

September 10, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-23-04171

6 Beverly Road – Douglaston Historic District Borough of Queens

To testify virtually, please join Zoom

Webinar ID: 863 0633 9476

Passcode: 077141

By Phone: 646-558-8656 (NY)

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.

235-05 WESTMORELAND PLACE
 406 SHORE ROAD
 6 BEVERLY
 8 BEVERLY
 12 BEVERLY
 18 BEVERLY

Douglaston Historic District | LP-1957

NYC Landmarks Preservation Commission

Douglaston Historic District | LP-1957
 Borough of Queens
 Calendars: November 19, 1996
 Public Hearing: January 14, 1997
 Designated: June 24, 1997

Legend
 Historic District Boundary
 Building Footprints
 New York City Tax Lots



① 6 BEVERLY ROAD - FRONT VIEW PHOTO
 SCALE: N.T.S.

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12. A-006 EXISTING & PROPOSED CELLAR PLAN
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18. A-009 EXISTING & PROPOSED WEST SIDE ELEVATION
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20. A-011 EXISTING & PROPOSED EAST SIDE ELEVATION
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26. A-014 PROPOSED TERRACE DOOR DETAILS & SECTIONS
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31. A-017 W8-W12 WINDOW ELEVATIONS
32. A-017a W13-W17 WINDOW ELEVATIONS
33. A-018 PROPOSED SHUTTER DETAILS
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35. A-020 EXISTING & PROPOSED RAILINGS & DRIVEWAY DETAILS
36. A-021 EXISTING & PROPOSED ENTRYWAY, DRIVEWAY, AND RAILING DETAILS
37. A-022 EXISTING ROOF CONDITIONS
38. A-023 EXISTING & PROPOSED SIDING DETAILS
39. A-024 HVAC SPECS & SIDE YARD CONDITIONS

6 BEVERLY ROAD, QUEENS, NY 11363

- SCOPE OF WORK:**
1. REPLACE REAR DECK AND PROPOSE NEW SCREEN-IN PATIO ON WEST FACING FACADE.
 2. REPLACE ALL WINDOWS.
 3. NEW WINDOWS IN EXISTING OPENING ON 2ND FLOOR WEST & REAR FACADE.
 4. REPLACE NEW SIDING.
 5. INSTALL THE NEW HVAC OUTDOOR UNITS IN THE SIDE YARD.
 6. New Retaining wall @ South Side

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DIRECT INFORMATION

CONSULTANT INFORMATION

NO.	REVISED	DATE
		8/31/2024

FOR YOUR INFO, STAGES AND DATES:

PROPERTY INFORMATION

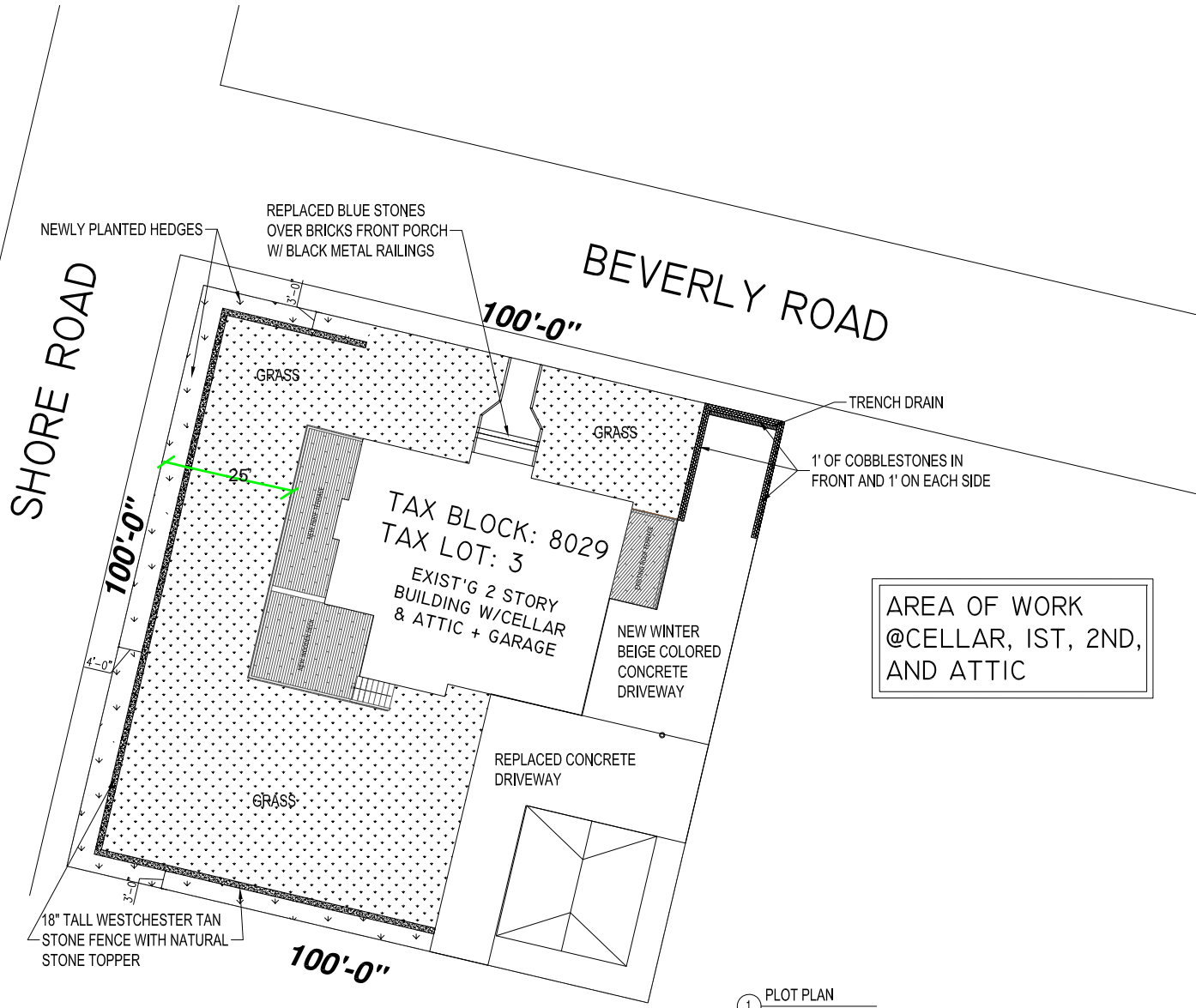
TAX BLOCK	8029
TAX LOT	3
ZONING DISTRICT	R1-1
ZONING MAP #	11a

PROJECT
 LOCATION: 6 BEVERLY ROAD, QUEENS NY 11363

FRMNG
 LANDMARK HISTORIC MAP, FRONT PHOTO

DATE	: 8/30/2024
PROJECT NO.	:
DRAWN BY	:
CHECK BY	:
SHEET NO.	: A-001.00
DWG LOCATION	: 1 OF 37

FOR JOB #:



1 PLOT PLAN
SCALE: N.T.S.

JON D. LBASCI, RA 02066 485 Central Park West New York, NY 10022 212.517.8754 lbasci@jdlaw.com		
JOHN TSARIS, AIA Creative Building Consultants, Inc. 114 Greenwich Avenue 2nd Floor, New York, NY 10028 212.252.7482 jtsaris@cbconline.com		
OWNER REPRESENTATIVE		
CONSULTANT REPRESENTATIVE		
NO.	REVISIONS	DATE
		8/31/2024
JOB FOR COST, STAMPS AND SIGNATURES		
PROPERTY INFORMATION		
TAX BLOCK	8029	
TAX LOT	3	
ZONING DISTRICT	R1-1	
ZONING MAP #	11A	
PROJECT LOCATION	6 BEVERLY ROAD, QUEENS NY 11363	
FRAME	PLOT PLAN	
DATE	8/30/2024	
PROJECT NO.		
DRAWN BY		
CHECKED BY		
SHEET NO.	A-001a.00	
CADD LOCATION	2 OF 37	
JOB NO. #		



① 6 BEVERLY ROAD - 1940S TAX MAP
SCALE: N.T.S.



② 6 BEVERLY ROAD - 1980S TAX MAP
SCALE: N.T.S.



③ 6 BEVERLY ROAD SIDE VIEW- 1940S TAX MAP
SCALE: N.T.S.

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OWNER INFORMATION

CONSULTANT INFORMATION

NO.	FORUM	DATE

NOTE:
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JOB EMPLOYEE STAMPS AND SIGNATURES

TAX BLOCK	8029
TAX LOT	3
ZONING DISTRICT	RS-1
ZONING MAP #	11A

PROJECT LOCATION: 6 BEVERLY ROAD, QUEENS NY 11363
DRAWING TITLE: 1940S & 1980S TAX PHOTO

SCALE & DATE	DATE: 8/31/2024
	PROJECT NO.
	DRAWN BY: JY
	CHECKED BY: DMC
	DRAWING NO.: A-002.00
DATE/ISSUE	3 OF 27

JOB NO. #

8 BEVERLY ROAD



6 BEVERLY ROAD

① STREET VIEW FROM BEVERLY ROAD
SCALE: N.T.S.

6 BEVERLY ROAD

3115 SHORE ROAD



406 SHORE ROAD

② STREET VIEW FROM SHORE ROAD
SCALE: N.T.S.

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CONSULTANT INFORMATION

NO.	REVISION	DATE

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JOB EMPLOYEE STAMPS AND SIGNATURES

TAX BLOCK	8029
TAX LOT	3
ZONING DISTRICT	RS-1
ZONING MAP #	11A

PROJECT LOCATION: 6 BEVERLY ROAD, QUEENS NY 11363
DRAWING TITLE: STREET VIEW PHOTOS

DATE	8/31/2024
PROJECT	
DRAWN BY	KY
CHECKED BY	DKC
SHEET NO.	A-003.00
TOTAL SHEETS	4 OF 27

JOB NO. #

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CONSULTANT INFORMATION

NO.	WORK	DATE

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JOB EMPLOYEE STAMPS AND SIGNATURES

PROPERTY INFORMATION

TAX BLOCK	8029
TAX LOT	3
ZONING DISTRICT	RS-1
ZONING MAP #	11A

PROJECT LOCATION: 6 BEVERLY ROAD, QUEENS NY 11363

SHAWING: BUILDING'S PHOTO FROM NORTH FRONT VIEW

SCALE & SIGNATURE	DATE	8/31/2024
	PROJECT NO.	
	DRAWN BY	JY
	CHECKED BY	DKC
	DATE	
CAD/DRAWN		6 OF 27

JOB JOB #



① FRONT VIEW FROM BEVERLY ROAD
 SCALE: N.T.S.



1 REAR VIEW FROM REAR YARD
SCALE: N.T.S.

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OWNER INFORMATION

CONSULTANT INFORMATION

NO.	REVISION	DATE

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JOB EMPLOYEE STAMPS AND SIGNATURES

TAX BLOCK	8020
TAX LOT	3
ZONING DISTRICT	RS-1
ZONING MAP #	11A

PROJECT LOCATION: 6 BEAULY ROAD, QUEENS NY 11363

SHOWN: BUILDING'S PHOTO FROM SOUTH REAR VIEW

DATE	8/31/2024
PROJECT NO.	
DRAWN BY	KY
CHECKED BY	DKC
SHEET NO.	A-005a.00
TOTAL SHEETS	7 OF 27

JOB NO. #

ALL EXISTING WINDOWS TO BE REPLACED. THE NEW WINDOW COLOR AND MATERIAL WILL BE INSTALLED ACCORDING TO LPC REQUIREMENTS.

