDOWS  
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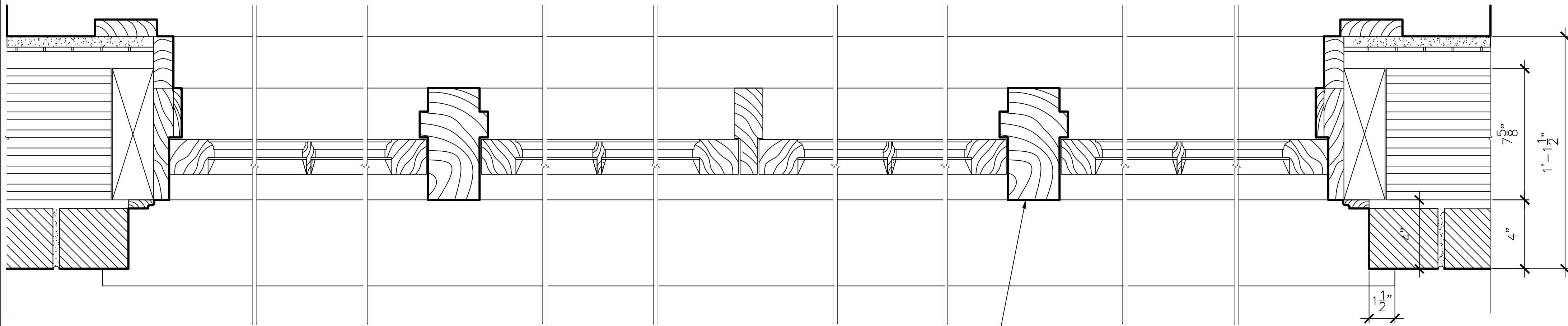
ATTIC EAST SPECIALTY  
CASEMENT WINDOWS TYPE K  
HORIZ. & VERTICAL SECTIONS  
**A-307**

Scale	Drawn/Checked	Date	File
VARIABLES	SL/DG / PM	2/28/2024	Sheet 11 of 15



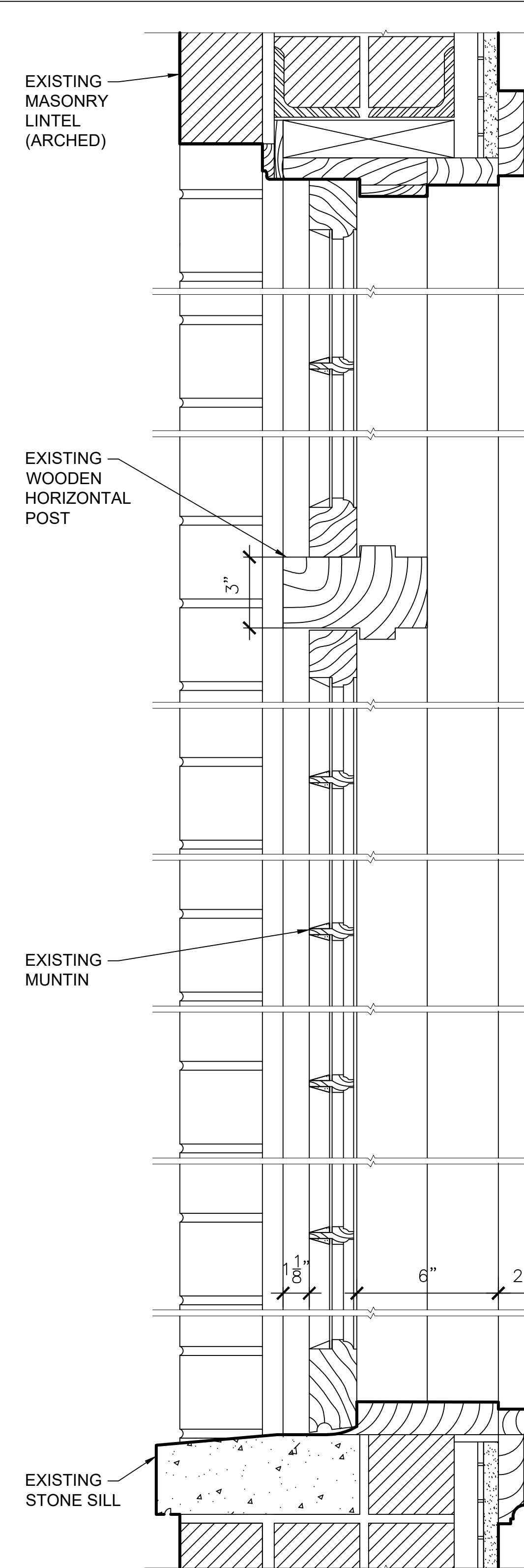


CASEMENT HORIZONTAL SECTION - PROPOSED  
SCALE: 3" = 1'-0"

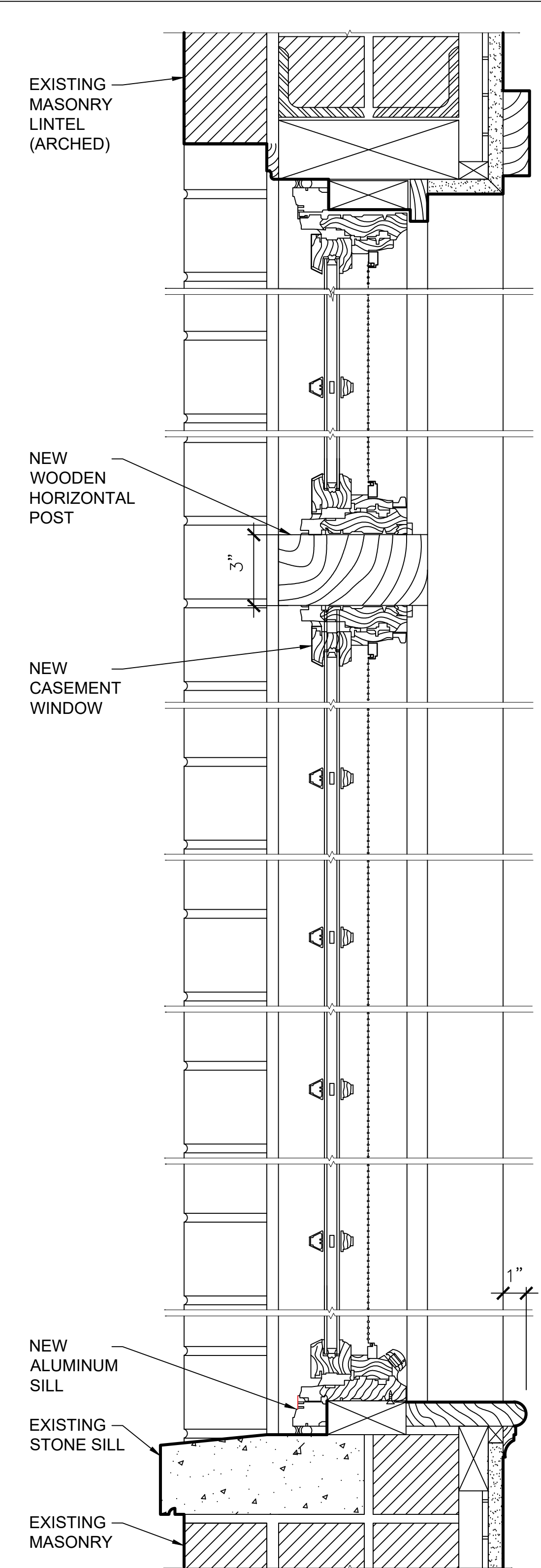


CASEMENT HORIZONTAL SECTION - EXISTING  
SCALE: 3" = 1'-0"

