

The current proposal is:

Preservation Department – Item 1, LPC-24-03527

233-03 Bay Street – 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.

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

RE-SUBMISSION DATE: 07/12/24 REV.



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

 EXISTING PROJECT SITE

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
 RE-SUBMISSION DATE: 07/12/24 REV.



BAY STREET FACADE - SOUTH ELEVATION

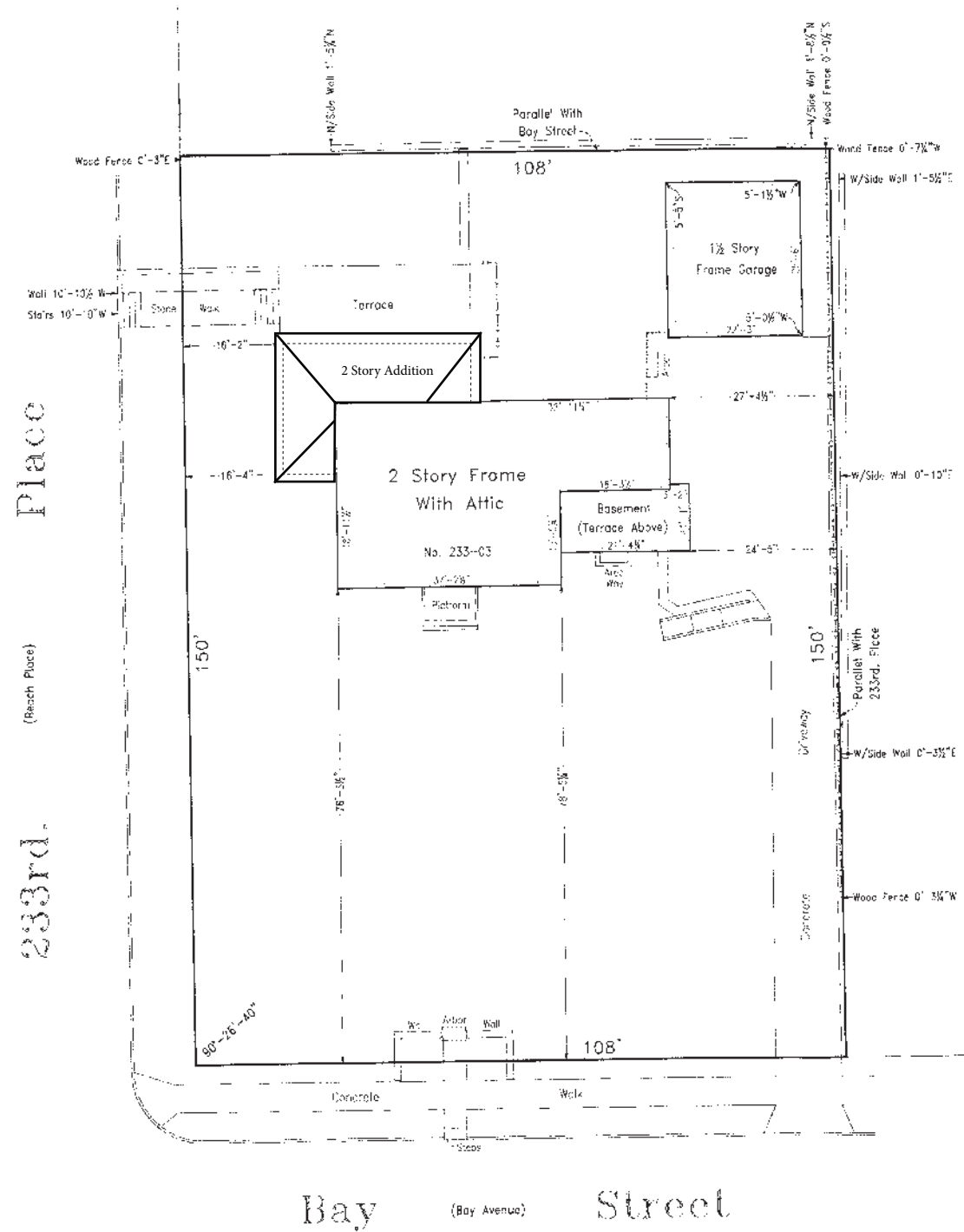
PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

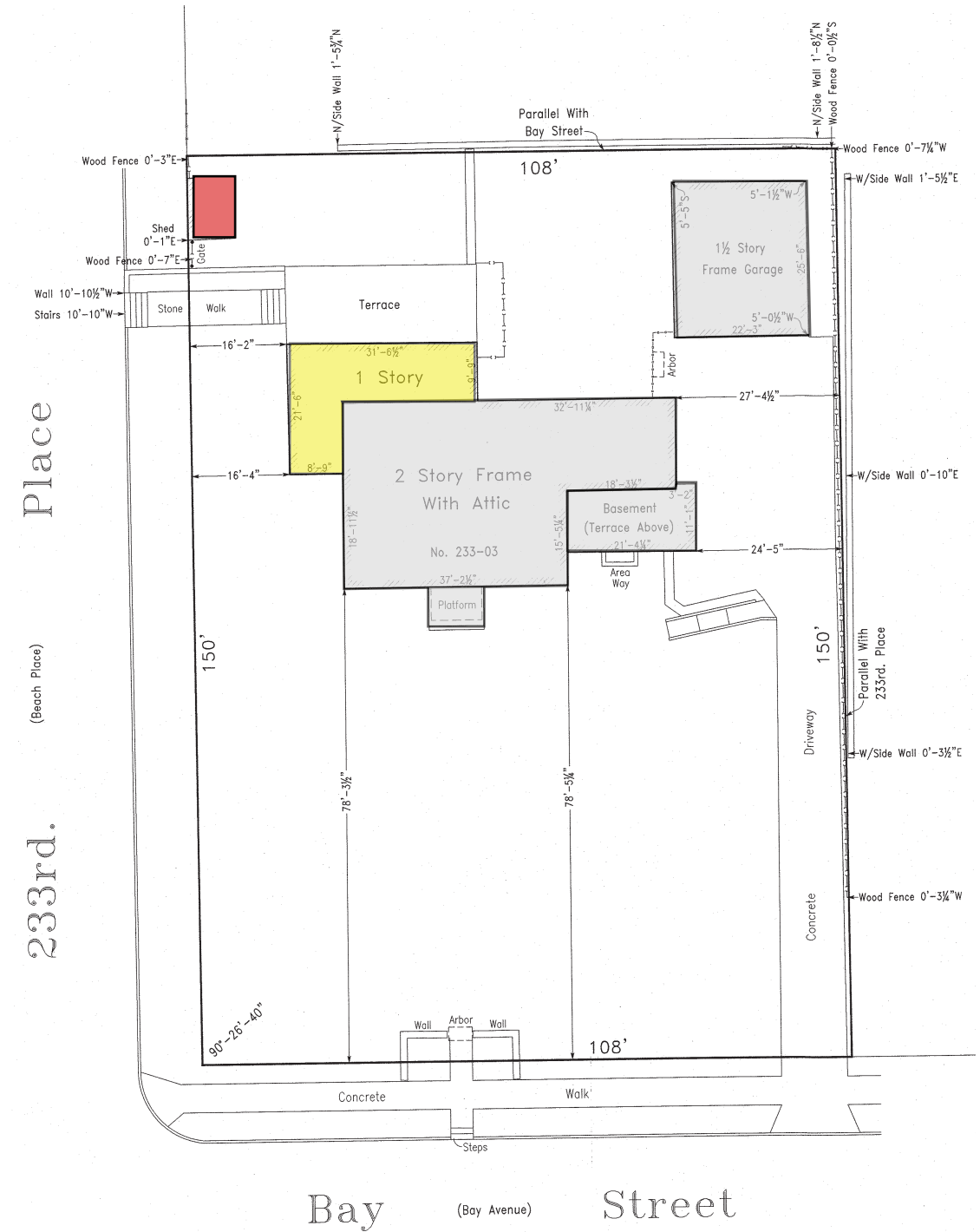
DADRAS ARCHITECTS

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

NYC-LANDMARK PRESERVATION COMMISSION
RE-SUBMISSION DATE: 07/12/24 REV.