ALL EXISTING SHUTTERS TO REMAIN

EXISTING ROOFING TO BE REMAIN

EXISTING WOODEN RAILINGS TO BE REPLACED

EXISTING SIDINGS TO BE REPLACED

EXISTING WOODEN DECK TO BE REMOVED

CONCRETE STUCCO CHIMNEY

EXISTING ROOF TO REMAIN

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

NEW WHITE WOODEN RAILINGS MATCHING 1940'S PHOTO

NEW WHITE WOODEN RAILINGS

NEW WOODEN ROOF TERRACE

WOOD-FRAMED WITH STANDARD PRESSURED-TREATED LUMBERS

NEW WOOD FRAME SCREEN-IN-PATIO MATCHING 1940'S TAX MAP(A-002)

NEW SQUARE POST ON EXISTING FOUNDATION

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

REPLACED BLUE STONES OVER BRICKS PORCH

NEW STUCCO BOTTOM MATCHES STUCCO FOUNDATIONS

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DATE PREPARED:

CONSULTANT INFORMATION:

NO.	SCREEN	DATE
	8/31/2024	

SEE SPECIFICATIONS FOR NOTES AND CONDITIONS

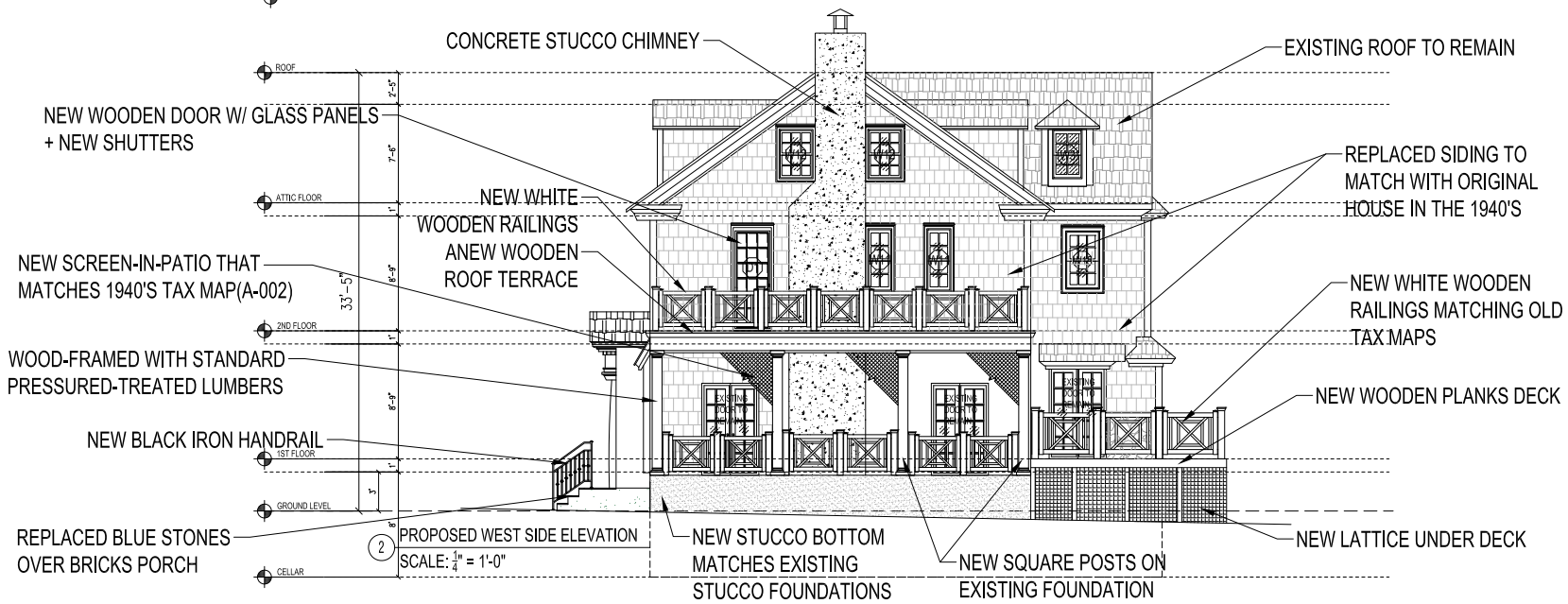
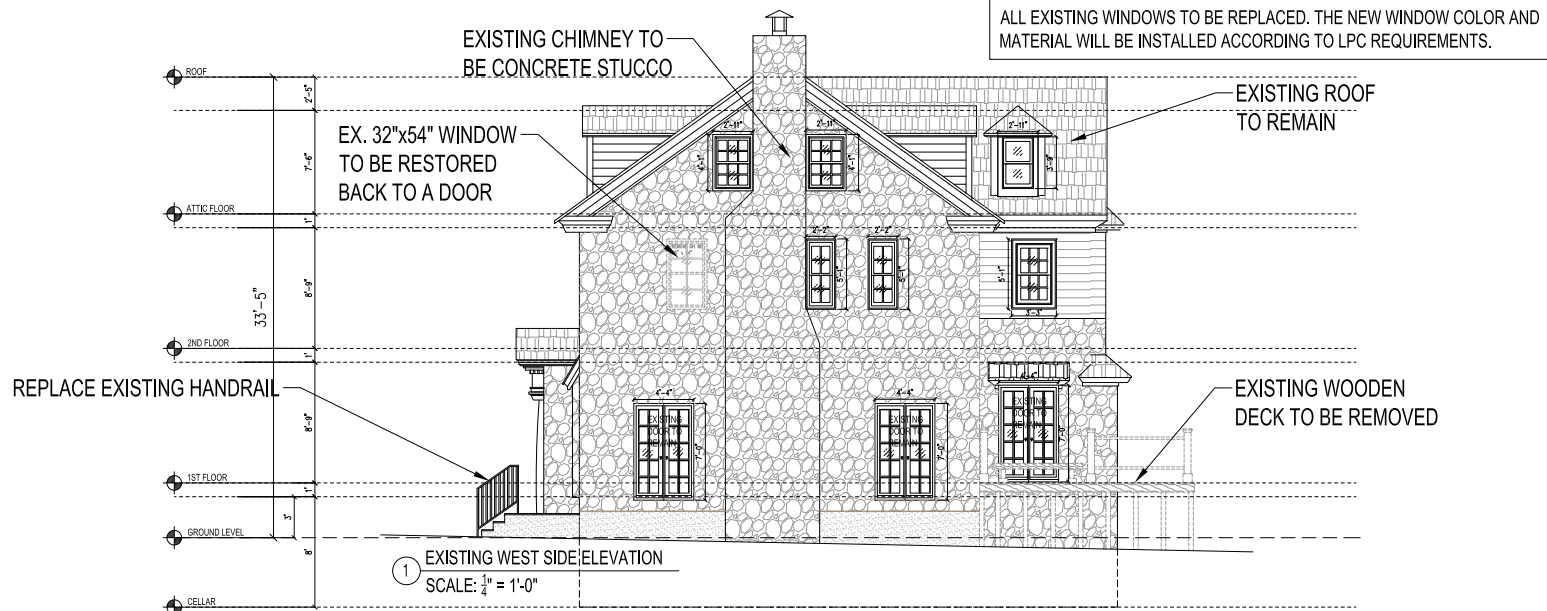
PROPERTY INFORMATION	
TAX BLOCK	3029
TAX LOT	3
ZONING DISTRICT	R1-1
ZONING MAP #	11a

PROJECT LOCATION: 8 BERRY ROAD, QUEENS NY 11363

DRAWING TITLE: EXISTING & PROPOSED FRONT FACADE

DATE	BY
8/26/2023	PROJECT MGR.
	DRAWN BY
	CHECK BY
	SHEET NO.
	A-008.00
	TOTAL SHEETS
	17 OF 37

SCALE: AS SHOWN



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DATE: 8/31/2024

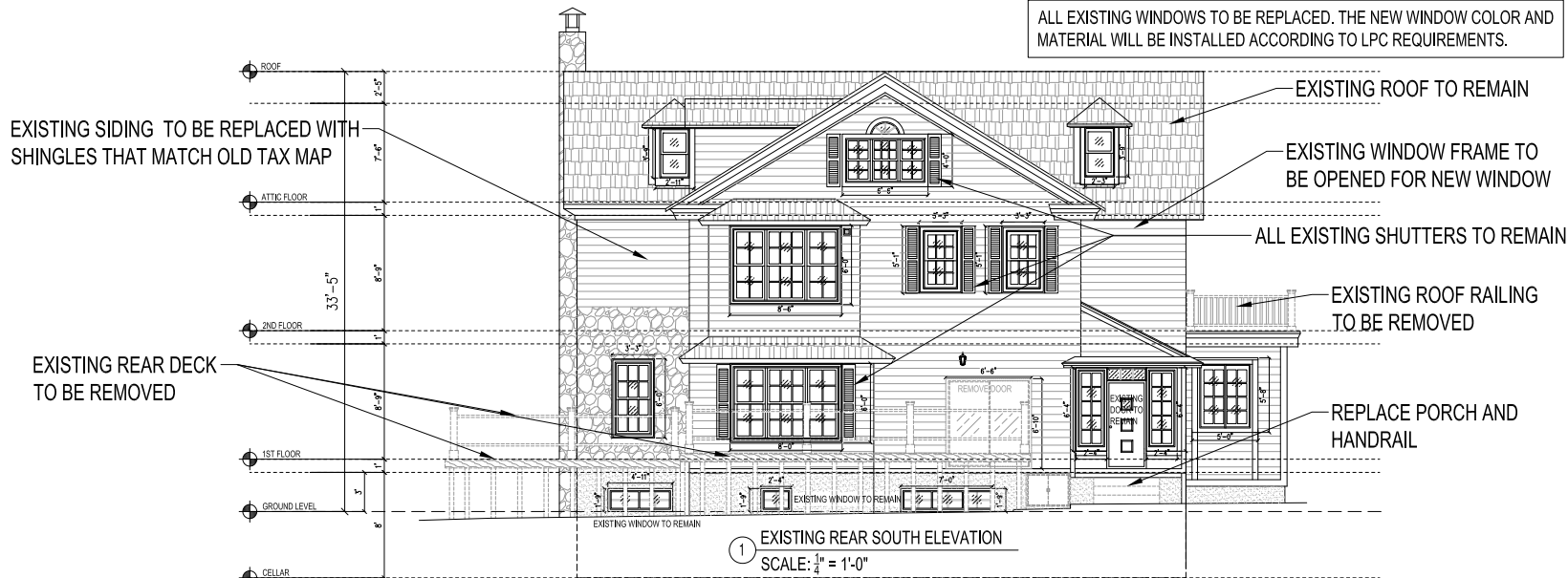
PROPERTY INFORMATION

TAX BLOCK	3029
TAX LOT	3
ZONING DISTRICT	R1-1
ZONING MAP #	11a

PROJECT LOCATION: 8 BEERY ROAD, QUEENS NY 11363
 DRAWING TITLE: EXISTING & PROPOSED EAST FACADE

SCALE: 1/4" = 1'-0"

DATE: 8/31/2024
 PROJECT NO.:
 DRAWN BY:
 CHECK BY:
 SHEET NO.: **A-009.00**
 CAD LOCATOR: 10 OF 37



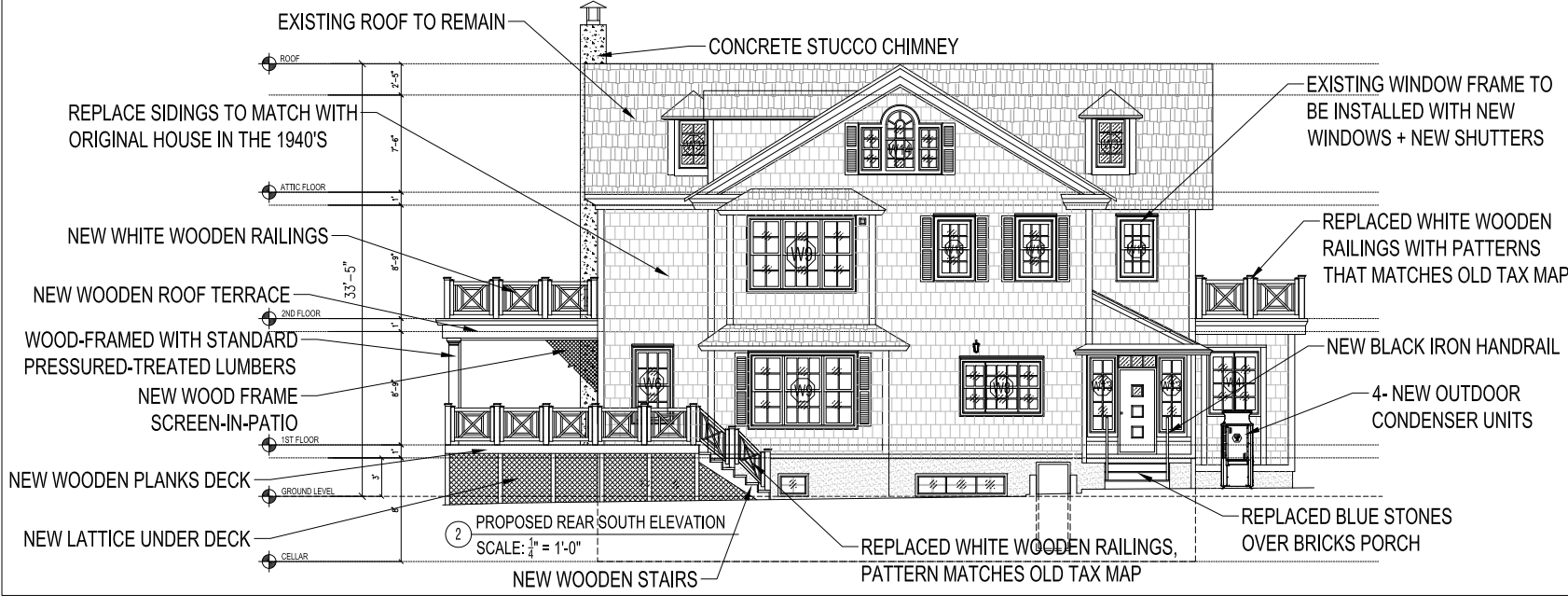
ALL EXISTING WINDOWS TO BE REPLACED. THE NEW WINDOW COLOR AND MATERIAL WILL BE INSTALLED ACCORDING TO LPC REQUIREMENTS.