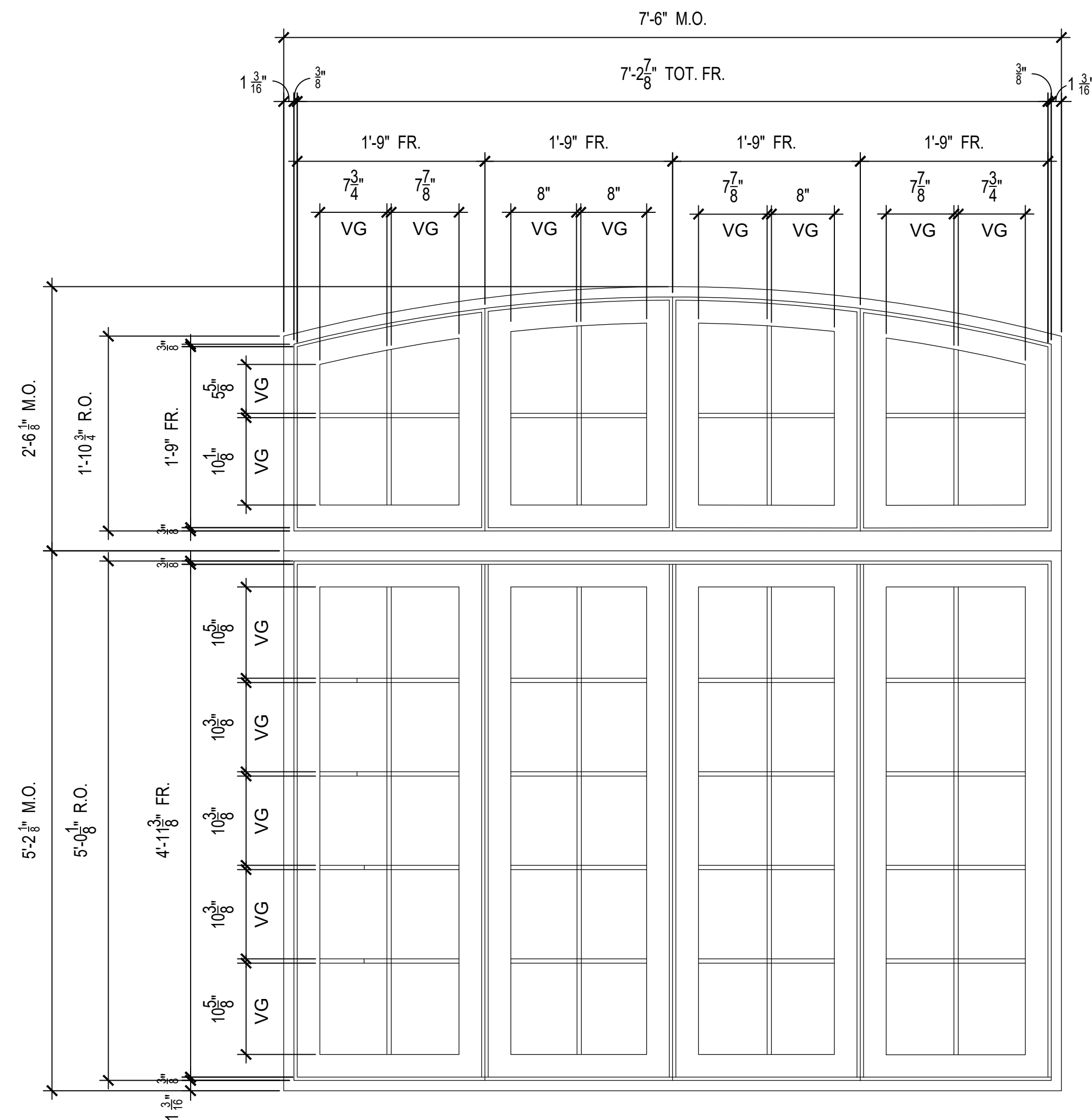
EXISTING WOODEN  
VERTICAL POST



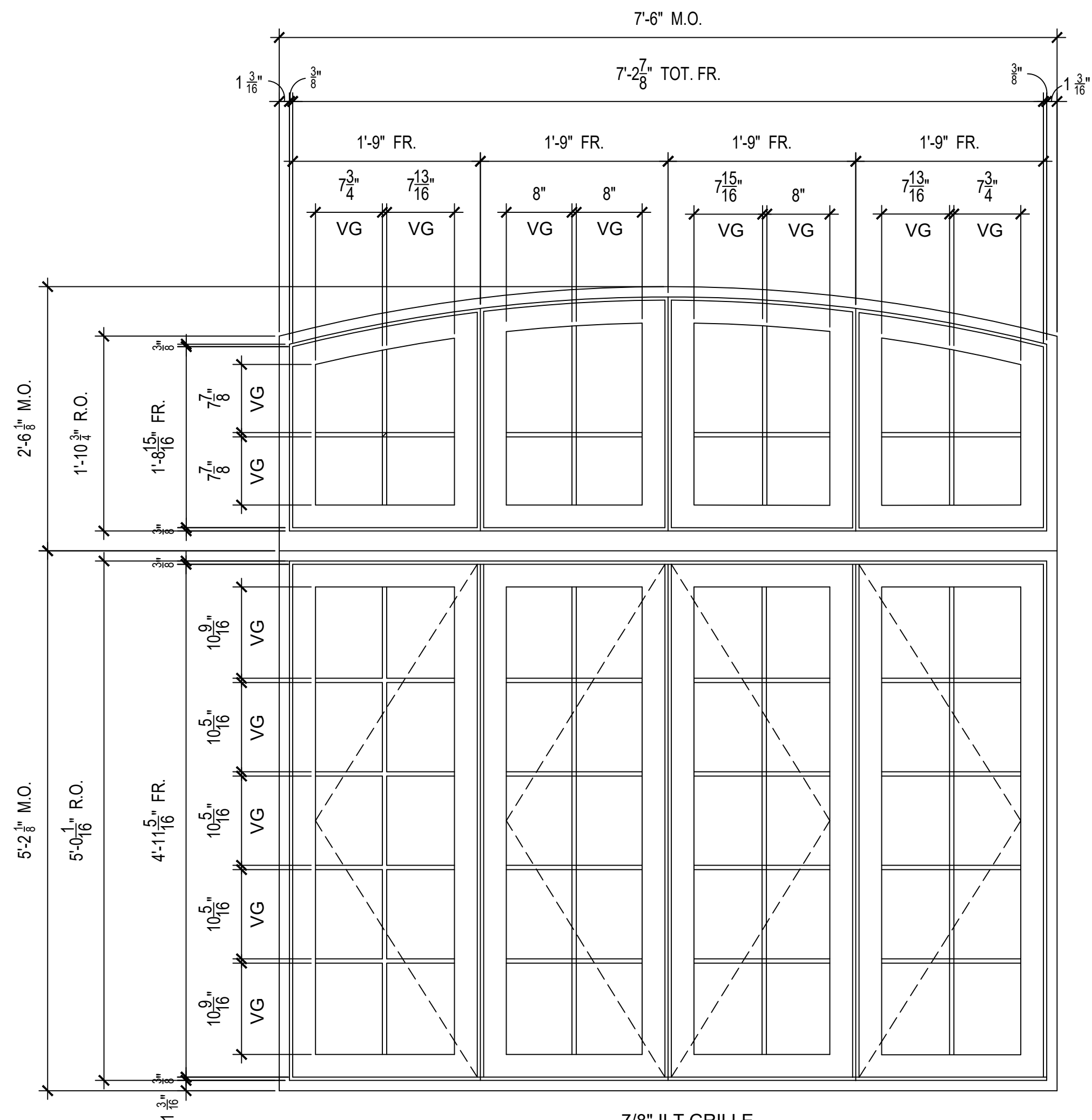
VERTICAL SECTION - EXISTING  
SCALE: 3" = 1'-0"