PROPOSED PROJECT SITE



EXISTING PROJECT SITE

- EXISTING PROJECT SITE
- PROPOSED ADDITION
- SHED AND FENCE TO BE REMOVED

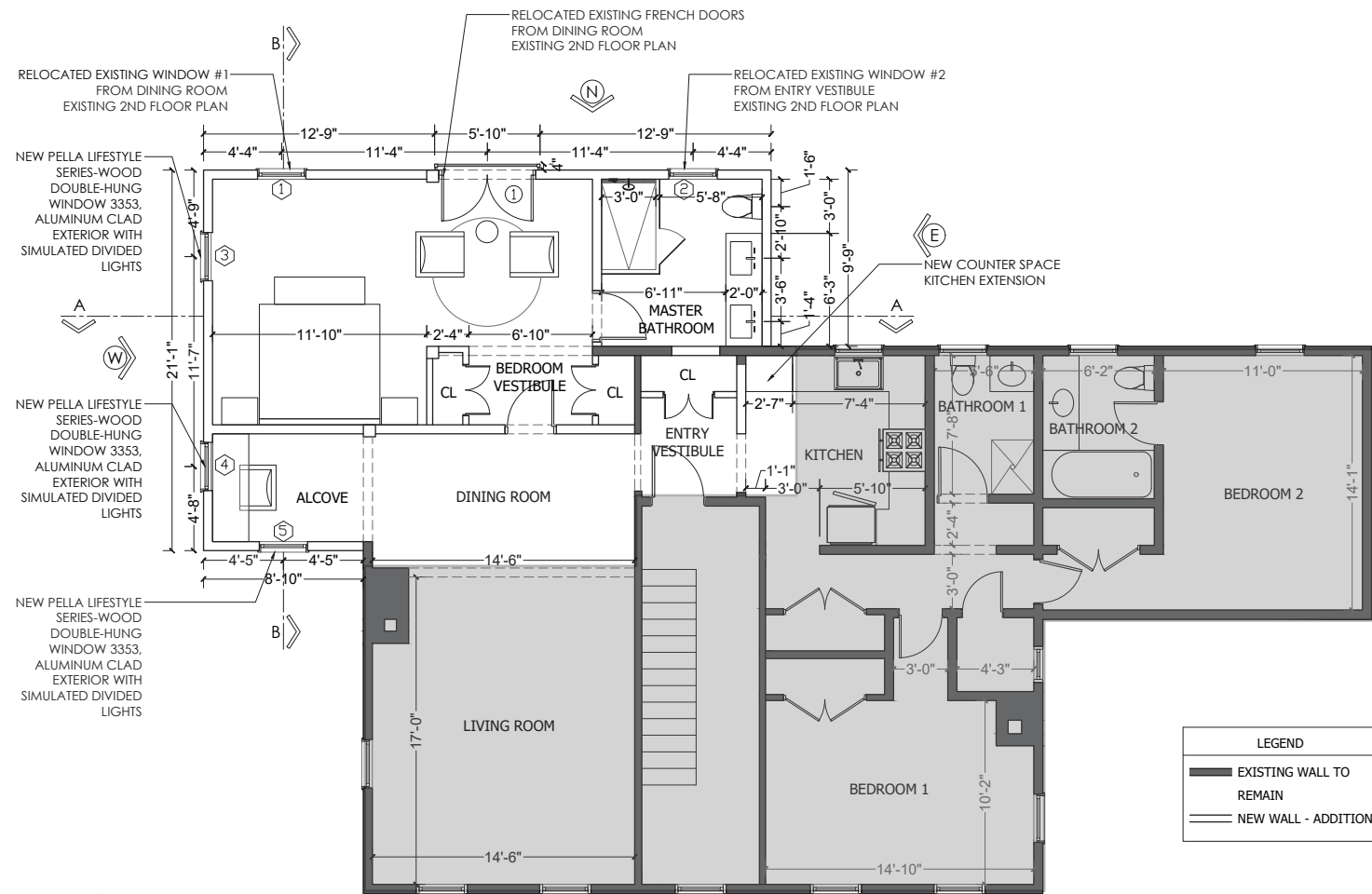
PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

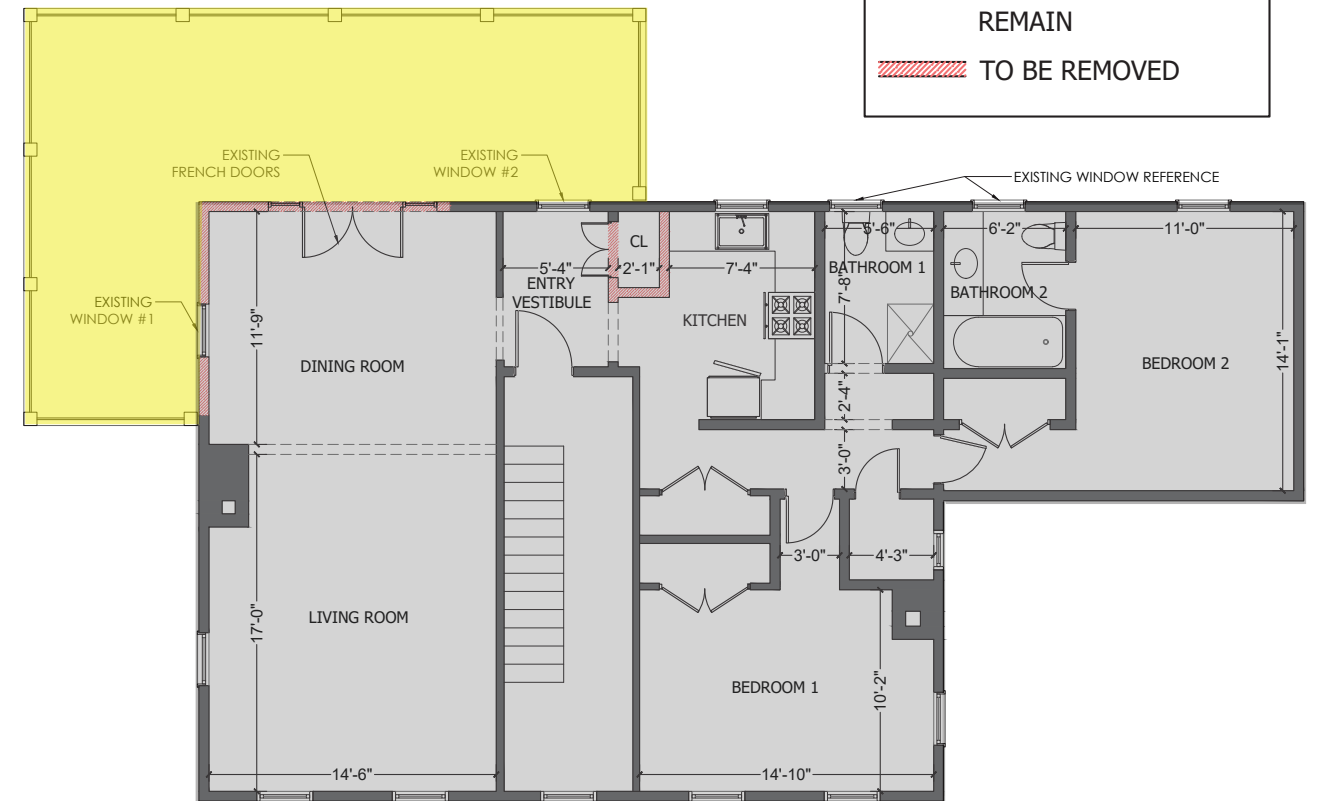
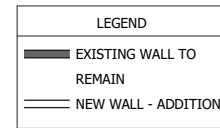
DADRAS ARCHITECTS

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

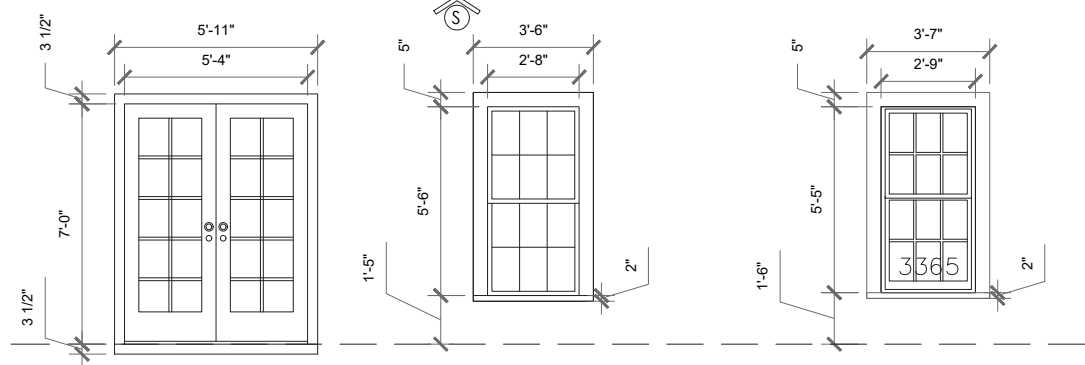
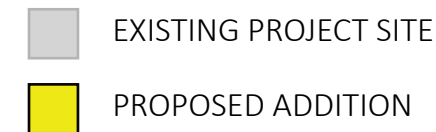
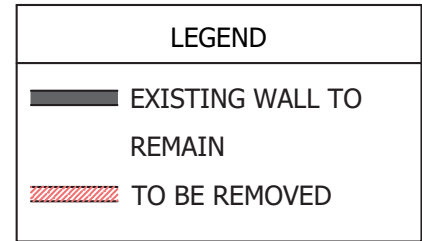
NYC-LANDMARK PRESERVATION COMMISSION
RE-SUBMISSION DATE: 07/12/24 REV.