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DATE: 8/31/2024

NO.	SCREEN	DATE



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

DATE: 8/31/2024

PROPERTY INFORMATION

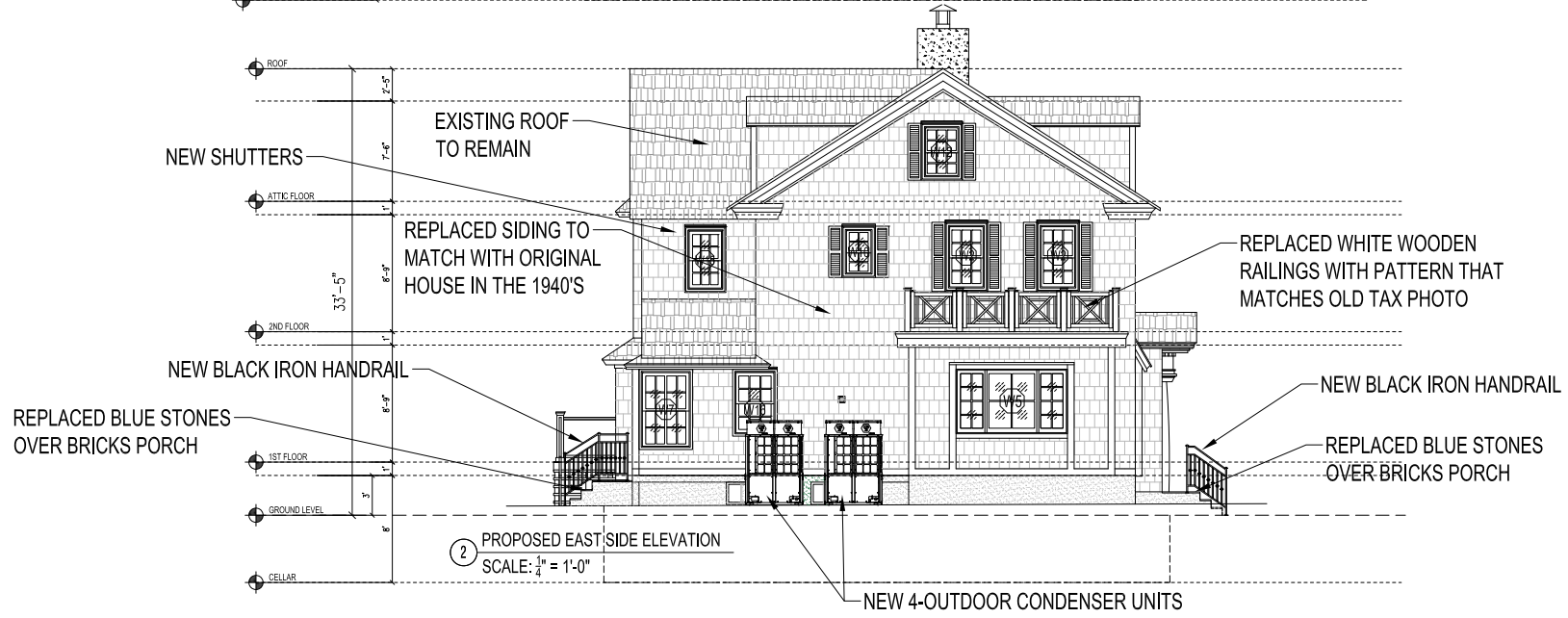
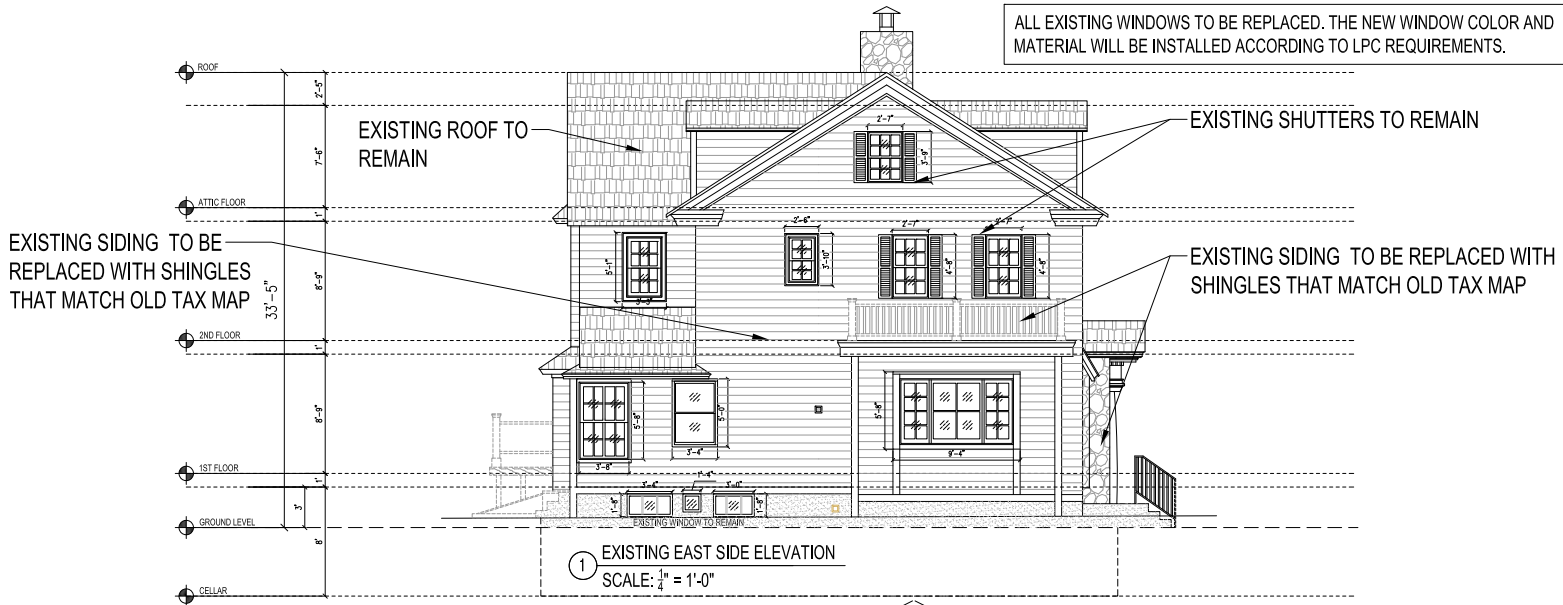
TAX BLOCK	3029
TAX LOT	3
ZONING DISTRICT	R1-1
ZONING MAP #	11a

PROJECT LOCATION: 8 BEVERLY ROAD, QUEENS NY 11363

DRAWING TITLE: EXISTING & PROPOSED REAR FACADE

DATE	: 8/30/2024
PROJECT NO.	:
DRAWN BY	:
CHECK BY	:
BRIEF NO.	: A-010.00
DATE LOCATED	: 10 OF 37

SCALE: 1/4" = 1'-0"



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DATE PREPARED:

CONSULT INFORMATION:


NO.	SCREEN	DATE
		8/31/2024

SEE ENVELOPE, REAR AND SIDE ELEVATIONS

PROPERTY INFORMATION	
TAX BLOCK	3029
TAX LOT	3
ZONING DISTRICT	R1-1
ZONING MAP #	11a

PROJECT LOCATION: 8 BEVERLY ROAD, QUEENS NY 11363

DESIGN TITLE: EXISTING & PROPOSED WEST FACADE

SCALE & SIGNATURE:	DATE: 8/30/2024
	DRAWN BY:
	CHECK BY:
	SHEET NO.: A-011.00
	CAD LOCATION: 20 OF 37

DATE OF PLAN:



1 PROPOSED DECK DETAILS
SCALE: N.T.S.



2 PROPOSED DECK SAMPLE
SCALE: N.T.S.

BRAND: CEDAR WOOD
 COLOR: STAINED, NATURAL WOOD
 REVERSIBLE: NO
 MATERIAL CORE: CEDAR, PRESSURE-TREATED LUMBER
 BOARD DIMENSIONS: .75in x 5.50 in.



3 PROPOSED WHITE WOODEN RAILING SAMPLE
SCALE: N.T.S.



5 PROPOSED GRAY LATTICE UNDER DECK
SAMPLE(MATCH WITH SIDING)
SCALE: N.T.S.

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OWNER INFORMATION

CONSULTANT INFORMATION

NO.	ISSUES	DATE
		8/31/2024

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JOB EMPLOYEE STAMPS AND SIGNATURES

TAX BLOCK	8029
TAX LOT	3
ZONING DISTRICT	RS-1
ZONING MAP #	11A

PROJECT LOCATION: 6 BEARLY ROAD, QUEENS NY 11363
 DRAWING TITLE: PHOTO MONTAGE & PROPOSED DECK DETAILS

SCALE: 1/2"=1'-0"	DATE: 12/26/2023
PROJECT: PROJECTUAL	
DRAWN BY: KY	
CHECKED BY: DMC	
DRAWING NO: A-013a.00	
CAD/LAYOUT: 24 OF 27	

JOB NO. #

September 10, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-23-04171

6 Beverly Road – Douglaston Historic District Borough of Queens

To testify virtually, please join Zoom

Webinar ID: 863 0633 9476

Passcode: 077141

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

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APPENDIX



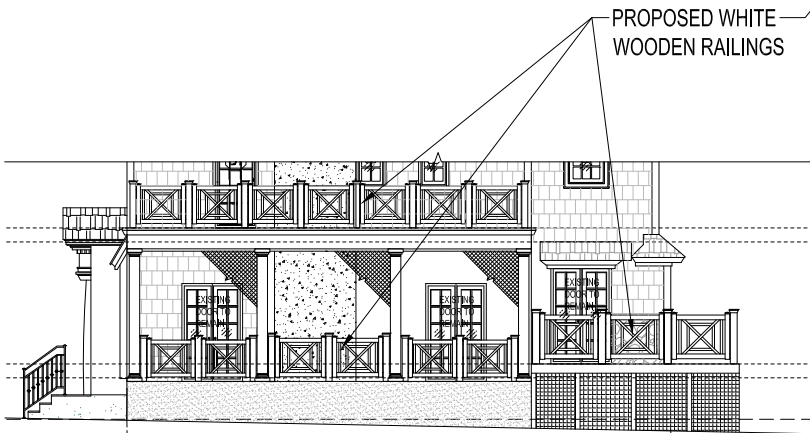
① EXISTING SIDE VIEW FROM SHORE ROAD
SCALE: $\frac{1}{4}"=1'-0"$



② SIDE VIEW OF PORCH FROM SHORE ROAD
SCALE: $\frac{1}{2}"=1'-0"$



② EXISTING SIDE VIEW OF PORCH FROM SHORE ROAD
SCALE: $\frac{1}{4}"=1'-0"$



PROPOSED WHITE
WOODEN RAILINGS

① PROPOSED SCREEN-IN-PATIO & DECK ELEVATION VIEW
SCALE: $\frac{1}{4}"=1'-0"$



③ EXISTING FRONT VIEW FROM BEVERLY ROAD
SCALE: $\frac{1}{4}"=1'-0"$



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OWNER INFORMATION

CONSULTANT INFORMATION

NO.	REVISION	DATE
	8/31/2024	

JOB FOR TITLE, STAMP AND SIGNATURE

PROPERTY INFORMATION

TAX BLOCK	8029
TAX LOT	3
ZONING DISTRICT	R1-1
ZONING MAP #	11A

PROJECT: 6 BEVERLY ROAD, QUEENS NY 11363

DRAWING: PHOTO MONTAGES OF PROPOSED PORCH

DATE	: 8/26/2024
PROJECT NO.	:
DRAWN BY	:
CHECK BY	:
SHEET NO.	: A-012.00
CADD LOCATION	: 21 OF 37

FOR JOB #:



1 VIEW FROM 406 SHORE ROAD
SCALE: N.T.S.



2 VIEW OF PORCH FROM 406 SHORE ROAD
SCALE: N.T.S.

NEW 12"x12" WHITE SQUARE POSTS TO BE PLACED BACK IN ITS ORIGINAL LOCATIONS FROM THE 1940'S



3 EXISTING FOOTINGS FOR SQUARE POSTS OF SCREEN IN PATIO
SCALE: N.T.S.

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OWNER INFORMATION

CONSULTANT INFORMATION

NO.	WORK	DATE

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JOB EMPLOYEE STAMPS AND SIGNATURES