VERTICAL SECTION - PROPOSED  
SCALE: 3" = 1'-0"

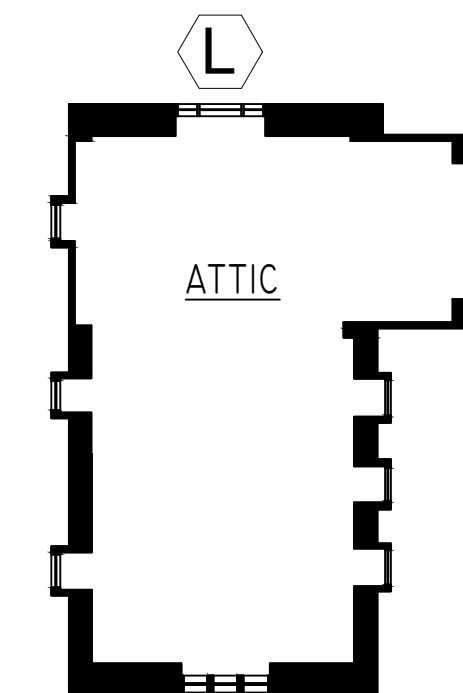


WINDOW ELEVATIONS - EXISTING  
SCALE: 1" = 1'-0"



WINDOW ELEVATIONS - PROPOSED  
SCALE: 1" = 1'-0"

7/8" ILT GRILLE



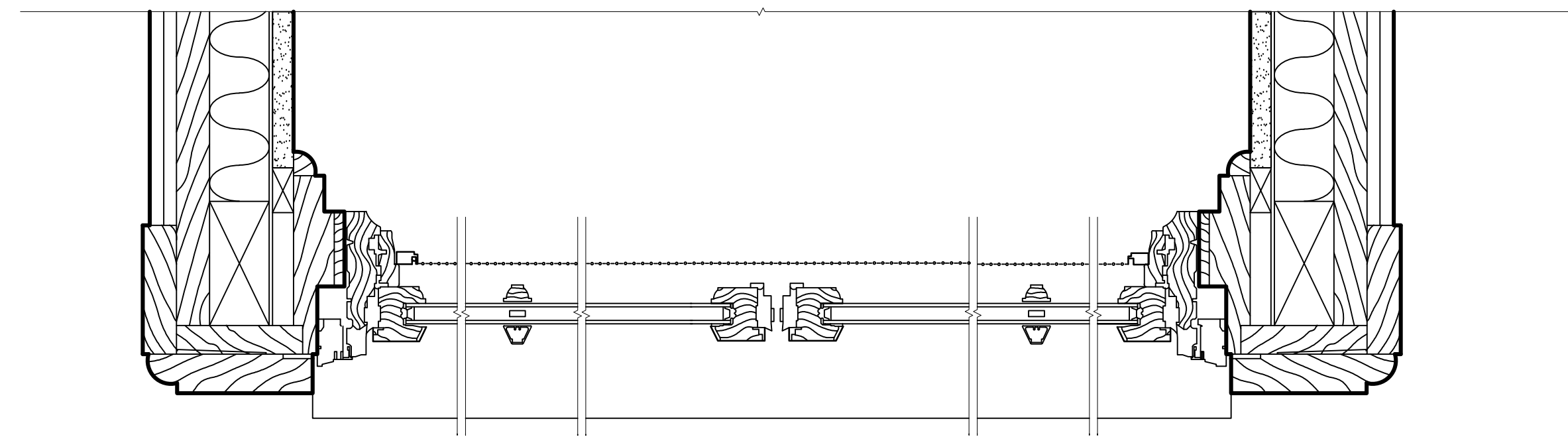
KEY PLAN  
SCALE: N.T.S.

<b>RESTORATION OF BUILDING EXTERIOR INCLUDING NEW HISTORIC REPLACEMENT WINDOWS</b> DOUGLASTON Historic District      BLOCK 8030 LOT 81 304 Shore Road, Douglaston, New York 11363			
<b>MITROPOULOS Architects</b> Six Melrose Lane, Douglaston, NY 11363 (718) 224-4481			
Drawing Title <b>ATTIC SPECIALTY CASEMENT WINDOW TYPE L NORTH HORIZONTAL &amp; VERTICAL SECTIONS</b>		Drawing No. <b>A-308</b>	
Scale	Drawn/Checked	Date	File
VARIABLES	SLDG / PM	2/28/2024	Sheet 12 of 15