PROPOSED 2ND FLOOR



EXISTING 2ND FLOOR



- ① MASTER BEDROOM
RELOCATED EXISTING FRENCH DOORS FROM DINING ROOM EXISTING 2ND FLOOR PLAN
- ② BEDROOM & BATHROOM
WINDOW 1: RELOCATED EXISTING WINDOW FROM DINING ROOM EXISTING 2ND FLOOR PLAN
WINDOW 2: RELOCATED EXISTING WINDOW FROM ENTRY VESTIBULE EXISTING 2ND FLOOR PLAN
- ③ ④ ⑤ BEDROOM & ALCOVE
NEW PELLA LIFESTYLE SERIES-WOOD DOUBLE-HUNG WINDOW 3365, ALUMINUM CLAD EXTERIOR WITH SIMULATED DIVIDED LIGHTS

PRIVILEGI RESIDENCE

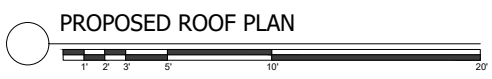
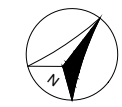
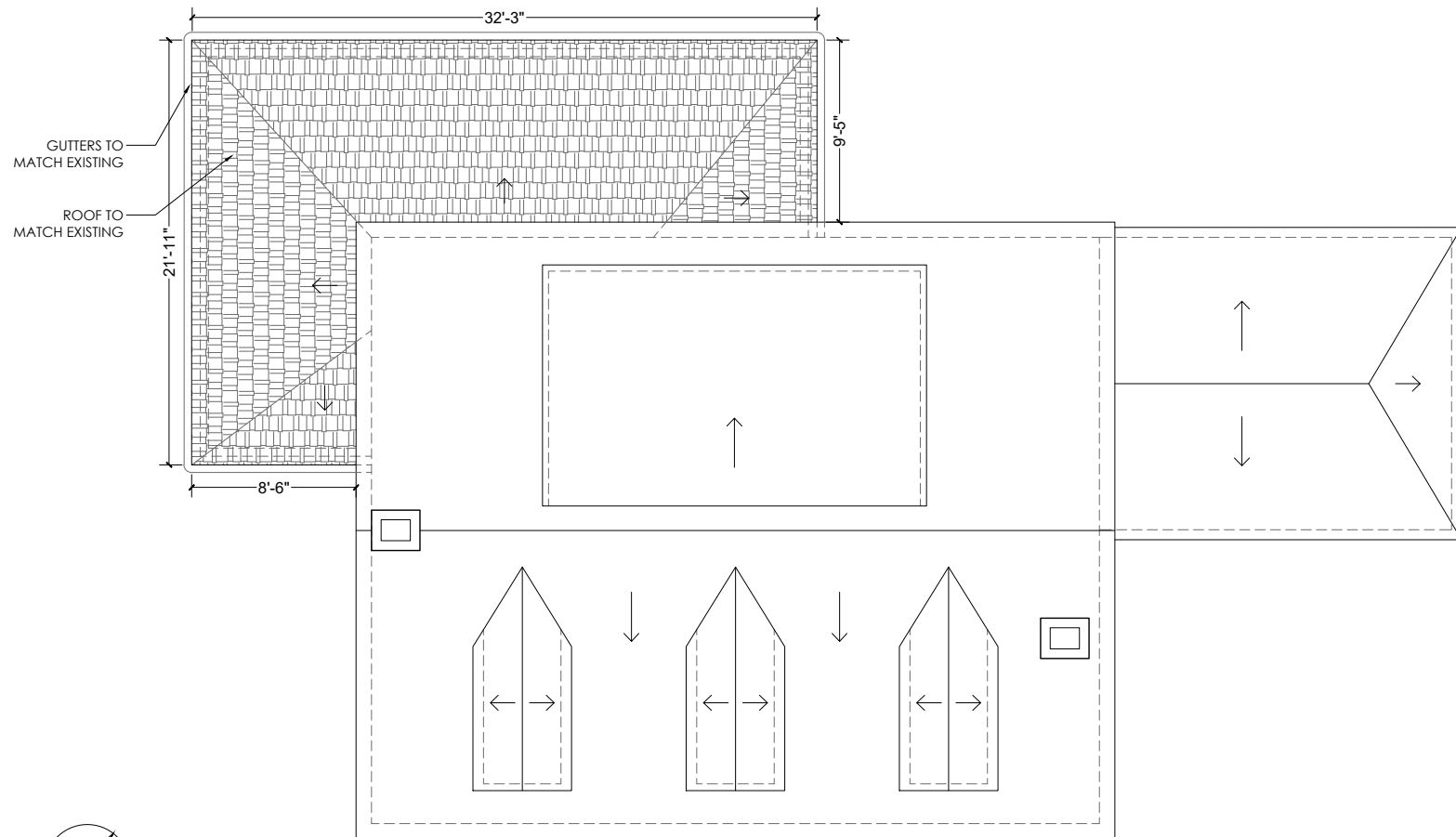
233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

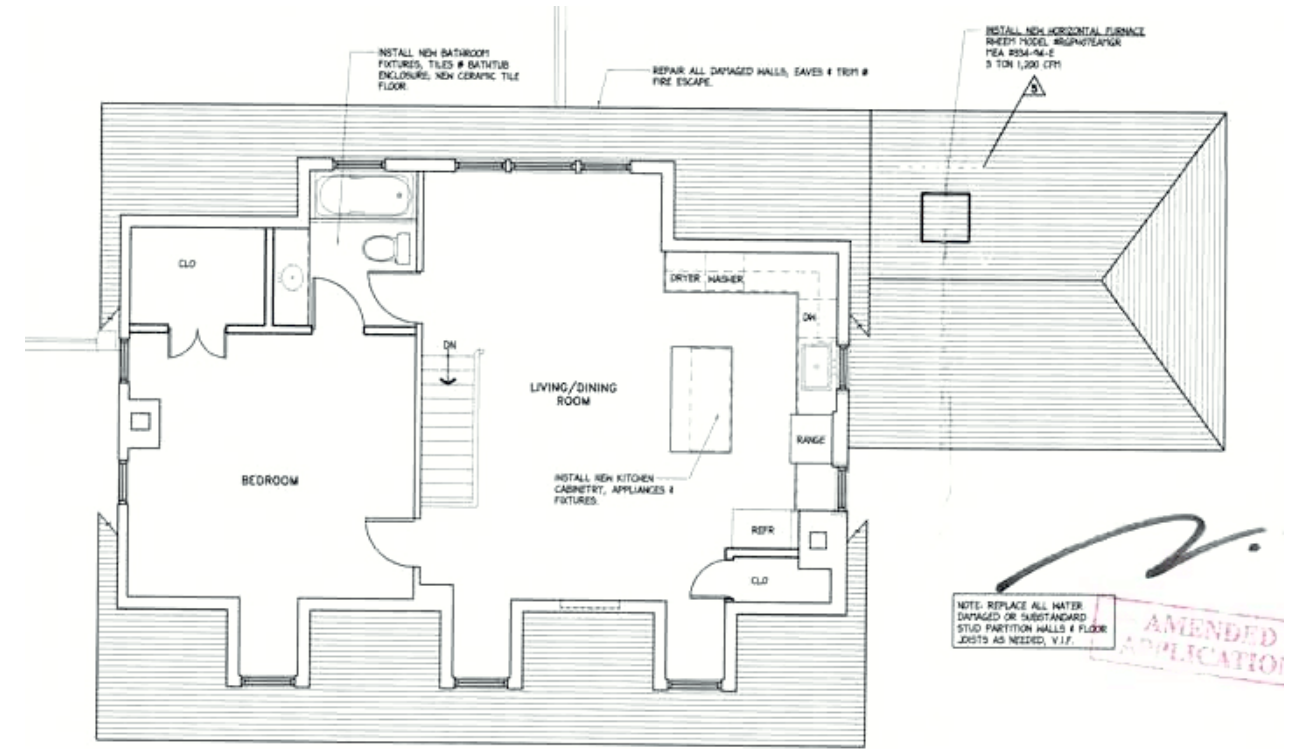
234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

RE-SUBMISSION DATE: 07/12/24 REV.