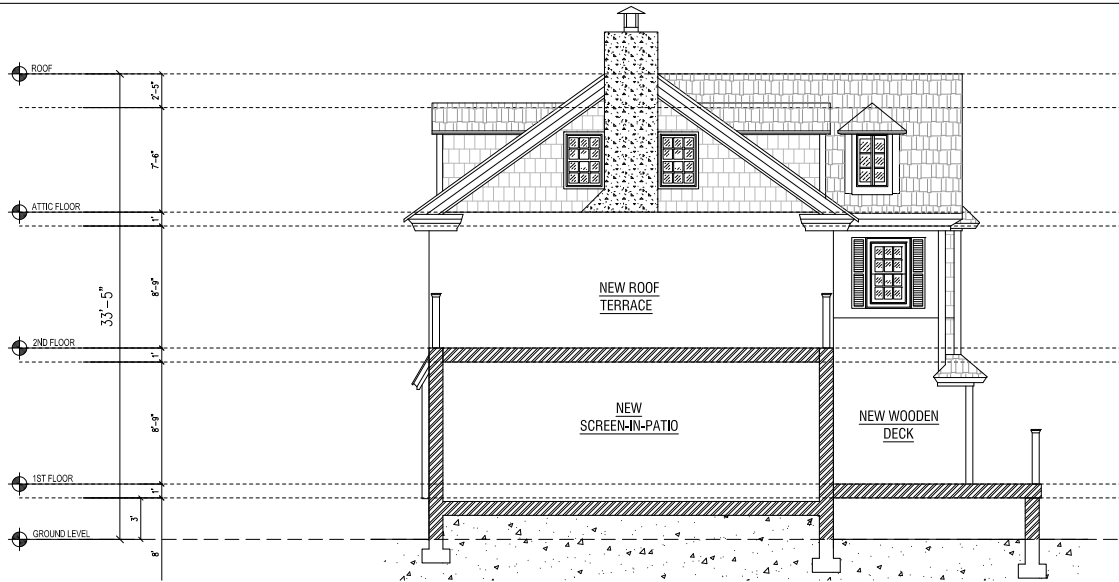
PROPERTY INFORMATION

TAX BLOCK	8020
TAX LOT	3
ZONING DISTRICT	RS-1
ZONING MAP #	11A

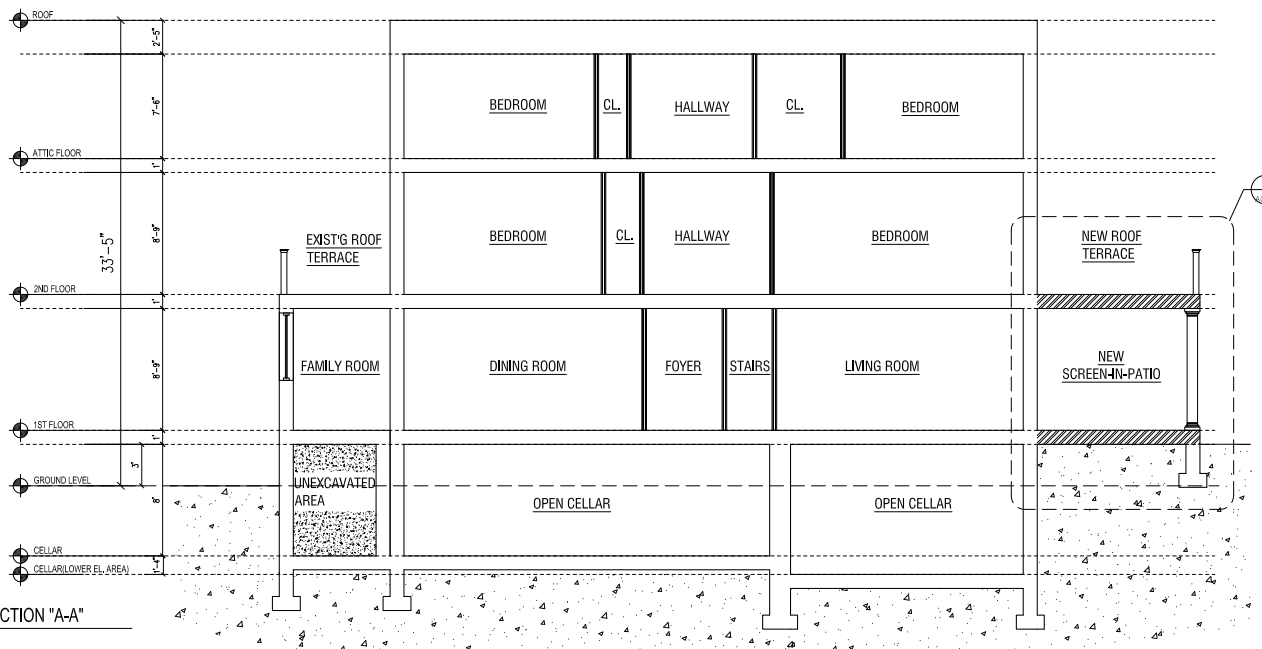
PROJECT LOCATION: 6 BEAVERLY ROAD, QUEENS NY 11363
DRAWING TITLE: PHOTO MONTAGE & EXISTING FOOTINGS DETAILS

SCALE & SIGNATURE	DATE: 8/31/2024
	PROJECT NO.
	DRAWN BY: JY
	CHECKED BY: CWC
	SHEET NO.: A-013.00
DATE PLOTTED: 23 OF 27	

JOB NO. #



1 PROPOSED SECTION "B-B"
SCALE: $\frac{1}{4}'' = 1'-0''$



2 PROPOSED SECTION "A-A"
SCALE: $\frac{1}{4}'' = 1'-0''$

JOHN D. LIBASCI, RA 020066
455 Central Park West
New York, NY 10025
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jlibas@nyc.gov

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Suite 500, NY 10003
SAR 202 7484
jtsaris@cbcny.com

NO.	REVISION	DATE
		8/31/2024

JOB SPECIFIC STAMPS AND SIGNATURES	

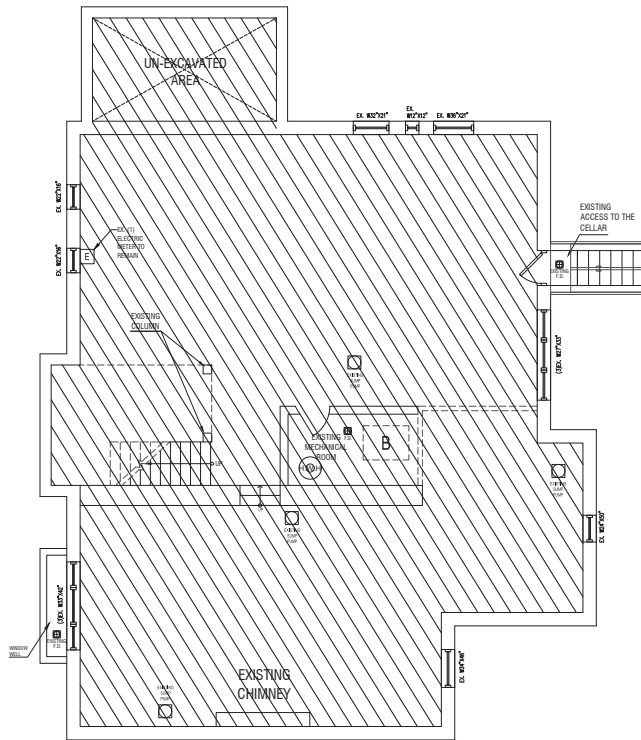
PROPERTY INFORMATION	
TAX BLOCK	8029
TAX LOT	3
ZONING DISTRICT	R1-1
ZONING MAP #	11A

PROJECT	6 BEAULY ROAD,
LOCATION	QUEENS NY 11363
DRAWING TITLE	PROPOSED "A-A" & "B-B" SECTIONS

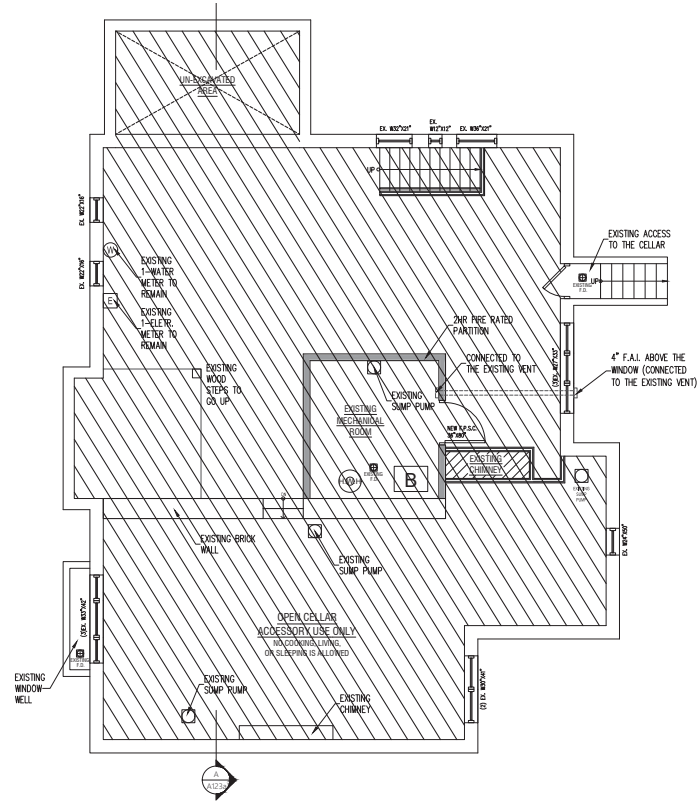
DATE	8/26/2024
PROJECT NO.	
DRAWN BY	
CHECKED BY	
SHEET NO.	A-012a.00
DWG. LOCATION	22 OF 37

FOR JOB #:

THIS APPLICATION IS FOR EXTERIOR RENOVATION ONLY, INTERIOR RENOVATION APPROVED UNDER SEPARATE APPLICATION # LPC-22-03123



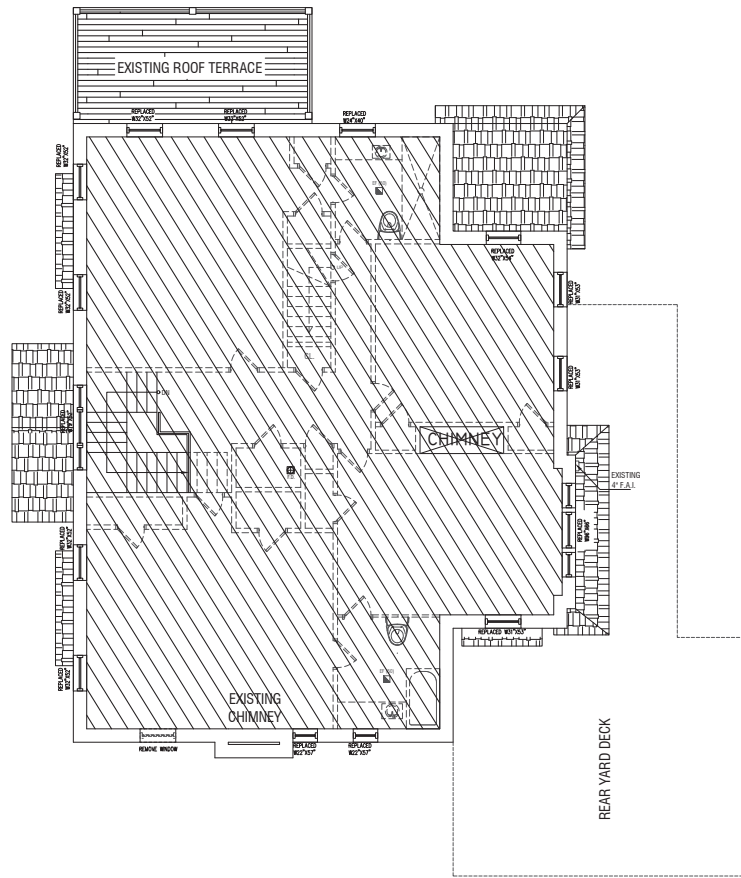
C EXISTING CELLAR FLOOR PLAN
SCALE: 1/4" = 1'-0"