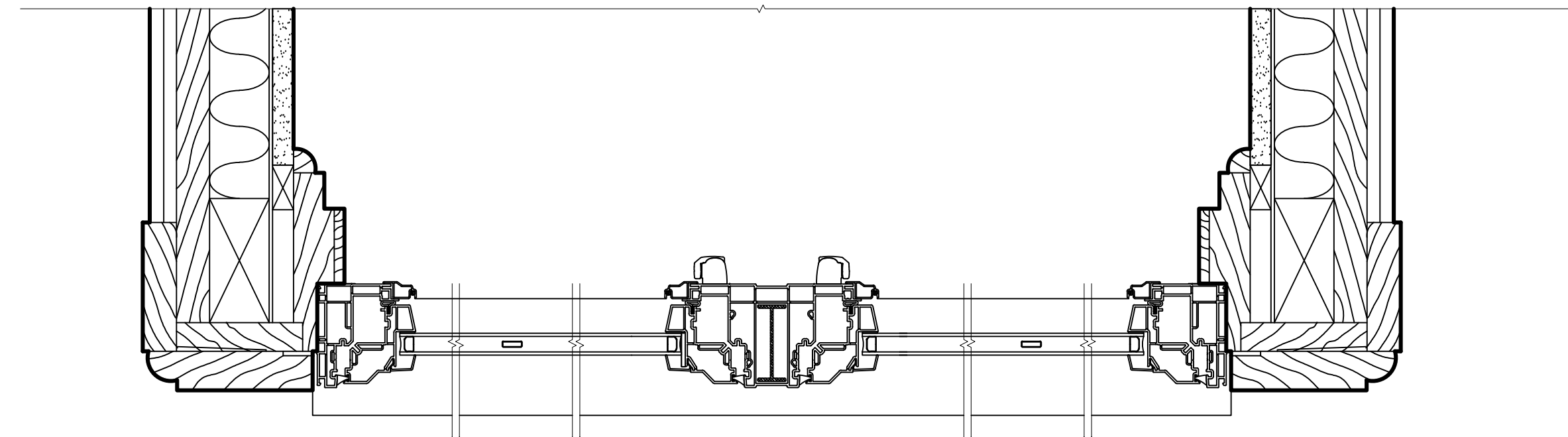




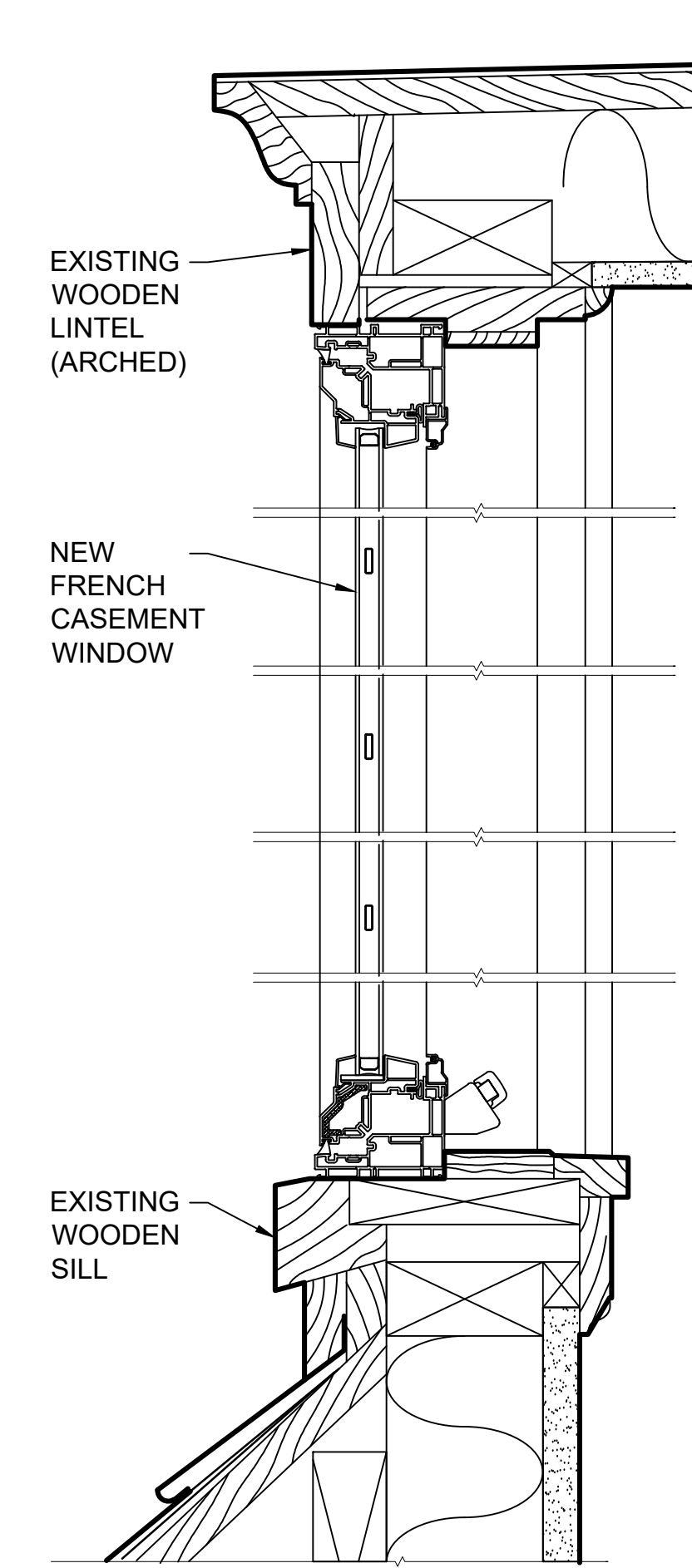
EXISTING VINYL CASEMENT WINDOWS



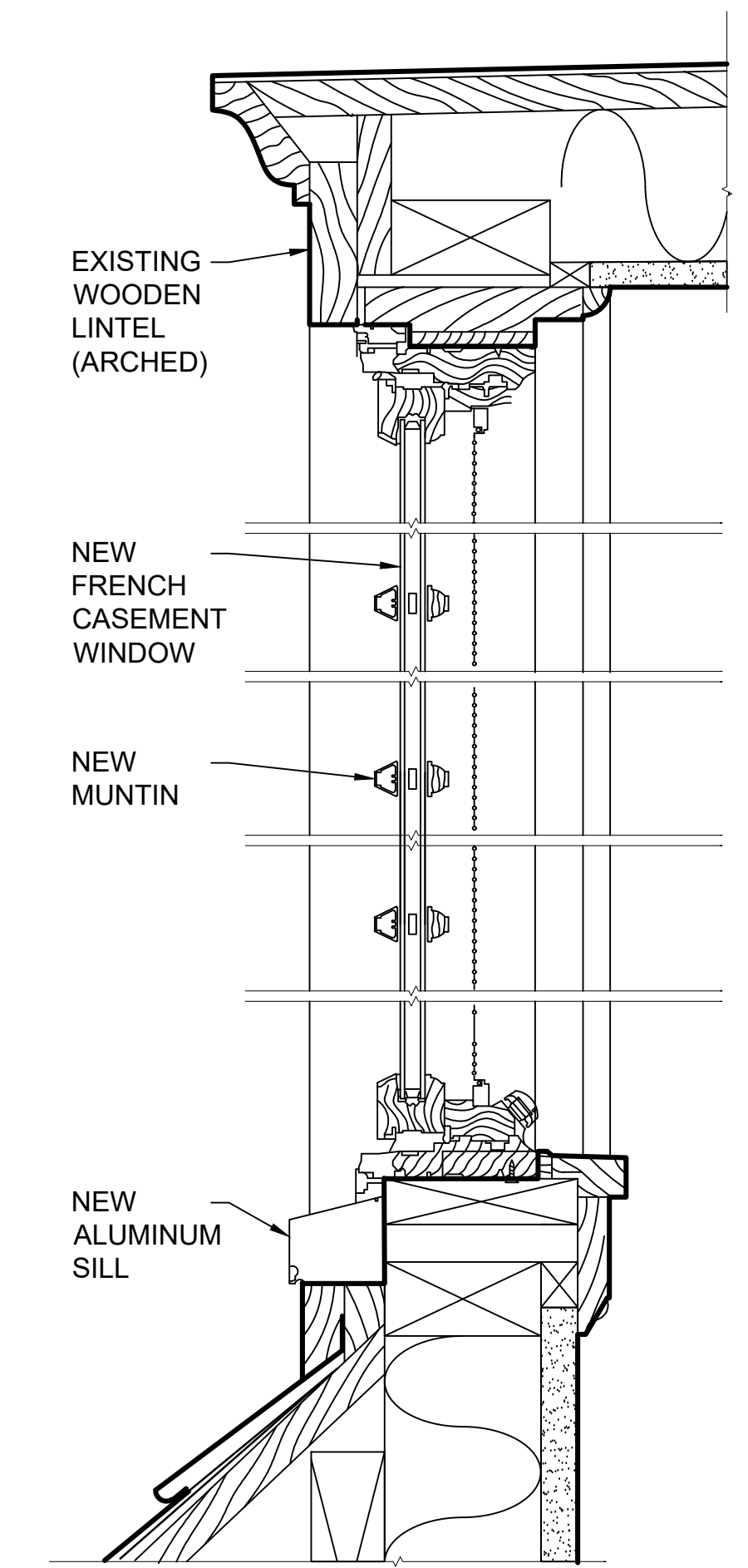
CASEMENT HORIZONTAL SECTION - PROPOSED  
SCALE: 3" = 1'-0"