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

RE-SUBMISSION DATE: 07/12/24 REV.

NOTE: REPLACE ALL WATER DAMAGED OR SUBSTANDARD STUD PARTITION WALLS & FLOOR JOISTS AS NEEDED, V.I.F.
 AMENDED APPLICATION



PROPOSED SOUTH ELEVATION



PREVIOUS SUBMISSION SOUTH ELEVATION

PRIVILEGI RESIDENCE

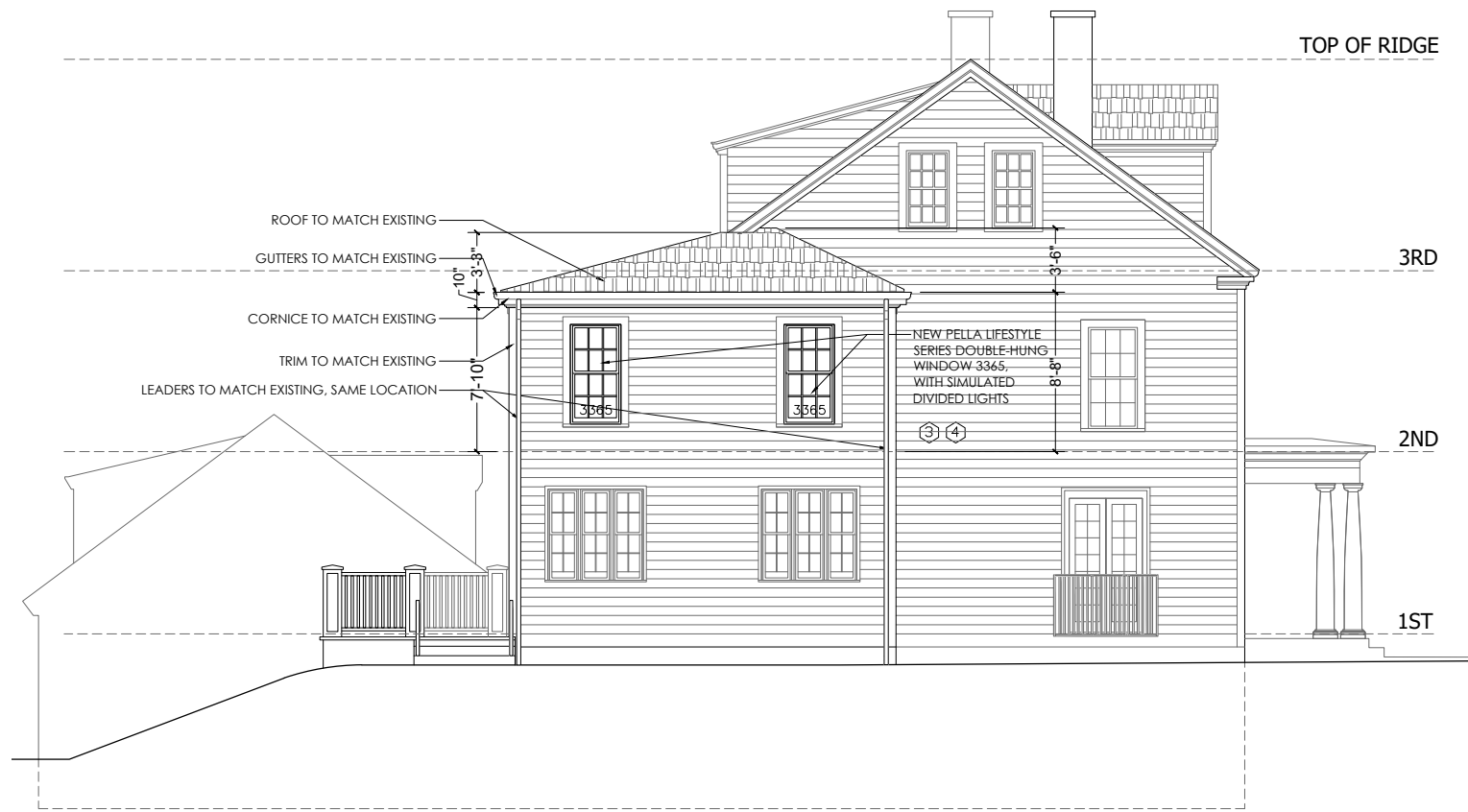
233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

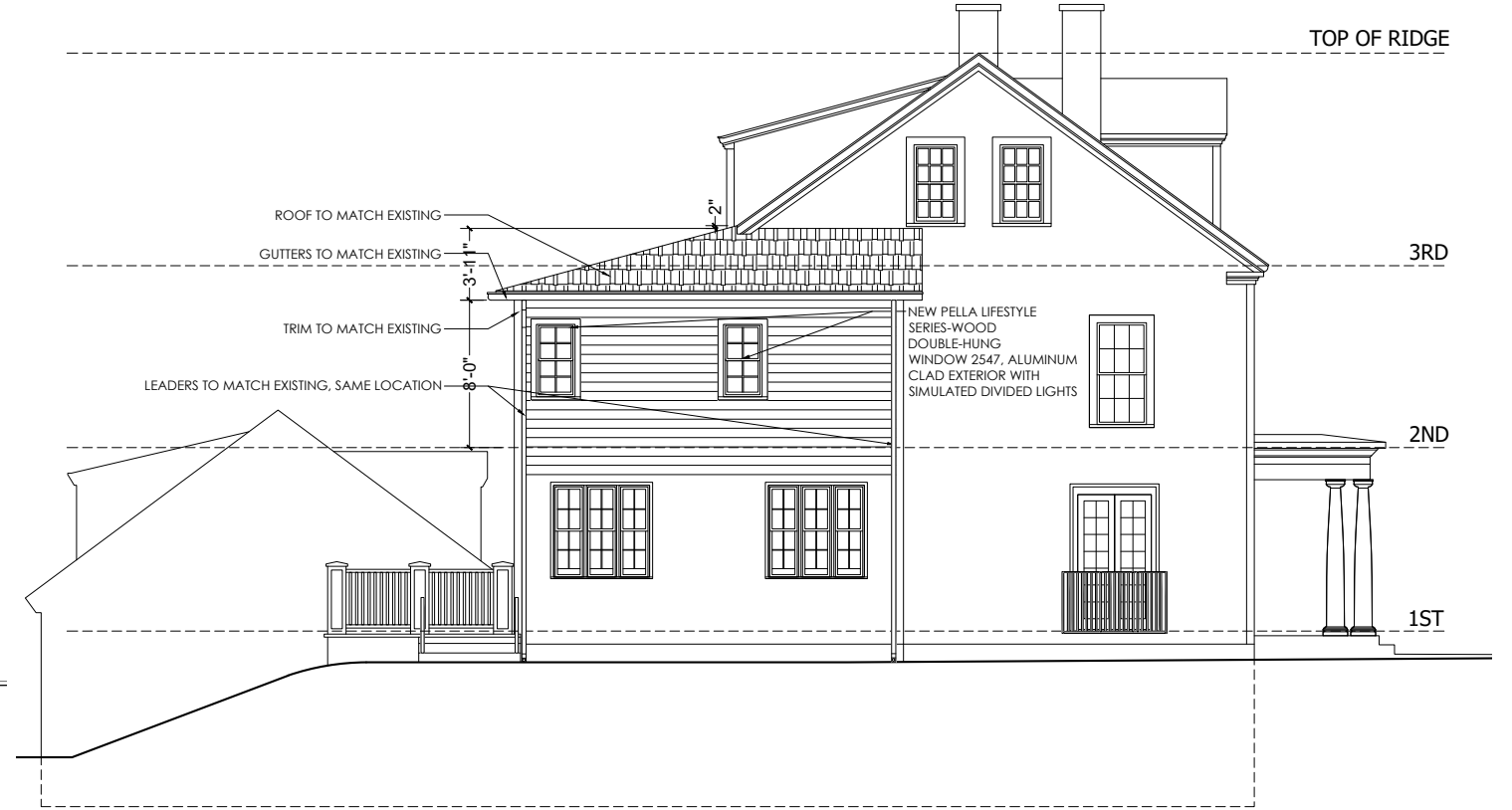
234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

RE-SUBMISSION DATE: 07/12/24 REV.