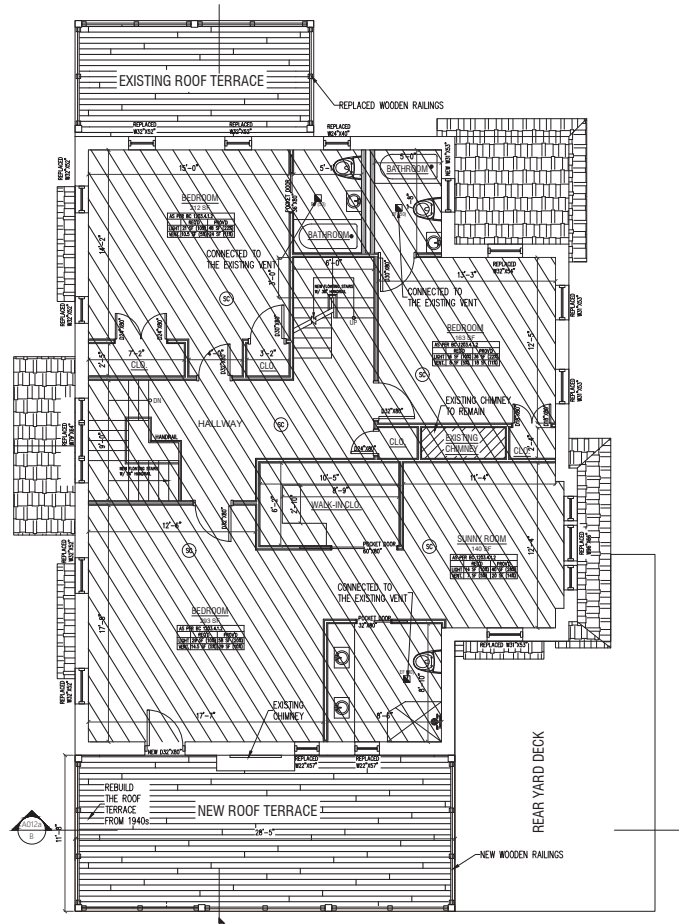
C PROPOSED CELLAR FLOOR PLAN
SCALE: 1/4" = 1'-0"

OWNER INFORMATION										
CONSULTANT INFORMATION										
NO.	FORUM	DATE								
	8/31/2024									
<p>NOTE:</p> <p>ALL DESIGN, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF L&C ASSOCIATES, L.L.C. NONE OF SUCH DESIGN, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DELEGATED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE L&C. WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY ORAL PERMISSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE L&C MUST BE NOTIFIED OF ANY DISCREPANCY FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THIS DRAWING.</p>										
JOB EMPLOYEE STAMPS AND SIGNATURES										
<p>PROPERTY INFORMATION</p> <table border="1"> <tr> <td>TAX BLOCK</td> <td>8020</td> </tr> <tr> <td>TAX LOT</td> <td>3</td> </tr> <tr> <td>ZONING DISTRICT</td> <td>RS-1</td> </tr> <tr> <td>ZONING MAP #</td> <td>11A</td> </tr> </table>			TAX BLOCK	8020	TAX LOT	3	ZONING DISTRICT	RS-1	ZONING MAP #	11A
TAX BLOCK	8020									
TAX LOT	3									
ZONING DISTRICT	RS-1									
ZONING MAP #	11A									
<p>PROJECT LOCATION: 6 BEARLY ROAD, QUEENS NY 11363</p> <p>SHOWN: EXISTING & PROPOSED CELLAR</p> <p>TITLE: PLAN</p>										
<p>SCALE: 1/4" = 1'-0"</p>	<p>DATE: 8/13/2024</p> <p>PROJECT: PROJ001</p> <p>DRAWN BY: KY</p> <p>CHECKED BY: DMC</p> <p>SHEET NO: A-006.00</p> <p>CAD/LOCATION: 12 OF 27</p>									
JOB NO. #										

THIS APPLICATION IS FOR EXTERIOR
RENOVATION ONLY, INTERIOR RENOVATION
APPROVED UNDER SEPARATE APPLICATION #
LPC-22-03123



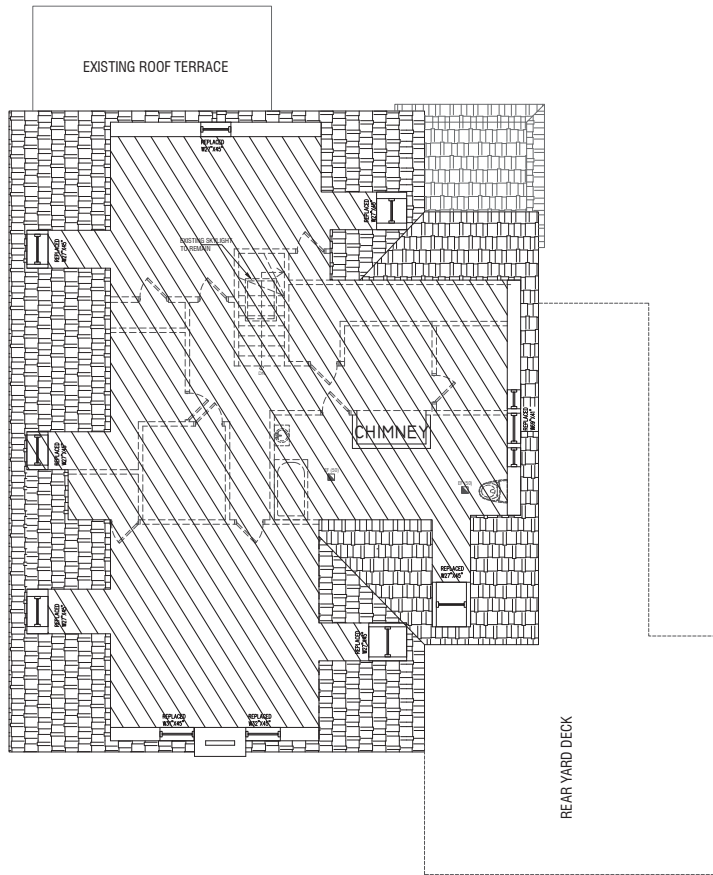
2 EXISTING 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



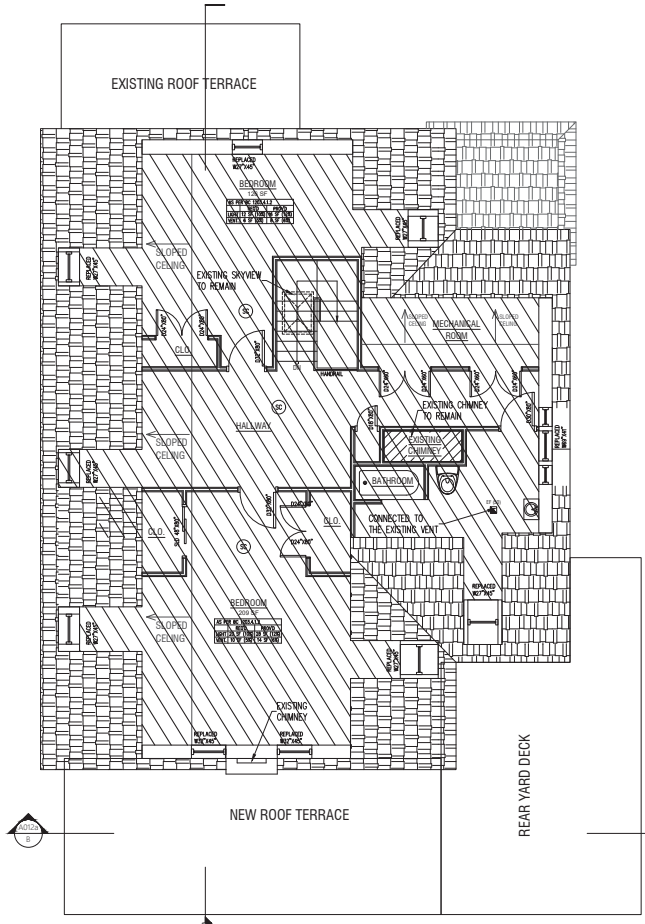
2 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

OWNER INFORMATION		
CONSULTANT INFORMATION		
NO.	FORUM	DATE
		8/31/2024
NOTES:		
ALL DESIGN, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF L&C ASSOCIATES, L.L.C. NONE OF SUCH DESIGN, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DELEGATED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE L&C. WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY ORAL PERMISSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE L&C MUST BE NOTIFIED OF ANY DISCREPANCY FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THIS DRAWING.		
JOB EMPLOYEE STAMPS AND SIGNATURES		
PROPERTY INFORMATION		
TAX BLOCK	8029	
TAX LOT	3	
ZONING DISTRICT	R5-1	
ZONING MAP #	11A	
PROJECT INFORMATION		
PROJECT	6 BEARLY FORD	
LOCATION	QUEENS NY 11363	
DRAWING: EXISTING & PROPOSED 2ND FLOOR PLAN		
TITLE:		
SCALE & DATE	DATE	8/31/2024
PROJECT	PROJECT	
DRAWN BY	BY	
CHECKED BY	CHK	
PROJECT NO.		
A-007a.00		
DATE LOCATED	14 OF 27	
JOB NO. #		

THIS APPLICATION IS FOR EXTERIOR RENOVATION ONLY, INTERIOR RENOVATION APPROVED UNDER SEPARATE APPLICATION # LPC-22-03123



3 EXISTING ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 PROPOSED ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

OWNER INFORMATION		
CONSULTANT INFORMATION		
NO.	FORUM	DATE
	8/31/2024	
<p>NOTE:</p> <p>ALL DESIGN, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF L&C ASSOCIATES, LLC. NONE OF SUCH DESIGN, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE L&C. WRITTEN AGREEMENTS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY ORAL AGREEMENTS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. AND THE L&C MUST BE NOTIFIED OF ANY DISCREPANCY FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THIS DRAWING.</p>		
JOB EMPLOYEE STAMPS AND SIGNATURES		
PROPERTY INFORMATION		
TAX BLOCK	8029	
TAX LOT	3	
ZONING DISTRICT	R5-1	
ZONING MAP #	11A	
PROJECT: 6 BEARLY FLOOD		
LOCATION: QUEENS NY 11363		
DRAWING: EXISTING & PROPOSED ATTIC FLOOR PLAN		
TITLE:		
SCALE & SIGNATURE	DATE	8/31/2024
PROJECTUAL		
DRAWN BY	KY	
CHECKED BY	DWC	
DRAWING NO.	A-007b.00	
CAD/LOCATION	15 OF 27	
JOB NO. #		



406 SHORE ROAD



1 STREET VIEW FROM BEVERLY & SHORE ROADS CORNER
SCALE: N.T.S.



3. Side View- Shore Road



4. Rear View- 6 Beverly Road

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 Tsaris Building Consultants, Inc.
 114 Greenwich Avenue
 Great Neck, NY 11040
 516.762.7484
 jtsaris@tsaris.com

OWNER INFORMATION

OWNER NAME

CONSULTANT INFORMATION

CONSULTANT FIRM NAME

NO.	REVISION	DATE

NOTE:
 ALL DESIGN, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF L&C ASSOCIATES, L.L.C. NONE OF SUCH DESIGN, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE L&C. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER CALCULATED DIMENSIONS. CONTRACTORS SHALL HAVE VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. AND THE L&C MUST BE NOTIFIED OF ANY DISCREPANCY FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THIS DRAWING.

JOB EMPLOYEE STAMPS AND SIGNATURES

PROPERTY INFORMATION

TAX BLOCK	8029
TAX LOT	3
ZONING DISTRICT	RS-1
ZONING MAP #	11A

PROJECT LOCATION: 6 BEVERLY ROAD, QUEENS NY 11363

SHOWN TITLE: BUILDING STREET VIEW, ADJACENT BUILDINGS

	DATE	8/31/2024
	PROJECT	
	DRAWN BY	KY
	CHECKED BY	DKC
SHEET NO.		A-004.00
DATE PLOTTED		8/27

JOB NO. #



④ EAST SIDE VIEW FROM DRIVEWAY
SCALE: N.T.S.

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448 Central Park West
New York, NY 10025
846.273.2734
jlabasci@earthlink.net

JOHN TSARIS, AIA
Spartan Building Consultants, Inc.
114 Greenvale Avenue
Greenvale, NY 11548
847.200.7444
jtsaris@spartan.com

OWNER INFORMATION

CONSULTANT INFORMATION

NO.	ISSUES	DATE
		8/31/2024

NOTE:
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF L&C ASSOCIATES, L.L.C. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE L&C. WRITTEN OVERSIGHTS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS, CONDITIONS SHALL HAVE VERIFIED AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE L&C MUST BE NOTIFIED OF ANY DISCREPANCY FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THIS DRAWING.