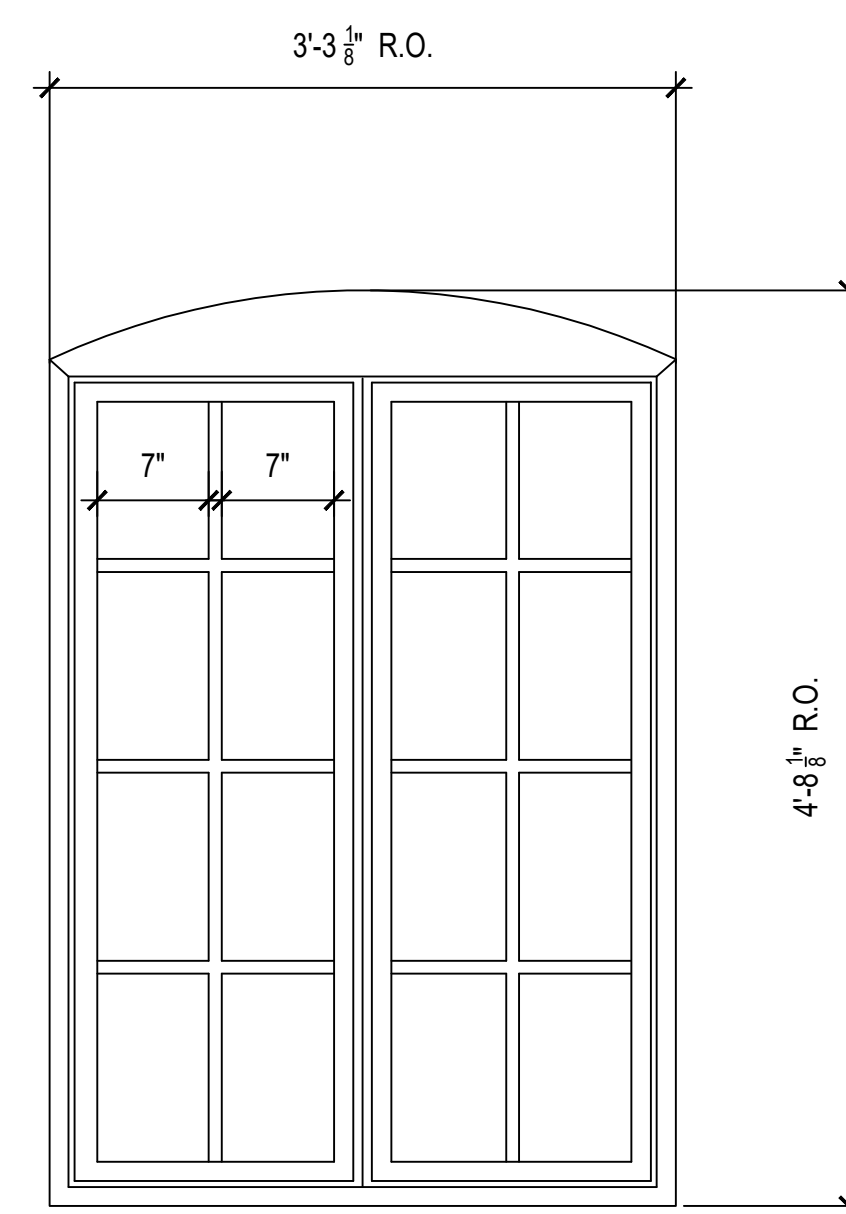
CASEMENT HORIZONTAL SECTION - EXISTING  
SCALE: 3" = 1'-0"



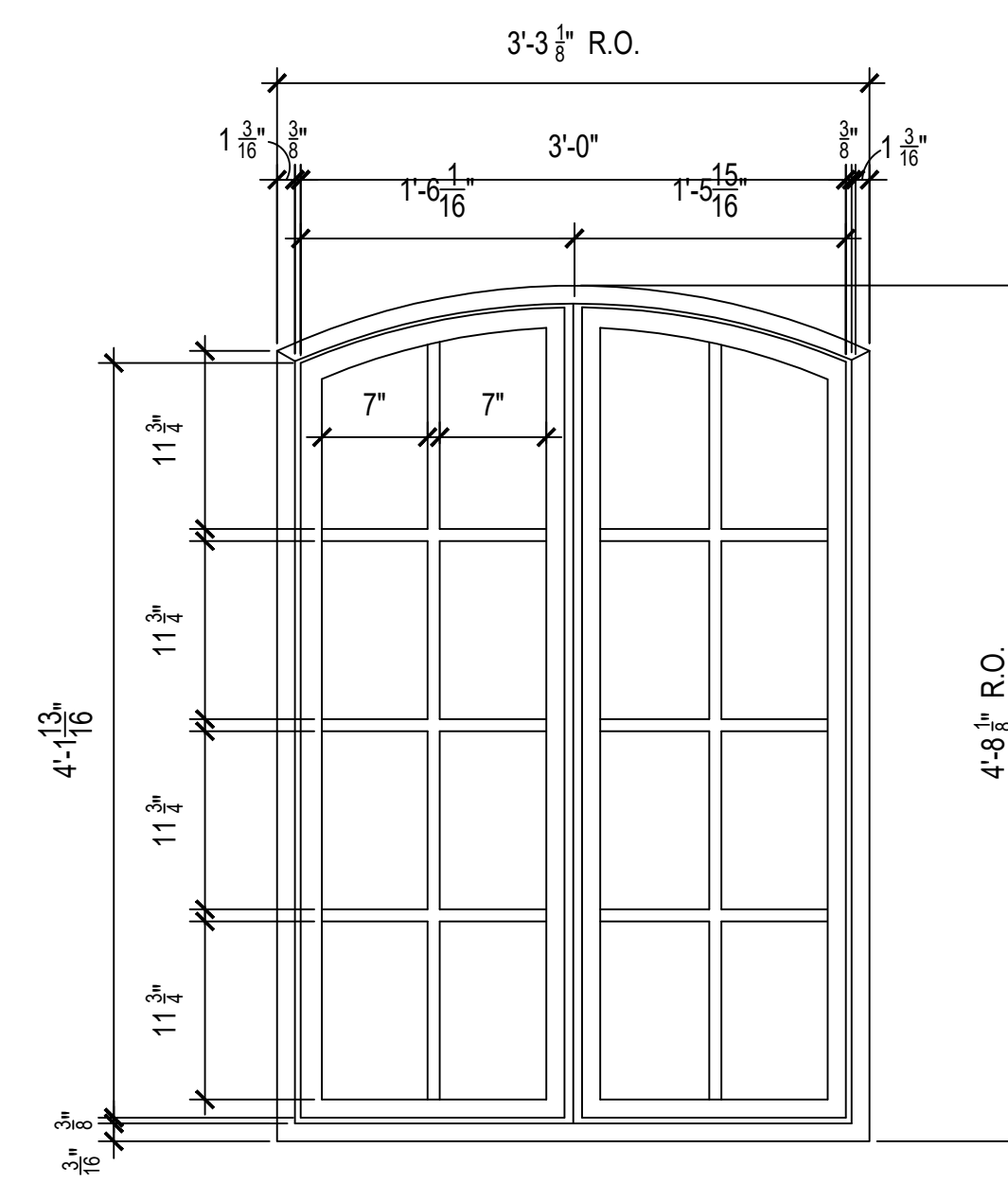
VERTICAL SECTION - EXISTING  
SCALE: 3" = 1'-0"