PROPOSED WEST ELEVATION



PREVIOUS SUBMISSION 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
RE-SUBMISSION DATE: 07/12/24 REV.



PROPOSED EAST ELEVATION



PREVIOUS SUBMISSION EAST ELEVATION

PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

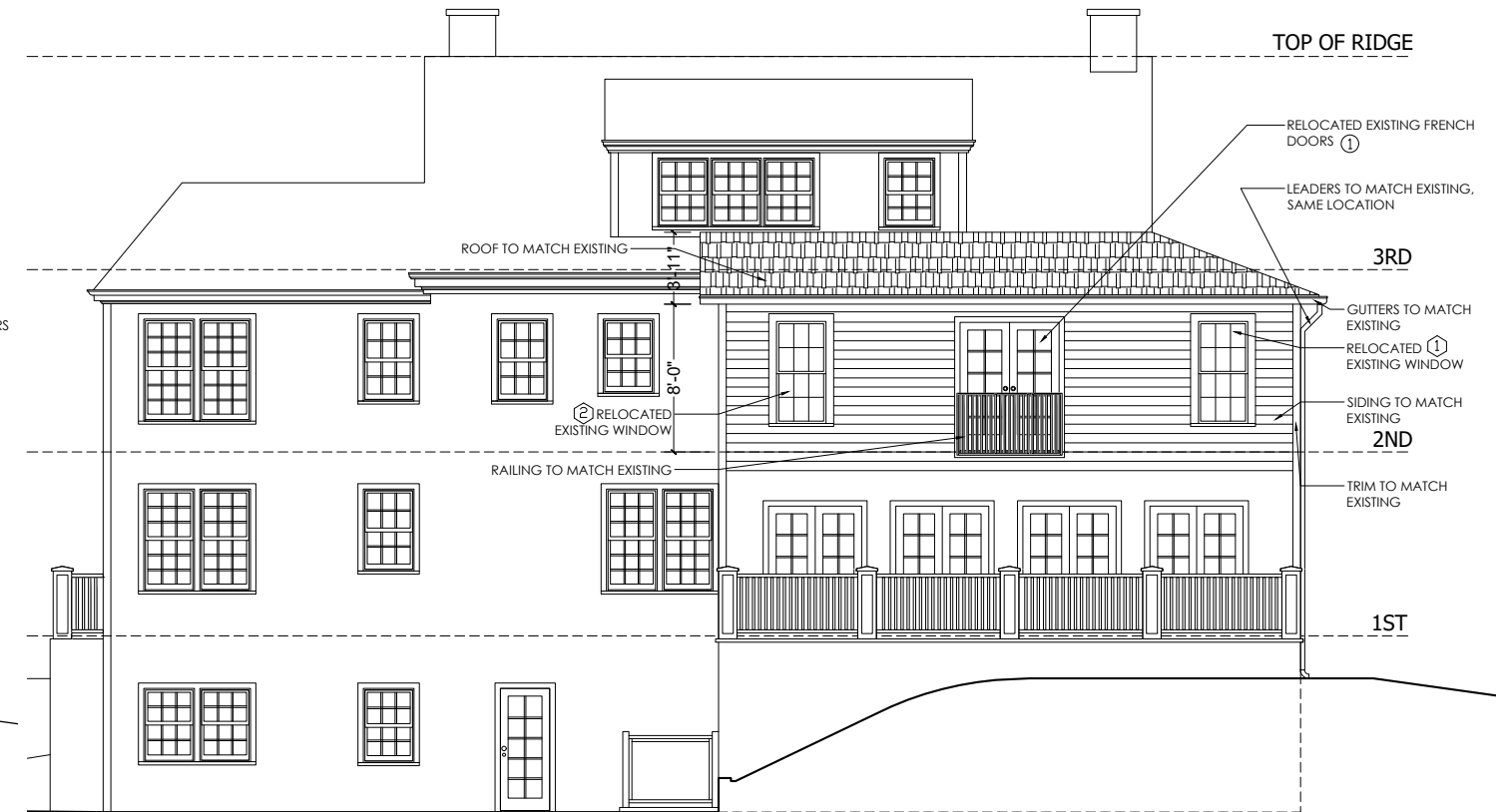
DADRAS ARCHITECTS

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

NYC-LANDMARK PRESERVATION COMMISSION
RE-SUBMISSION DATE: 07/12/24 REV.



PROPOSED NORTH ELEVATION



PREVIOUS SUBMISSION 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
RE-SUBMISSION DATE: 07/12/24 REV.



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
RE-SUBMISSION DATE: 07/12/24 REV.



PROPOSED NORTH-WEST VIEW



**EXISTING NORTH-WEST VIEW
- SHED TO BE REMOVED**



**HISTORIC PHOTO
NORTH-WEST VIEW
- PREVIOUS TO SHED
INSTALLATION**

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
RE-SUBMISSION DATE: 07/12/24 REV.

The current proposal is:

Preservation Department – Item 1, LPC-24-03527

233-03 Bay Street – 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.

APPENDIX



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

RE-SUBMISSION DATE: 07/12/24 REV.



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
RE-SUBMISSION DATE: 07/12/24 REV.



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
RE-SUBMISSION DATE: 07/12/24 REV.



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
RE-SUBMISSION DATE: 07/12/24 REV.



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
RE-SUBMISSION DATE: 07/12/24 REV.



REAR FACADE - NORTH ELEVATION

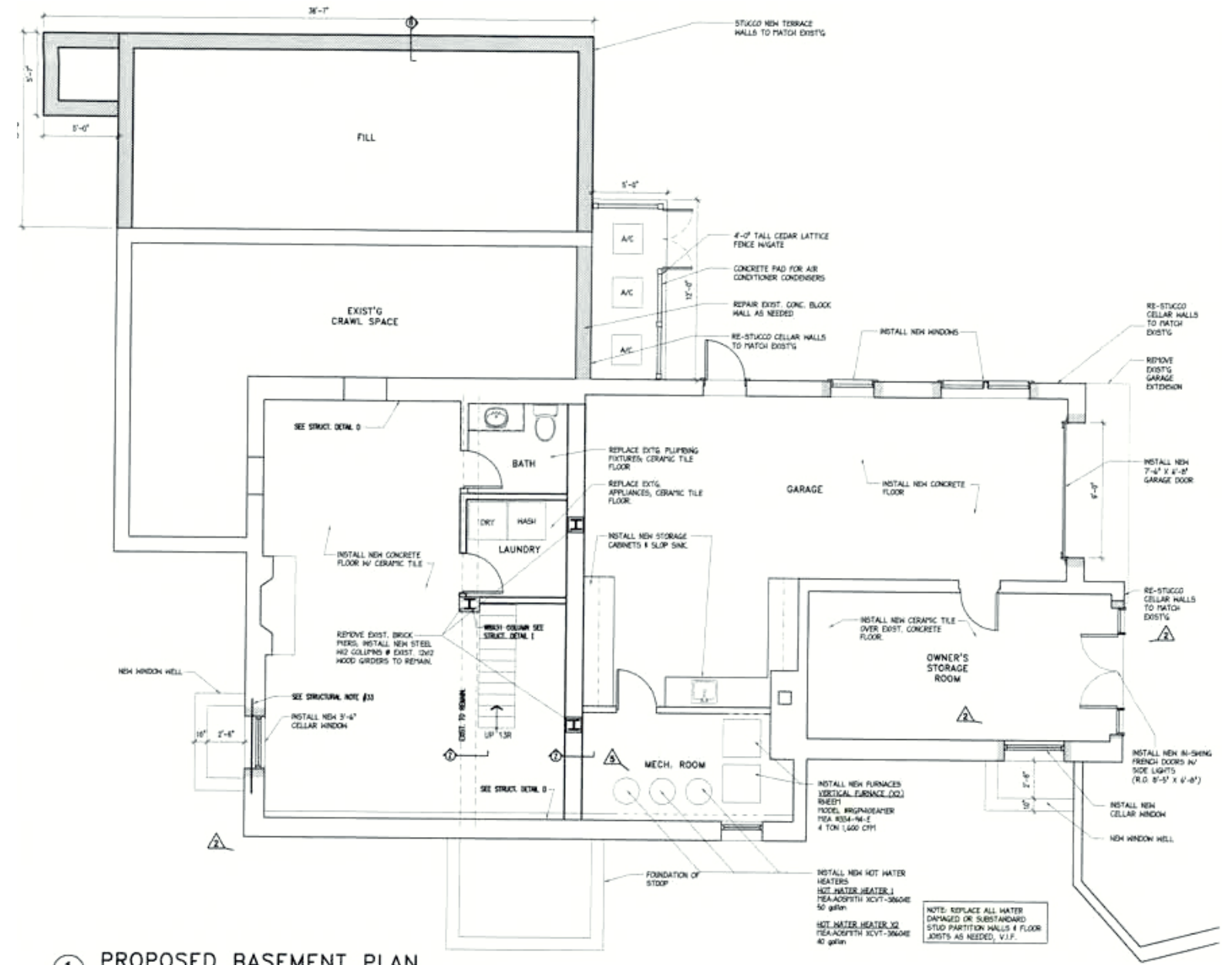
PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

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

NYC-LANDMARK PRESERVATION COMMISSION
RE-SUBMISSION DATE: 07/12/24 REV.