JOB EMPLOYEE STAMPS AND SIGNATURES

TAX BLOCK	8029
TAX LOT	3
ZONING DISTRICT	RS-1
ZONING MAP #	11A

PROJECT LOCATION: 6 BEARLY ROAD, QUEENS NY 11363
DRAWING TITLE: BUILDING'S PHOTO FROM EAST SIDE VIEW

DATE	12/26/2023
PROJECT	RESIDENTIAL
DRAWN BY	KY
CHECKED BY	DKC
DRAWING NO.	A-005e.00
DATE/LOCATION	11 OF 27

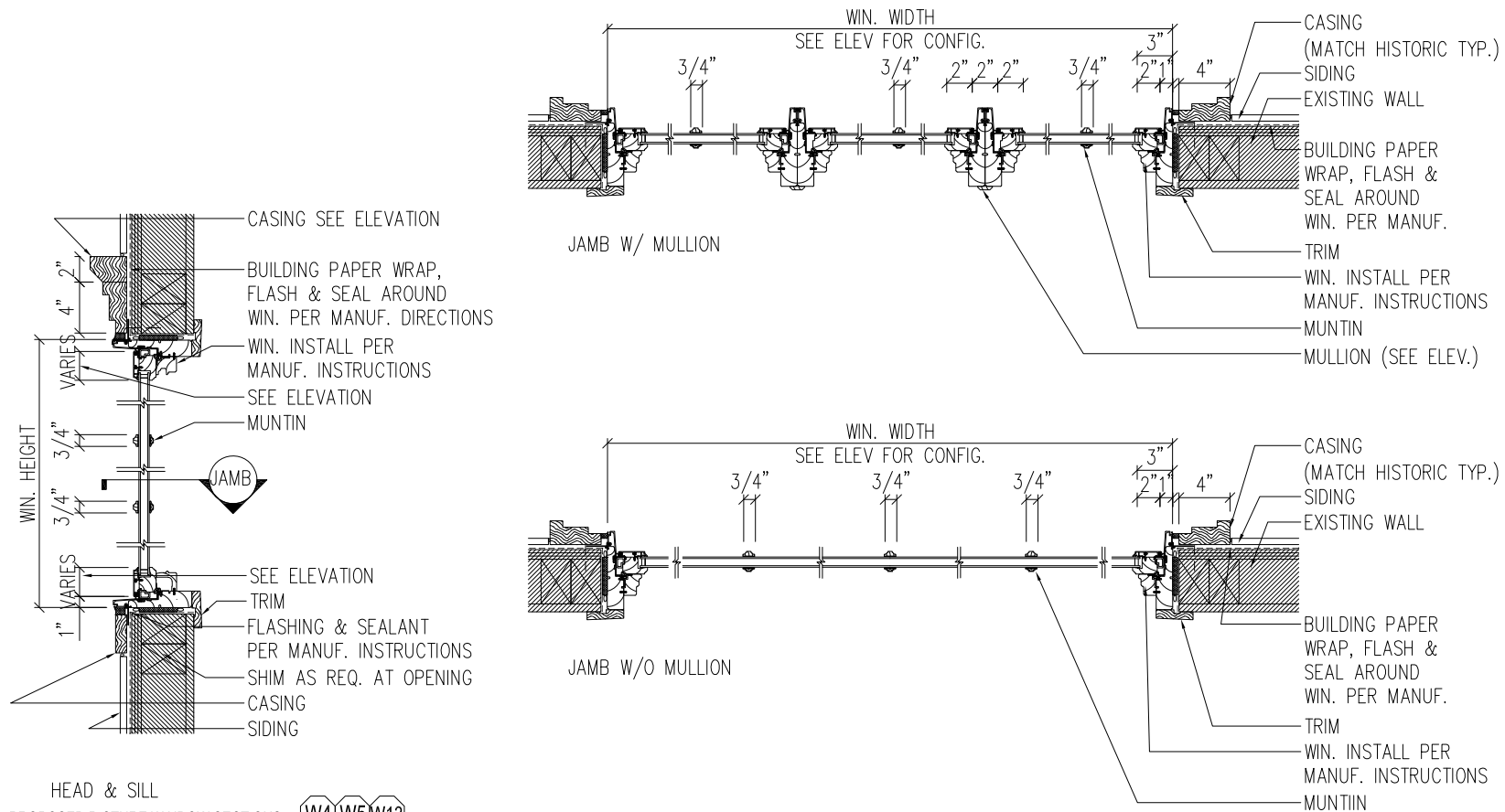
JOB NO. #



④ EAST SIDE VIEW FROM BEVERLY ROAD
SCALE: N.T.S.

JUN D. LEASCI, RA 003066 415 Central Park West New York, NY 10020 leas@jprinc.com		
JOHN T. SAVAGE, AIA Clarence Downing Corporation, Inc. 114 Greenwich Avenue Garden City, NY 11530 516 242 7444 sav@clowdown.com		
OWNER INFORMATION		
CONSULTANT INFORMATION		
NO.	REVISION	DATE
NOTE: ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF L&C ASSOCIATES, L.L.C. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE L&C. WRITTEN SPECIFICATIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL OTHER DIMENSIONS, CONDITIONS SHALL HAVE VERIFIED AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. AND THE L&C MUST BE NOTIFIED OF ANY DISCREPANCY FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THIS DRAWING.		
JOB EMPLOYEE STAMPS AND SIGNATURES		
PROPERTY INFORMATION TAX BLOCK: 8029 TAX LOT: 3 ZONING DISTRICT: RS-1 ZONING MAP #: 11A		
PROJECT: LOCATION: 6 BEVERLY ROAD, QUEENS NY 11363 DRAWING: BUILDING'S PHOTO FROM EAST SIDE VIEW		
SEAL & SIGNATURE 	DATE: 8/31/2024 PROJECT: DRAWN BY: JY CHECKED BY: JWC SHEET NO.: A-005d.00 CAD/DRAWN: 10 OF 27	
JOB NO. #		

NOTE: PROPOSED WINDOWS TO BE INSTALLED
IN EXISTING LOCATION AS PER
1940 TAX PHOTO



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libas@earthlink.net

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214 Grand Central Avenue
Jamaica Station, NY 11411
646.262.7484
tsaris@complete.com

DRAWN BY: [Blank]

CONSULTANT BY: [Blank]

NO.	REVISION	DATE
		8/31/2024

FOR PERMIT STAMPS AND SIGNATURES

PROPERTY INFORMATION	
TAX BLOCK	8029
TAX LOT	3
ZONING DISTRICT	R1-1
ZONING MAP #	11A

PROJECT: 6 BEAUFY ROAD, QUEENS NY 11363

DRAWING: EXISTING & PROPOSE WINDOW SECTIONS	
DATE	8/26/2024
PROJECT NO.	
DRAWN BY	
CHECKED BY	
SHEET NO.	A-014b.00
DRAWN DATE	26 OF 37

FOR JOB #:

HEAD & SILL
1 PROPOSED PICTURE WINDOW SECTIONS W4 W5 W13
SCALE: N.T.S.



1 EXISTING ATTIC'S LEFT TRIPARTITE WINDOW
SCALE: N.T.S.



2 EXISTING ATTIC'S TRIPARTITE WINDOW
SCALE: N.T.S.

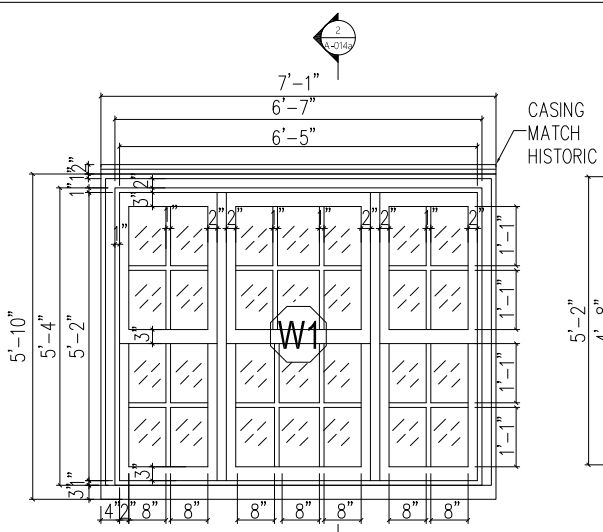


1 2ND FLOOR WINDOW FRAME TO BE REOPENED
SCALE: N.T.S.

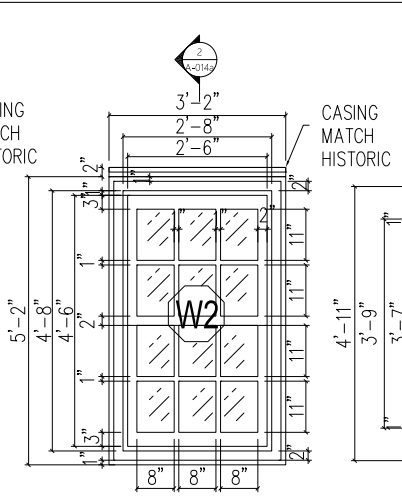


4 2ND FLOOR DOOR FRAME TO BE REOPENED
SCALE: N.T.S.

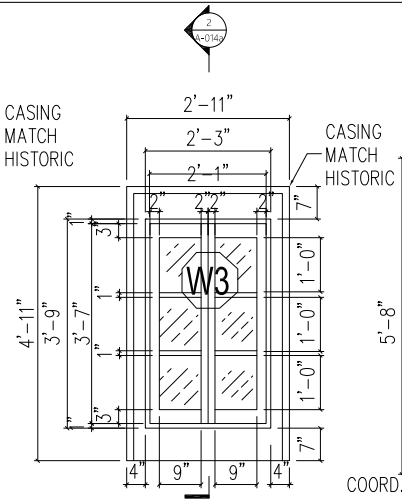
OWNER INFORMATION		
CONSULTANT INFORMATION		
NO.	FORUM	DATE
		8/31/2024
<small>NOTE:</small> ALL DESIGN, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF L&C ASSOCIATES, L.L.C. NONE OF SUCH DESIGN, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE L&C. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER CALLED DIMENSIONS. CONTRACTORS SHALL HAVE VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. AND THE L&C MUST BE NOTIFIED OF ANY DISCREPANCY FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THIS DRAWINGS.		
JOB EMPLOYEE STAMPS AND SIGNATURES		
PROPERTY INFORMATION		
TAX BLOCK	8029	
TAX LOT	3	
ZONING DISTRICT	RS-1	
ZONING MAP #	11A	
PROJECT LOCATION		
6 BEAULY ROAD QUEENS NY 11363		
DRAWING TITLE		
EXISTING WINDOW PHOTOS & ELEVATIONS		
SCALE	DATE	8/13/2024
PROJECT	INDUSTRIAL	
DRAWN BY	KY	
CHECKED BY	DWC	
SHEET NO.		
A-015.00		
DATE PLOTTED		
27 OF 27		
JOB NO. #		



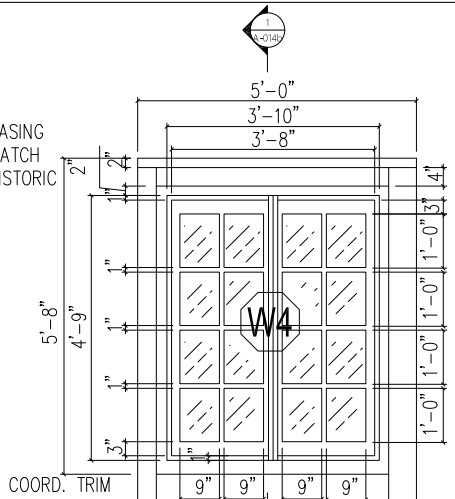
W1 FRONT FACADE 1ST FLOOR WINDOW
SCALE: N.T.S.



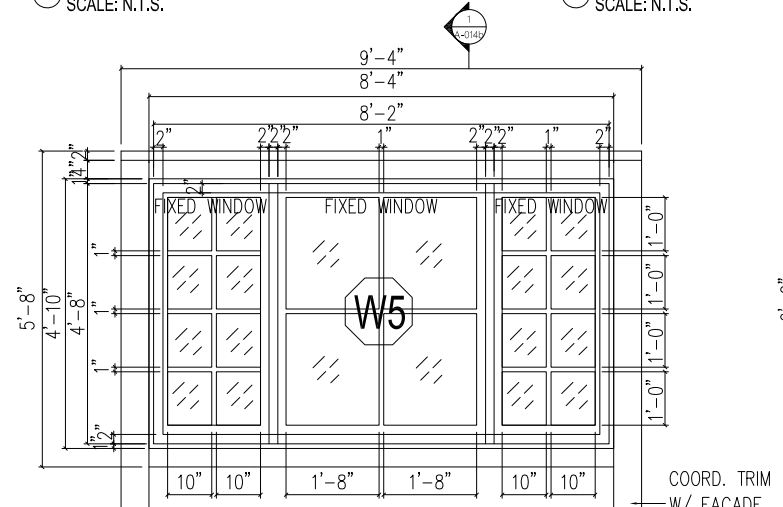
W2 FRONT FACADE 2ND FL DH WINDOW
SCALE: N.T.S.