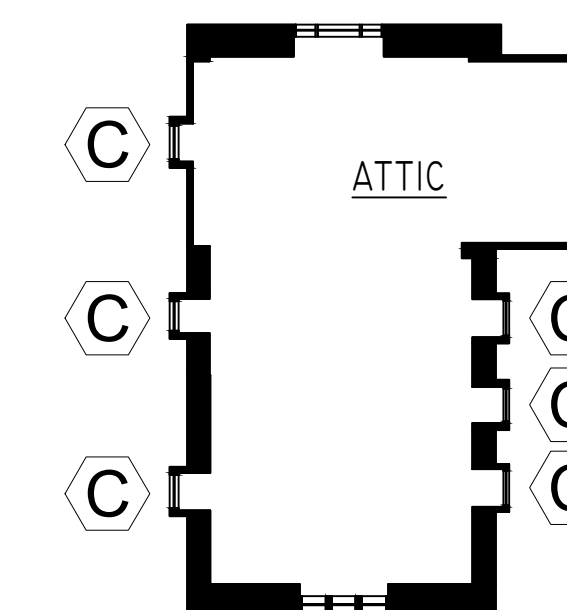
VERTICAL SECTION - PROPOSED  
SCALE: 3" = 1'-0"



WINDOW ELEVATIONS - EXISTING  
SCALE: 1" = 1'-0"



WINDOW ELEVATIONS - PROPOSED  
SCALE: 1" = 1'-0"



KEY PLAN  
SCALE: N.T.S.

RESTORATION OF BUILDING EXTERIOR INCLUDING  
NEW HISTORIC REPLACEMENT WINDOWS  
DOUGLASTON Historic District BLOCK 8030 LOT 81  
304 Shore Road, Douglaston, New York 11363