1 PROPOSED BASEMENT PLAN
3/16" = 1'-0"

PROPOSED BASEMENT

NO PROPOSED WORK
NO CHANGE

EXISTING BASEMENT

PRIVILEGI RESIDENCE

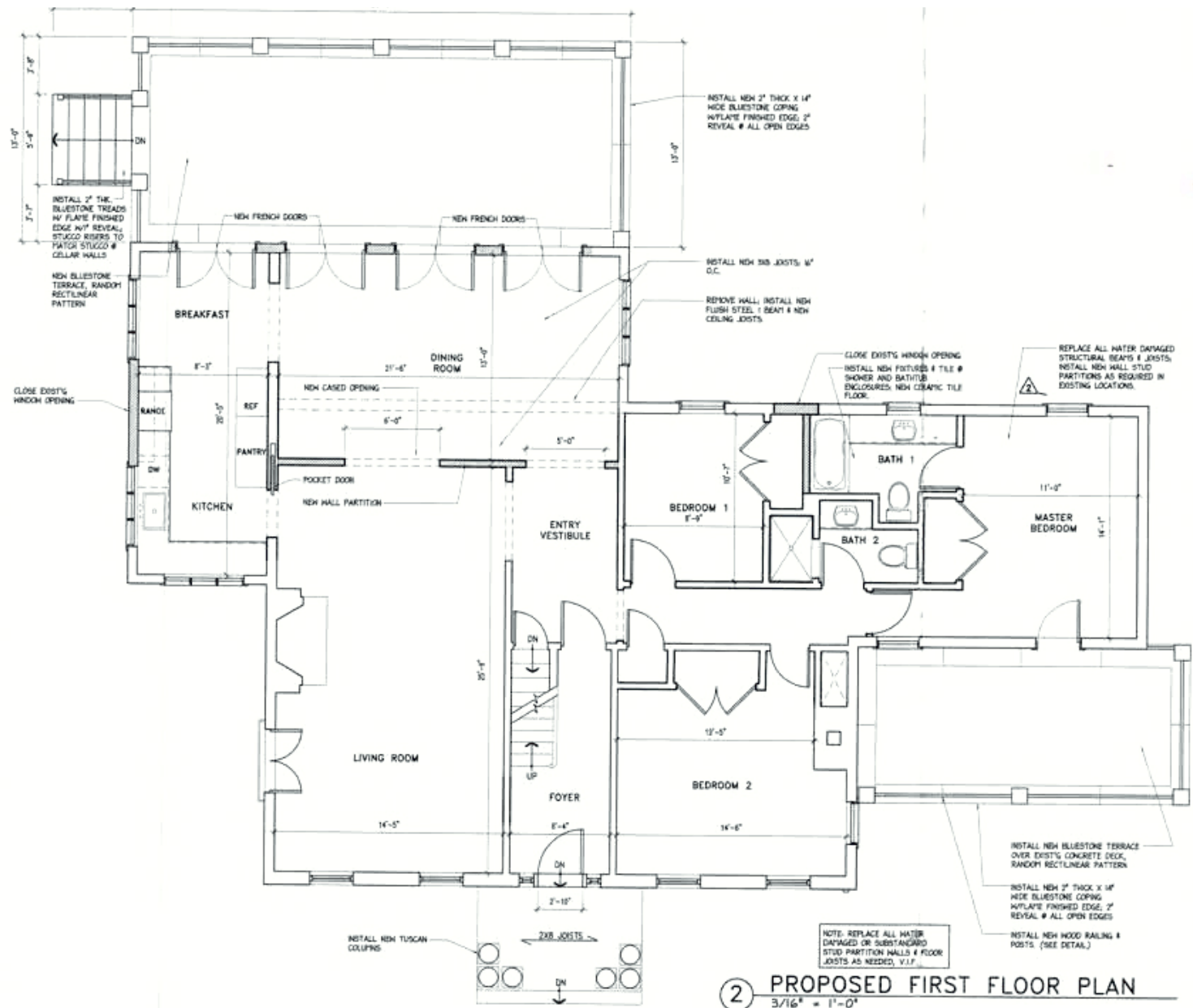
233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

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

NYC-LANDMARK PRESERVATION COMMISSION

RE-SUBMISSION DATE: 07/12/24 REV.



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
RE-SUBMISSION DATE: 07/12/24 REV.



PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION

 PROPOSED EXTENT OF WORK

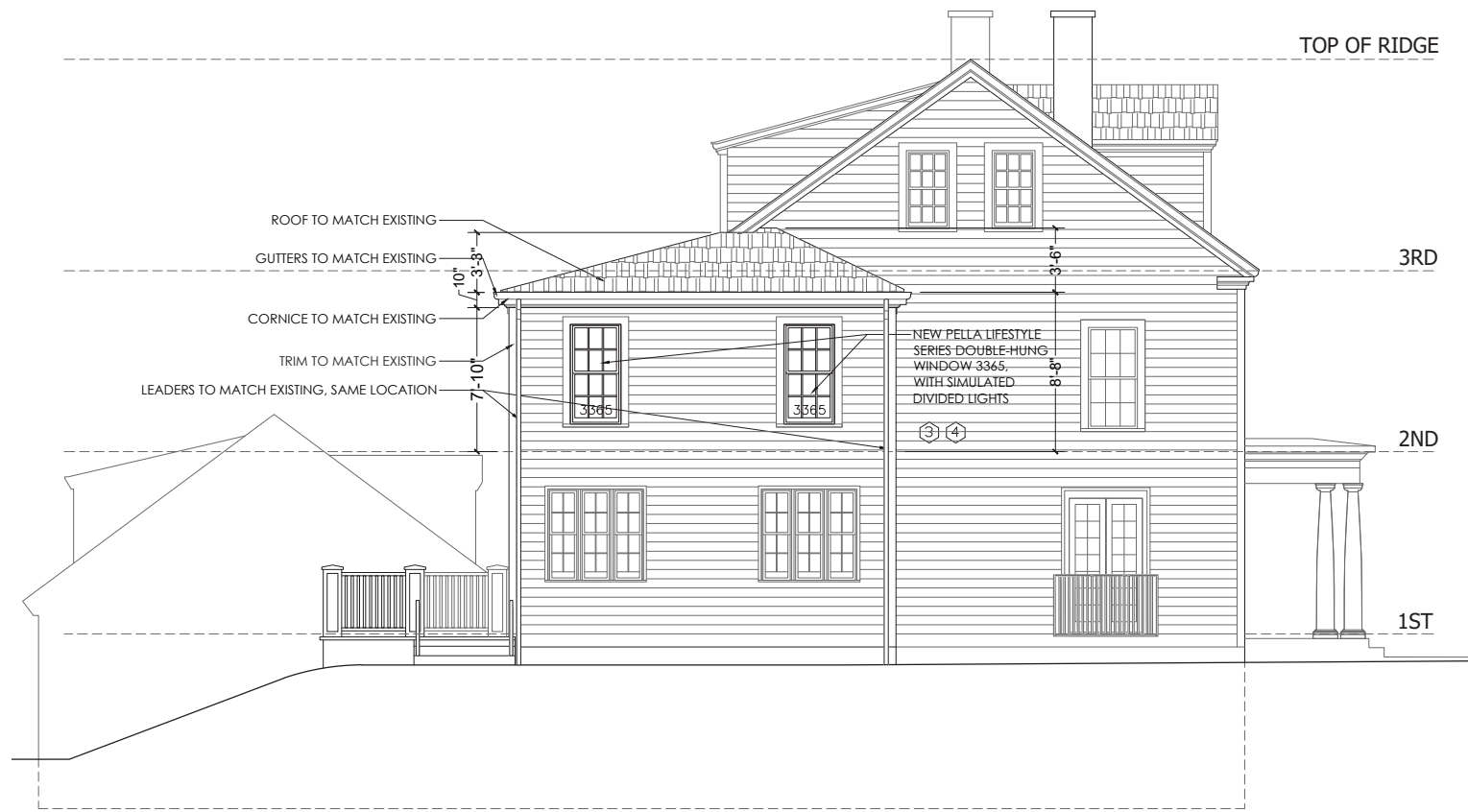
PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