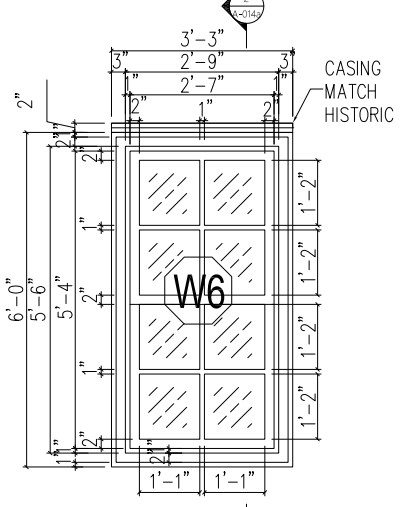
W3 FRONT FACADE ATTIC CASEMENT WIN.
SCALE: N.T.S.



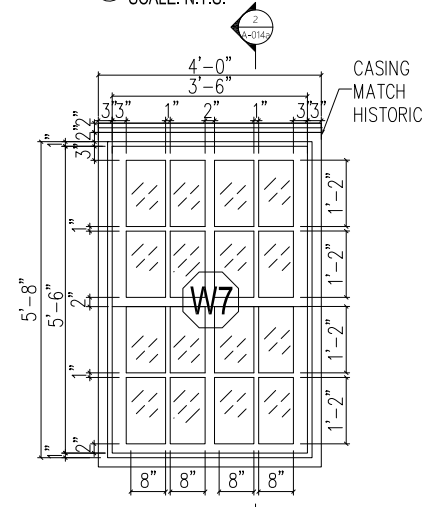
W4 FRONT FACADE 1ST FL WINDOW
SCALE: N.T.S.



W5 EAST FACADE 1ST FL WINDOW
SCALE: N.T.S.



W6 REAR FACADE 1ST FL DH WINDOW
SCALE: N.T.S.



W7 EAST FACADE 1ST FL WINDOW
SCALE: N.T.S.

NOTE: PROPOSED WINDOWS TO BE MARVIN WINDOWS & DOORS, MARVIN WINDOWS ULTIMATE WOOD SIGNATURE SERIES, ALUMINUM-CLAD WOOD, OFF WHITE EXTERIOR, WHITE INTERIOR.

CASINGS TO MATCH HISTORICAL WINDOWS TYP.
SEE DETAILS FOR HORIZONTAL SECTIONS

JOHN D. LIBASCIO RA 023096
4551 Central Park West
New York, NY 10025
SAB 517 8754
libascio@nyc.gov

JOHN TSARIS, AIA
Dynamic Building Consultants, Inc.
110 Grand Central Avenue
Jamaica, NY 11435
SA 7262 7444
jtsaris@dynamic.com

OWNER INFORMATION

CONSULTANT INFORMATION

NO.	REVISION	DATE
	8/31/2024	

FOR PERMIT STAMPS AND SIGNATURES

PROPERTY INFORMATION

TAX BLOCK	8029
TAX LOT	3
ZONING DISTRICT	R1-1
ZONING MAP #	11A

PROJECT INFORMATION

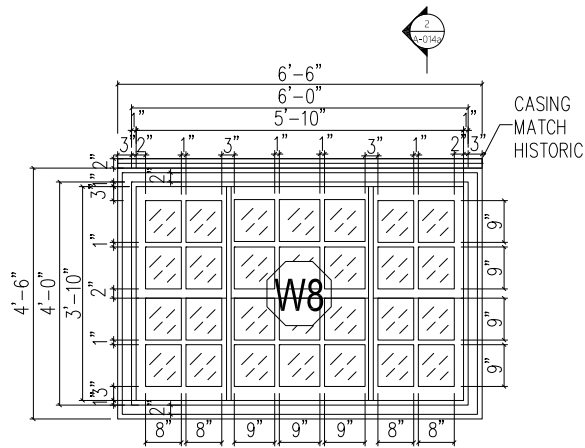
PROJECT: 6 BEAVERLY ROAD, QUEENS NY 11363

FRAMING: W1-W7 WINDOW ELEVATIONS

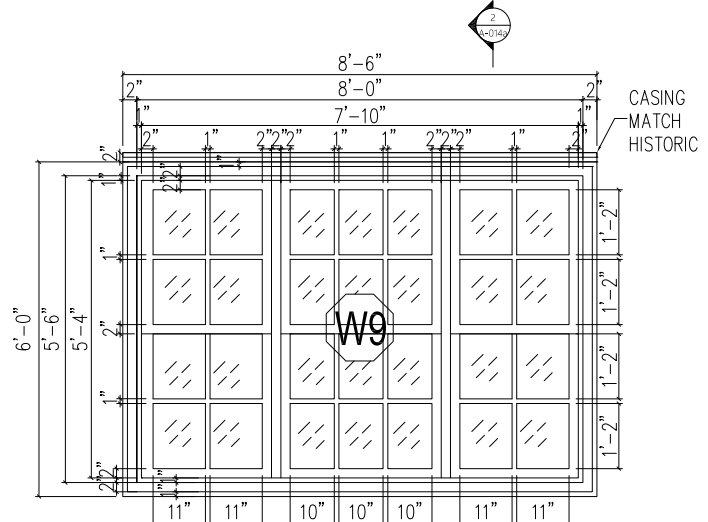
DATE: 8/26/2024

PROJECT NO.:
DRAWN BY:
CHECKED BY:
SHEET NO.:
A-016.00
DATE LOCATED: 28 OF 37

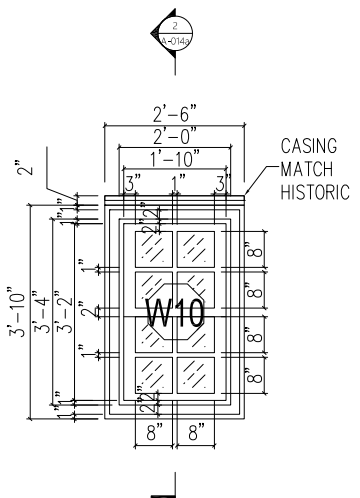
FOR JOB #:



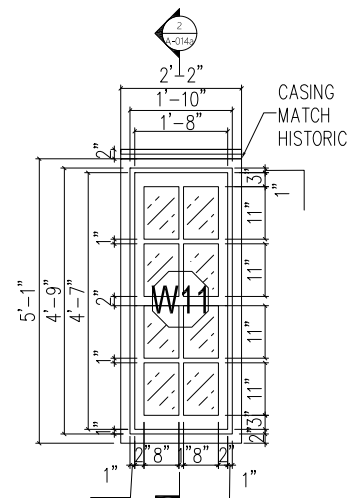
W8 REAR FACADE 1ST FL WINDOW
SCALE: N.T.S.



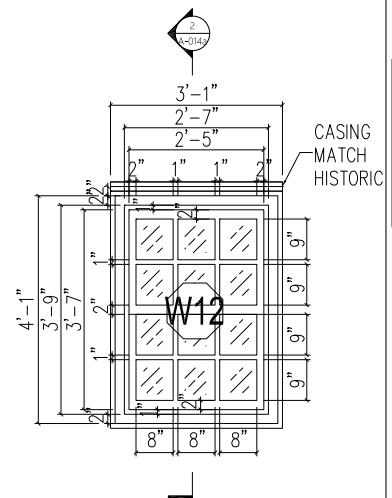
W9 REAR FACADE 1ST & 2ND FL WINDOW
SCALE: N.T.S.



W10 EAST FACADE 2ND FL DH WINDOW
SCALE: N.T.S.



W11 WEST FACADE 2ND FL DH WINDOW
SCALE: N.T.S.



W12 WEST FACADE ATTIC DH WINDOW
SCALE: N.T.S.

NOTE: PROPOSED WINDOWS TO BE MARVIN WINDOWS & DOORS. MARVIN WINDOWS ULTIMATE WOOD SIGNATURE SERIES, ALUMINUM-CLAD WOOD, OFF WHITE EXTERIOR, WHITE INTERIOR.
CASINGS TO MATCH HISTORICAL WINDOWS TYP.
SEE DETAILS FOR HORIZONTAL SECTIONS

JOHN D. LIBASCI, RA 003096
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libas@me.com

JOHN TSARIS, AIA
Dynamic Building Consultants, Inc.
114 Grand Street
Brooklyn, NY 11201
718.209.7484
jtsaris@dbci.com

DIRECTOR/DATE:

CONSULTANT/DATE:

NO.	REVISION	DATE
	8/31/2024	

FOR YOUR OFFICE STAMPS AND SIGNATURES

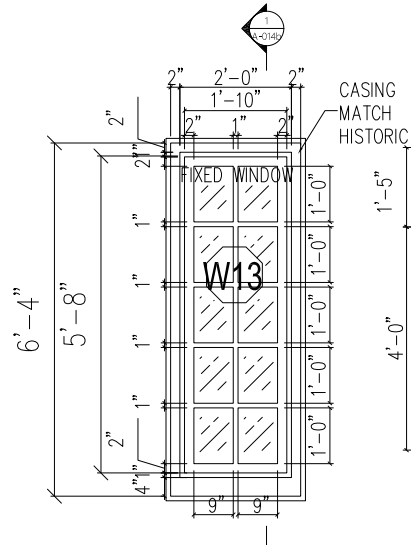
PROPERTY INFORMATION

TAX BLOCK	8029
TAX LOT	3
ZONING DISTRICT	R1-1
ZONING MAP #	11A

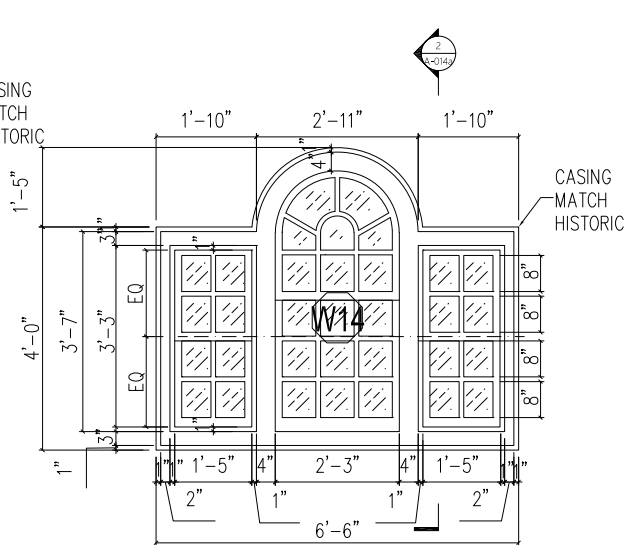
PROJECT: 6 BEVERLY ROAD, QUEENS NY 11363
FRAMING: W8-W12 WINDOW ELEVATIONS
DATE: 8/26/2024

SEALED SIGNATURE: _____ DATE: 8/26/2024
PROJECT NO.: _____
DRAWN BY: _____
CHECKED BY: _____
SHEET NO.: **A-017.00**
CADD LOCATION: 29 OF 37

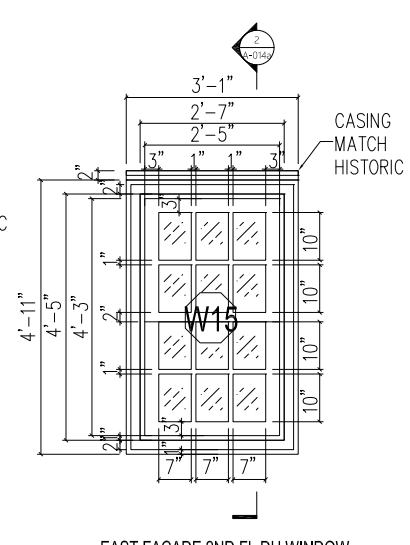
FOR JOB #:



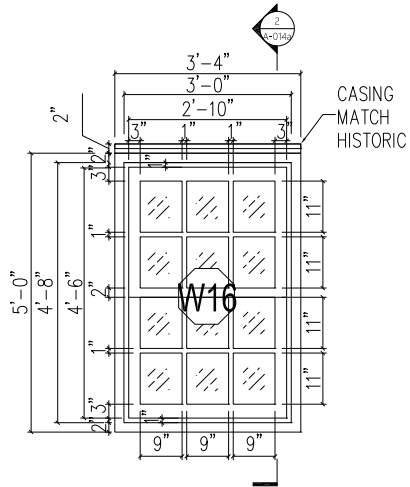
W13 REAR FACADE 1ST FL FIXED WINDOW
SCALE: N.T.S.



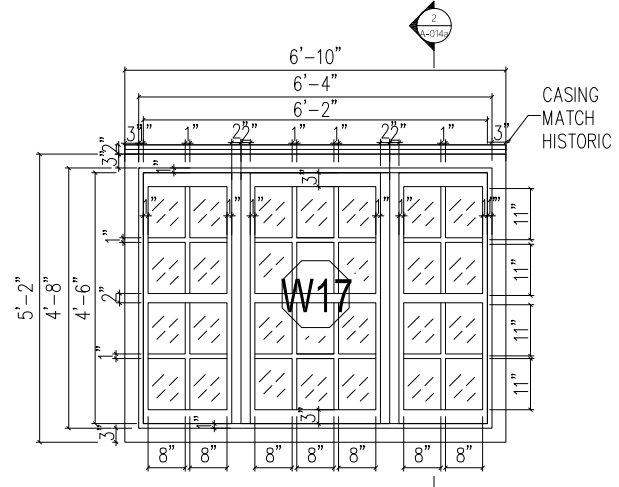
W14 REAR FACADE ATTIC WINDOW
SCALE: N.T.S.