MITROPOULOS Architects  
Six Melrose Lane, Douglaston, NY 11363 (718) 224-4481

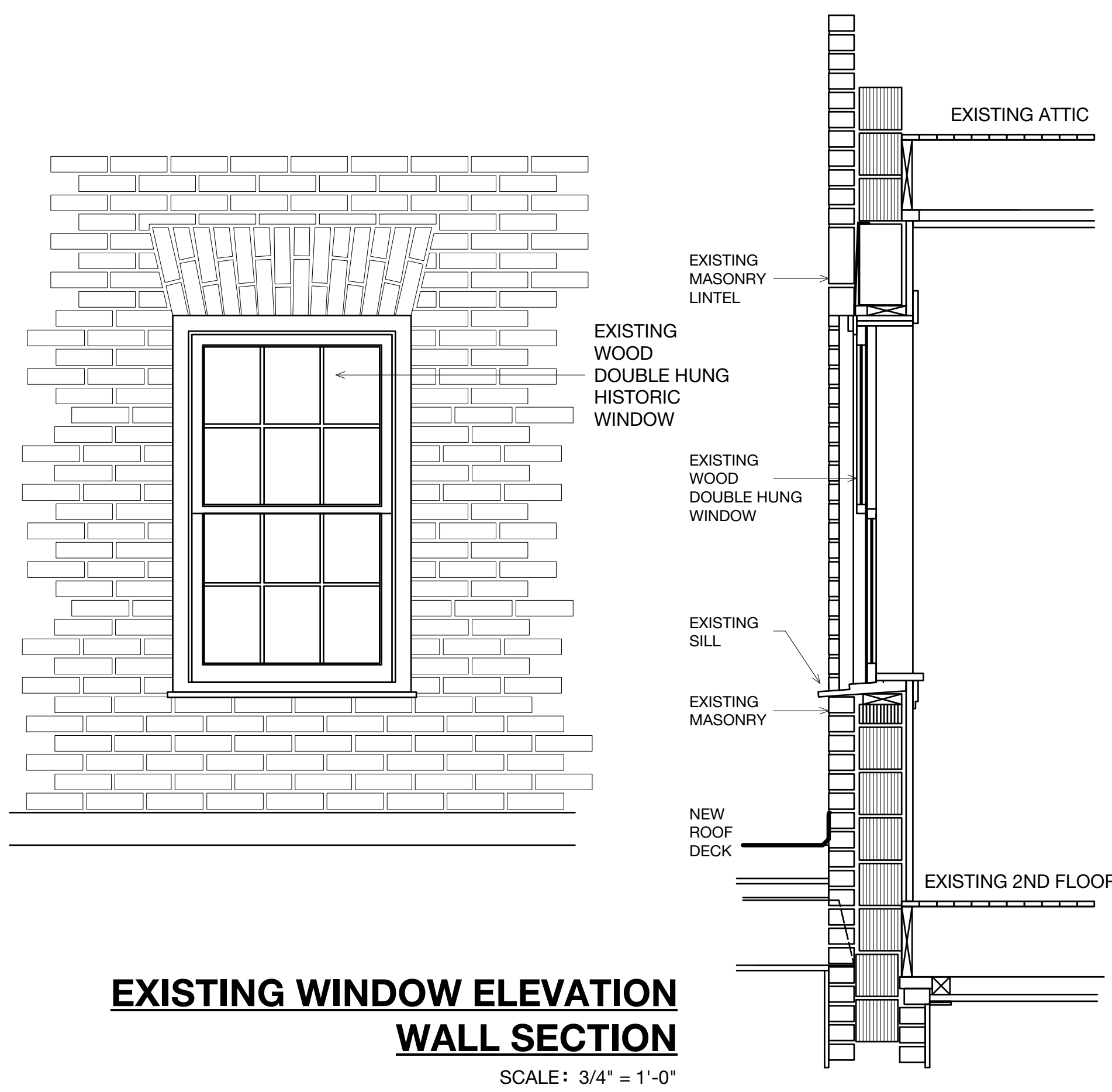
ATTIC FRENCH CASEMENT  
WINDOW TYPE C HORIZONTAL  
& VERTICAL SECTIONS

A-302

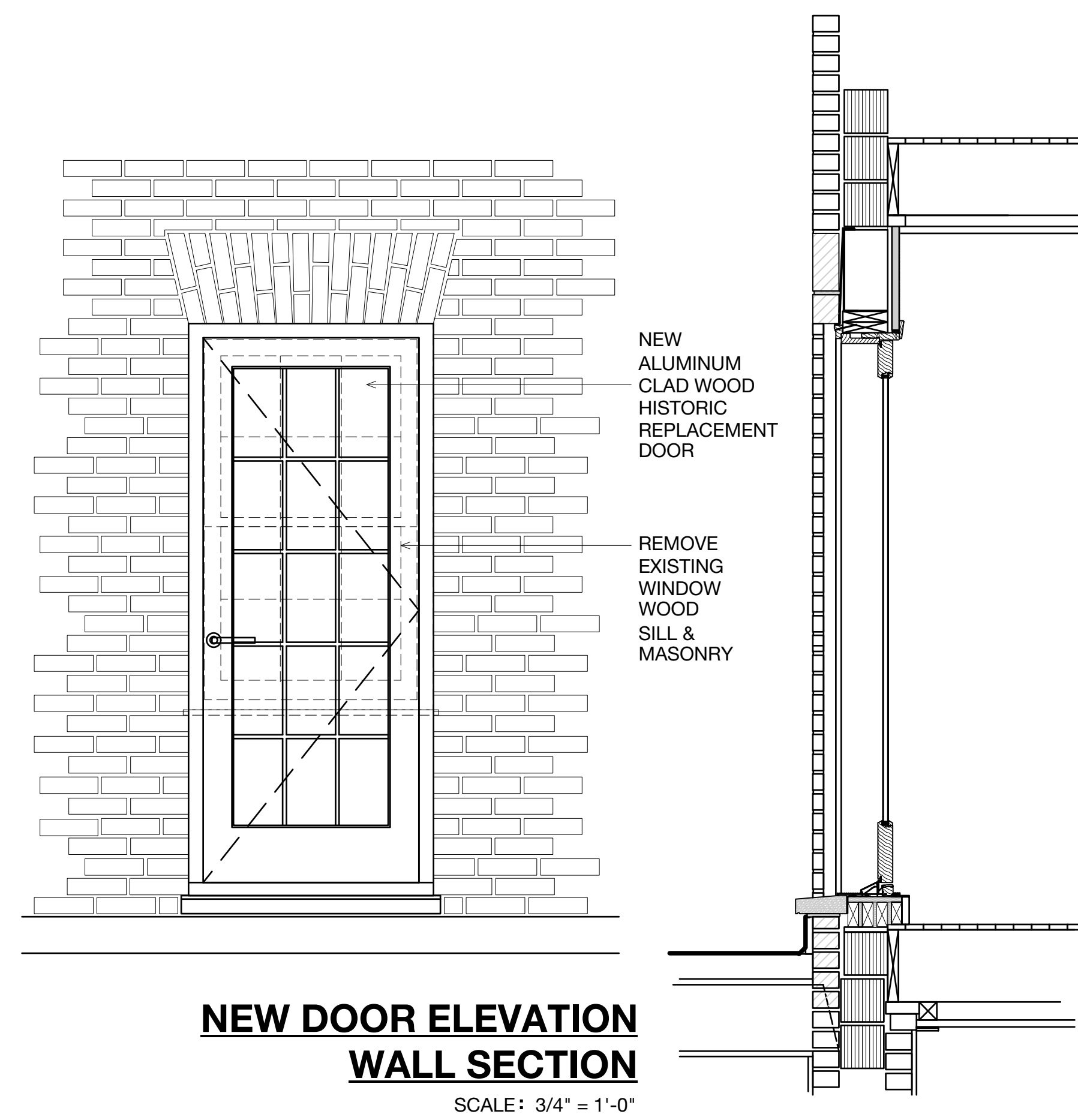
Scale	Drawn/Checked	Date	File
VARIES	SL, DG / PM	2/28/2024	Sheet 6 of 15



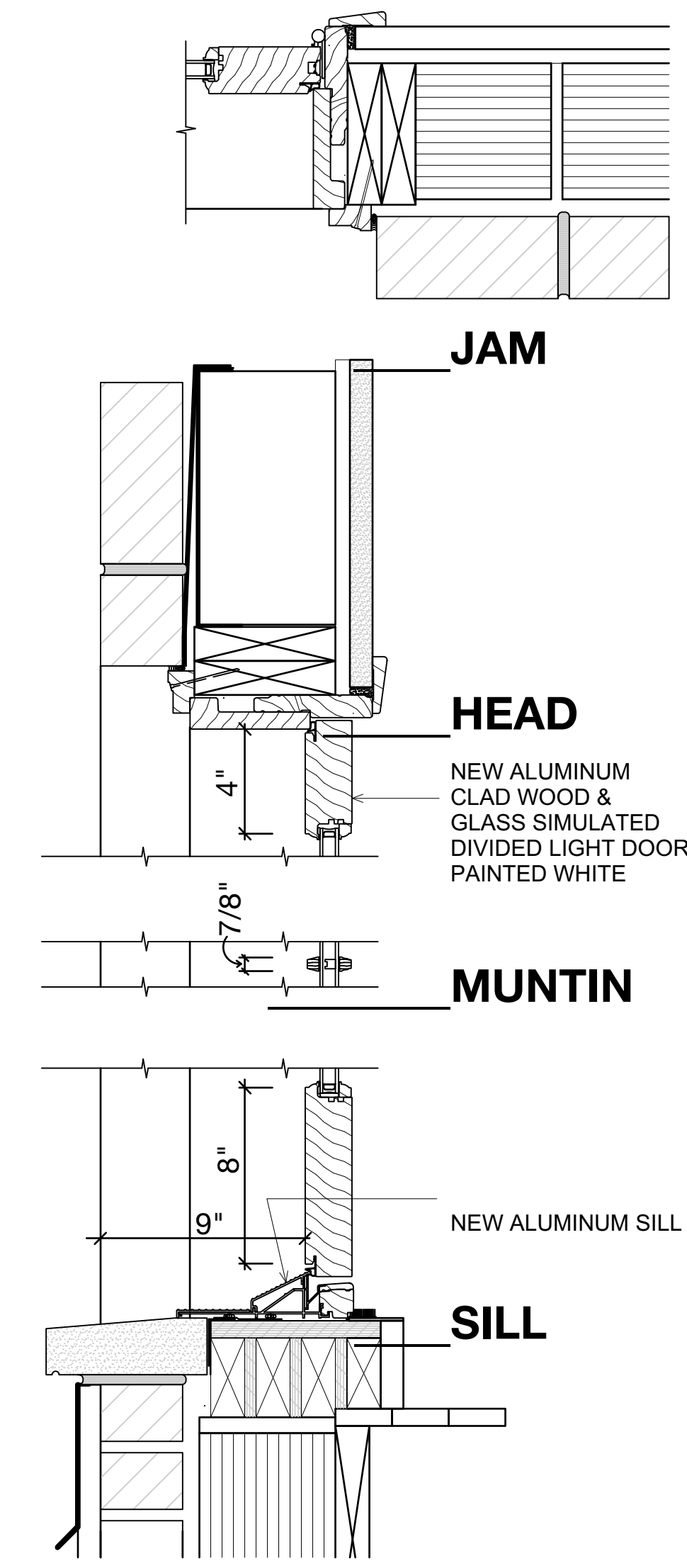
304 SHORE ROAD  
DOUGLSTON HISTORIC DISTRICT  
ALUMINUM CLAD WOOD & GLASS  
HISTORIC REPLACEMENT DOORS