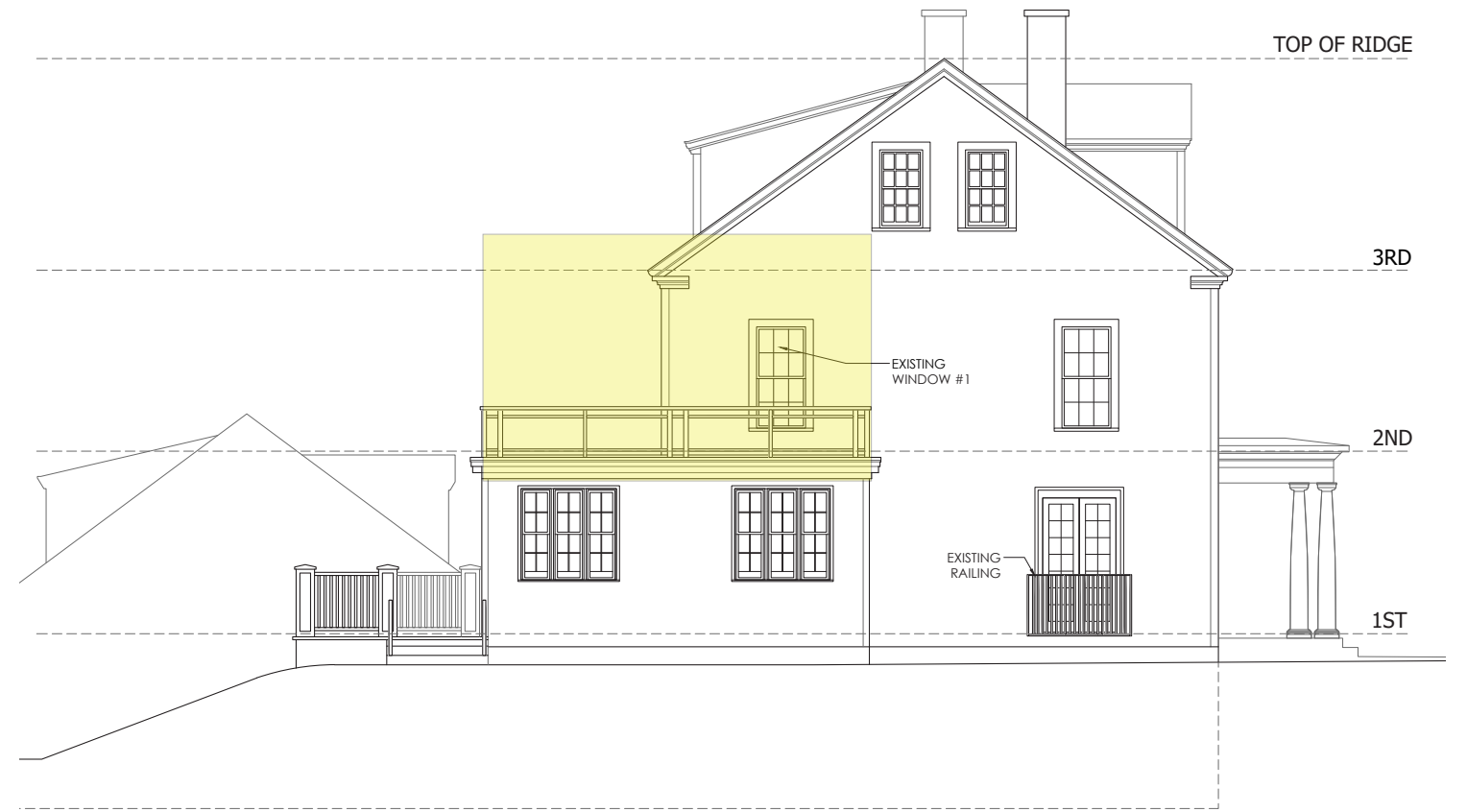
DADRAS ARCHITECTS

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

NYC-LANDMARK PRESERVATION COMMISSION
RE-SUBMISSION DATE: 07/12/24 REV.



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
RE-SUBMISSION DATE: 07/12/24 REV.



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
RE-SUBMISSION DATE: 07/12/24 REV.



PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

 PROPOSED EXTENT OF WORK

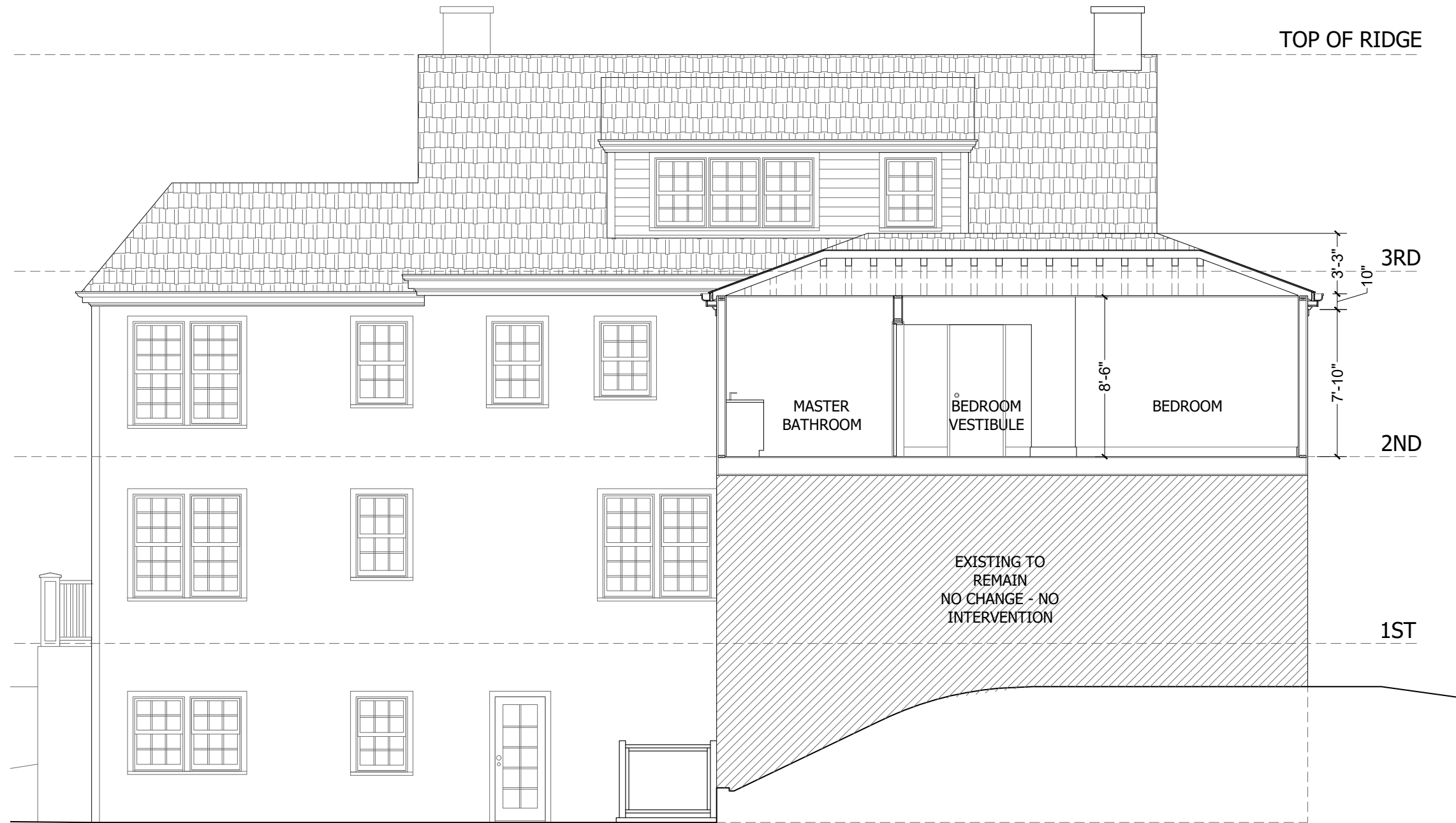
PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

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

NYC-LANDMARK PRESERVATION COMMISSION
RE-SUBMISSION DATE: 07/12/24 REV.