W15 EAST FACADE 2ND FL DH WINDOW
SCALE: N.T.S.



W16 WEST FACADE 1ST FL WINDOW
SCALE: N.T.S.



W17 WEST FACADE 2ND FL WINDOW
SCALE: N.T.S.

NOTE: PROPOSED WINDOWS TO BE MARVIN WINDOWS & DOORS, MARVIN WINDOWS ULTIMATE WOOD SIGNATURE SERIES, ALUMINUM-CLAD WOOD, OFF WHITE EXTERIOR, WHITE INTERIOR.

CASINGS TO MATCH HISTORICAL WINDOWS TYP.

SEE DETAILS FOR HORIZONTAL SECTIONS

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DESIGN INFORMATION		
CONSULTANT INFORMATION		
NO.	REVISION	DATE
	8/31/2024	

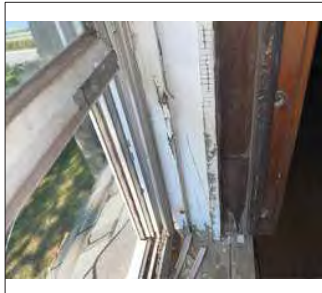
JOB INFORMATION	

PROPERTY INFORMATION	
TAX BLOCK	8029
TAX LOT	3
ZONING DISTRICT	R1-1
ZONING MAP #	11A

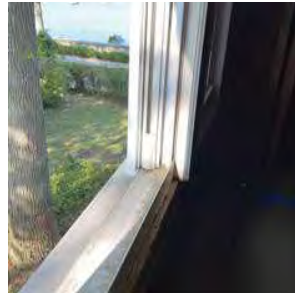
PROJECT	6 BEAUFY ROAD,
LOCATION	QUEENS NY 11363
FRAMES: W13-W17 WINDOW ELEVATIONS	
DATE	8/30/2024

DATE	8/30/2024
PROJECT NO.	
DRAWN BY	
CHECKED BY	
SHEET NO.	A-017a.00
DRAWING NO.	30 OF 37

FOR JOB #:	
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1 EXISTING TYP. WINDOW SILL AT REAR
SCALE: N.T.S.



2 EXISTING TYP. WINDOW SILL AT FRONT
SCALE: N.T.S.



3 EXISTING DINE ROOM WINDOW-LEFT
SCALE: N.T.S.



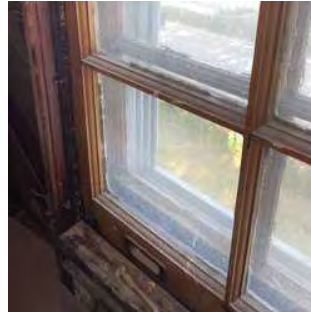
4 EXISTING DINE ROOM WINDOW-RIGHT
SCALE: N.T.S.



5 EXISTING ATTIC JAMB DETAIL
SCALE: N.T.S.



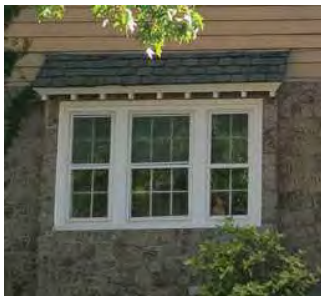
6 EXISTING ATTIC WINDOW
SCALE: N.T.S.



7 EXISTING ATTIC WINDOW DETAIL
SCALE: N.T.S.



8 EXISTING LIVING ROOM WINDOW
SCALE: N.T.S.



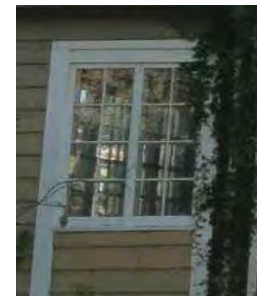
9 EXISTING 1FL FL W1
SCALE: N.T.S.




10 EXISTING ATTIC FL W17
SCALE: N.T.S.



11 EXISTING 2ND FL W11
SCALE: N.T.S.

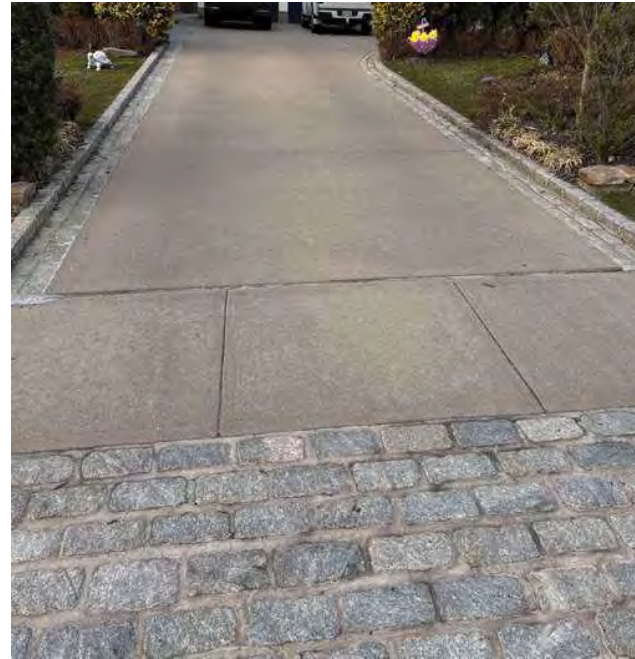


12 EXISTING 1ST FL W4
SCALE: N.T.S.

OWNER INFORMATION		
CONSULTANT INFORMATION		
NO.	FORUM	DATE
		8/31/2024
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JOB EMPLOYEE STAMPS AND SIGNATURES		
PROPERTY INFORMATION TAX BLOCK: 8029 TAX LOT: 3 ZONING DISTRICT: RS-1 ZONING MAP #: 11A		
PROJECT: 6 BEARLY FORD LOCATION: QUEENS NY 11363 DRAWING: EXISTING WINDOW CONDITION TITLE:		
SEAL & SIGNATURE 	DATE: 8/31/2024 PROJECT: DRAWN BY: JY CHECKED BY: DMC SHEET NO.: A-019.00 TOTAL SHEETS: 32 OF 37	
JOB JOB #:		



① PROPOSED FRONT ENTRYWAY SAMPLE
SCALE: N.T.S.



③ CONCRETE DRIVEWAY SAMPLE (PICTURE TAKEN FROM
3115 SHORE ROAD (HOUSE ACROSS THE STREET))
SCALE: N.T.S.

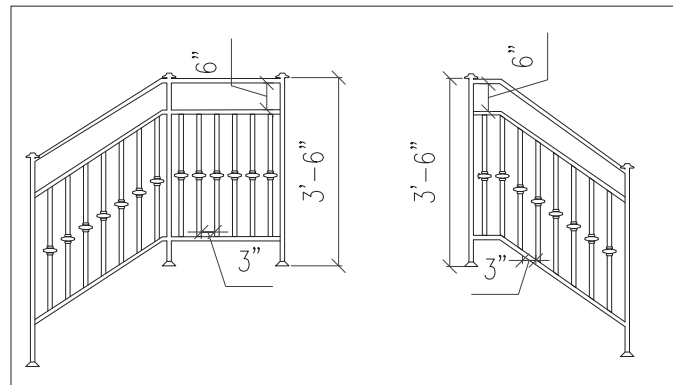


NEW BLACK IRON
HANDRAILS

REPLACED FRONT
PORCH WITH BLUE
STONES OVER BRICKS

REPLACED
ENTRYWAY WITH
BLUE STONES

② EXISTING FRONT ENTRYWAY TO BE REPLACED
SCALE: N.T.S.



④ PROPOSED BLACK FRONT AND REAR STEPS HANDRAILS
SCALE: N.T.S.

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DATE: 8/31/2024

PROJECT: A-021.00

DRAWN BY: KY

CHECKED: LSC

DATE: 8/31/2024

SCALE: 3/4" = 1'-0"

34 OF 37

NOTE:
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JOB EMPLOYEE STAMPS AND SOLUTIONS

PROPERTY INFORMATION

TAX BLOCK	8029
TAX LOT	3
ZONING DISTRICT	RS-1
ZONING MAP #	11A

PROJECT LOCATION: 6 BEERLY ROAD, QUEENS NY 11363

DRAWING TITLE: EXISTING & PROPOSED ENTRYWAY, DRIVEWAY SAMPLE, AND RAILINGS

SCALE: 3/4" = 1'-0"

DATE: 8/31/2024

DRAWN BY: KY

CHECKED: LSC

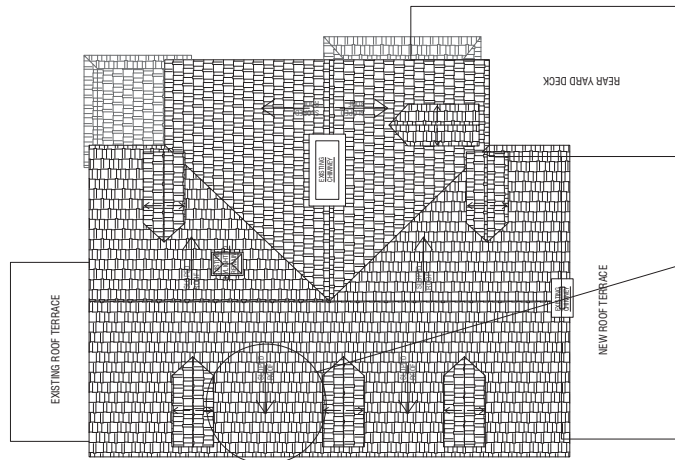
DATE: 8/31/2024

SCALE: 3/4" = 1'-0"

34 OF 37



1 EXISTING ROOFING DETAILS
SCALE: N.T.S.



4 ROOFING LAYOUT
SCALE: $\frac{3}{16}'' = 1'-0''$



5 EXISTING ROOF TO REMAIN
SCALE: $\frac{3}{16}'' = 1'-0''$

OVERSHEET INFORMATION		
CONSULTANT INFORMATION		
NO.	FORUM	DATE
	8/31/2024	
NOTES		
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JOB EMPLOYEE STAMPS AND SIGNATURES		
PROPERTY INFORMATION		
TAX BLOCK	8029	
TAX LOT	3	
ZONING DISTRICT	RS-1	
ZONING MAP #	11A	
PROJECT INFORMATION		
PROJECT LOCATION	6 BEARLY FORD QUEENS NY 11363	
DRAWING: EXISTING ROOF DETAILS		
TITLE:		
SCALE	DATE	8/31/2024
PROJECT	PROJESTAL	
DRAWN BY	RY	
CHECKED BY	DWC	
PROJECT NO.		A-022.00
JOB LOCATION		35 OF 37
JOB NO. #		



1 EXISTING SIDING CONDITION DETAILS
SCALE: N.T.S.



2 EXISTING SIDING CONDITION
SCALE: N.T.S.



MRS LUMBER MANUFACTURERS RESERVE SUPPLY

COLOR: CAPE COD GRAY
 TEXTURE: NATURAL WOOD FIBER
 TYPE: CEDAR SHINGLES
 SERIES NAME: WASKA EASTERN WHITE CEDAR SHINGLES
 ACTUAL THICKNESS IN.: 0.312
 ACTUAL WIDTH IN.: 8.25
 ACTUAL LENGTH IN.: 144
 COVERAGE AREA SF.: 8.25

3 PROPOSED SIDING DETAILS
SCALE: N.T.S.



4 PROPOSED CEDAR SHINGLES SIDING SAMPLE
SCALE: N.T.S.

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OWNER INFORMATION

CONSULTANT INFORMATION

NO.	FORUM	DATE

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JOB EMPLOYEE STAMPS AND SIGNATURES

PROPERTY INFORMATION

TAX BLOCK	8020
TAX LOT	3
ZONING DISTRICT	RS-1
ZONING MAP #	11A

PROJECT LOCATION: 6 BEARLY ROAD, QUEENS NY 11363
 DRAWING TITLE: EXISTING & PROPOSED SIDING DETAILS

DATE	8/31/2024
PROJECT NO.	
DRAWN BY	JK
CHECKED BY	DKC
SHEET NO.	A-023.00
TOTAL SHEETS	36 OF 37

JOB NO. #

September 10, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-23-04171

6 Beverly Road – Douglaston Historic District Borough of Queens

To testify virtually, please join Zoom

Webinar ID: 863 0633 9476

Passcode: 077141

By Phone: 646-558-8656 (NY)

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.