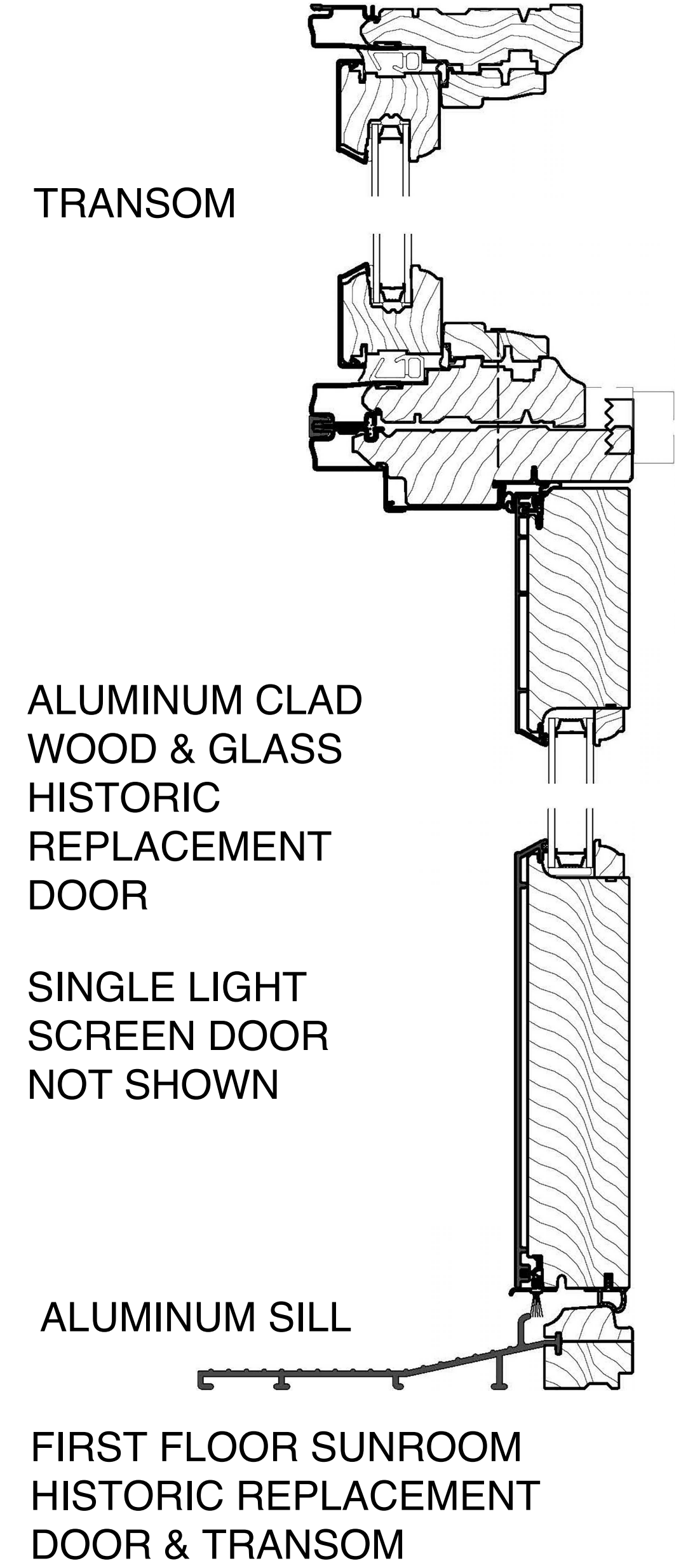
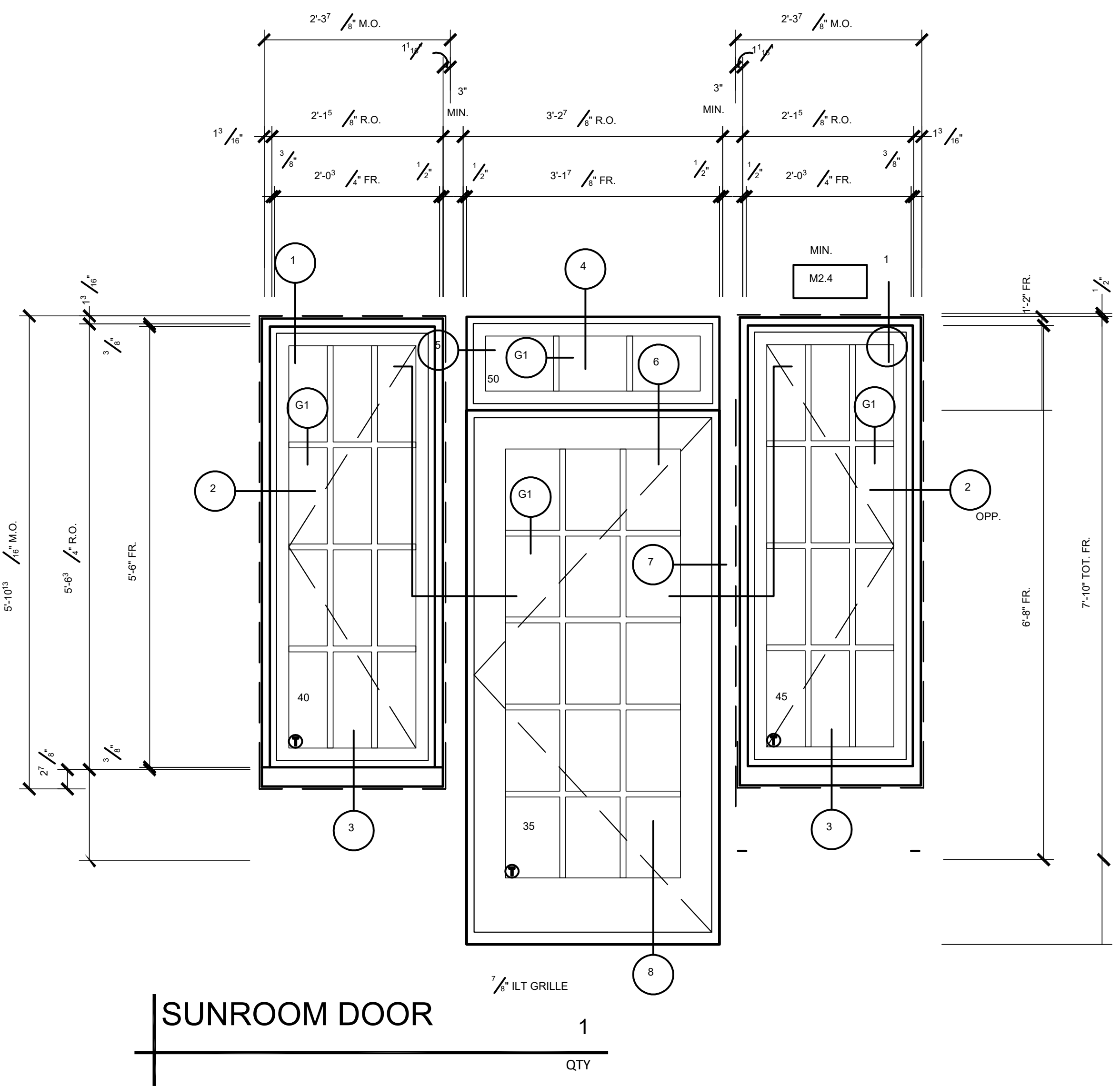
**EXISTING WINDOW ELEVATION  
WALL SECTION**  
SCALE: 3/4" = 1'-0"



**NEW DOOR ELEVATION  
WALL SECTION**  
SCALE: 3/4" = 1'-0"



**SECOND FLOOR  
NEW DOOR SECTION**  
SCALE: 1" = 1'-0"



**FIRST FLOOR SUNROOM  
HISTORIC REPLACEMENT  
DOOR & TRANSOM**





1940 DOF TAX PHOTOGRAPH

304 SHORE ROAD, DOUGLASTON HISTORIC DISTRICT  
DEPARTMENT OF FINANCE TAX PHOTOGRAPHS



1980 DOF TAX PHOTOGRAPH



May 14, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-24-07621

## **304 Shore Road – Douglaston Historic District Borough of Queens**

To testify virtually, please join Zoom

**Webinar ID:** 825 9802 2468

**Passcode:** 721460

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.