PROPOSED SECTION A-A

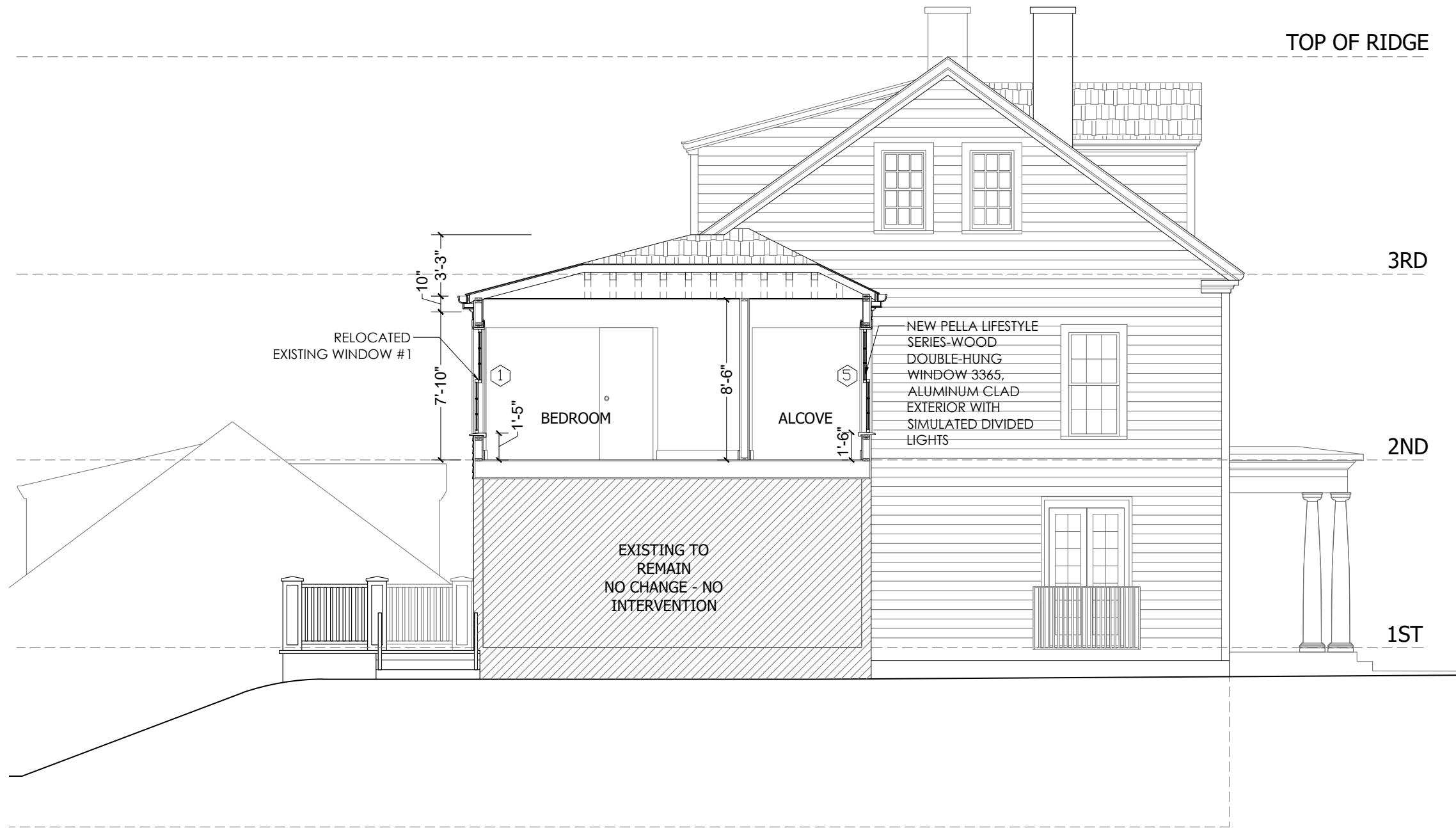
PRIVILEGI RESIDENCE

233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

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

NYC-LANDMARK PRESERVATION COMMISSION
RE-SUBMISSION DATE: 07/12/24 REV.



PROPOSED SECTION B-B

PRIVILEGI RESIDENCE

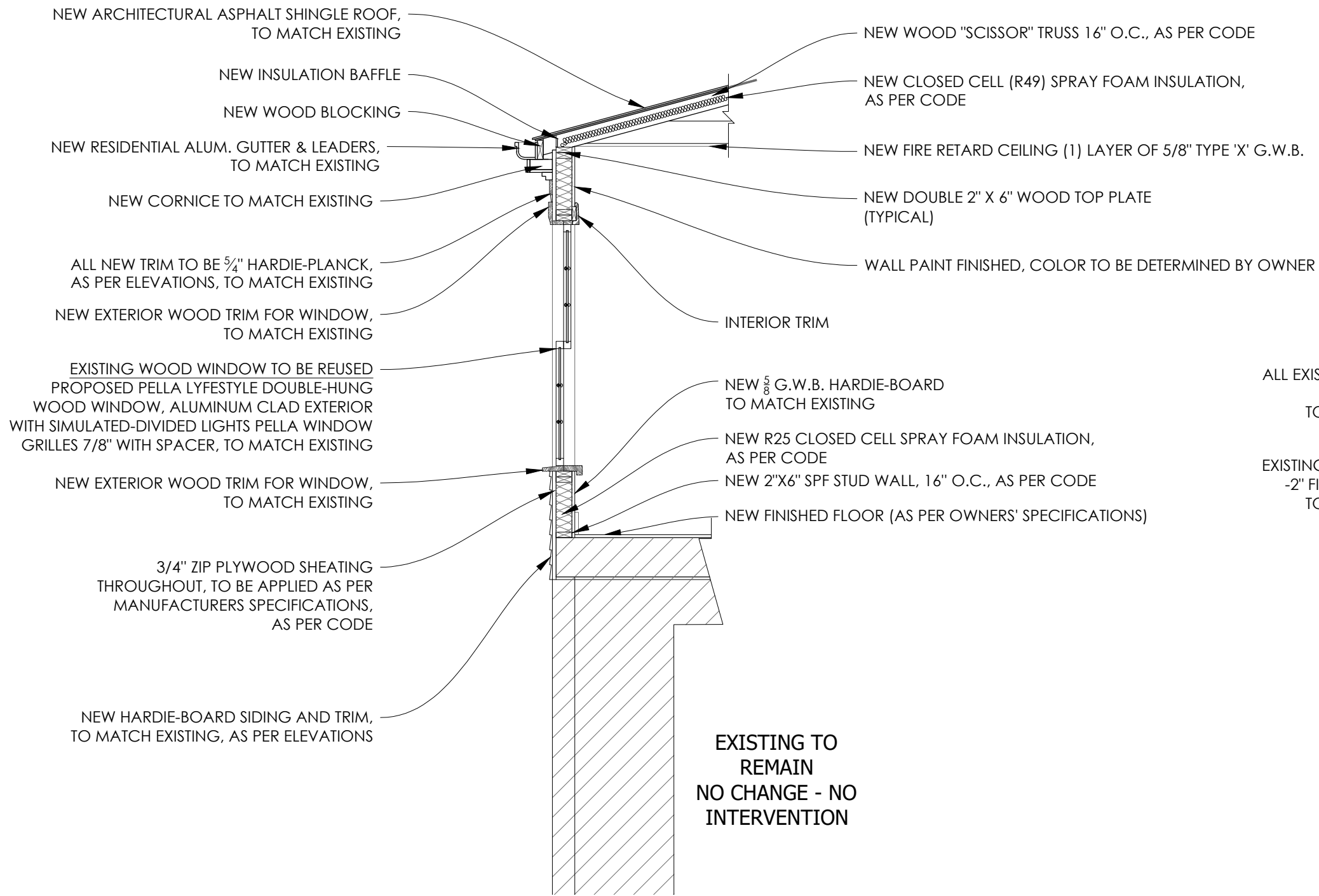
233-03 BAY STREET
DOUGLASTON, NY 11363

DADRAS ARCHITECTS

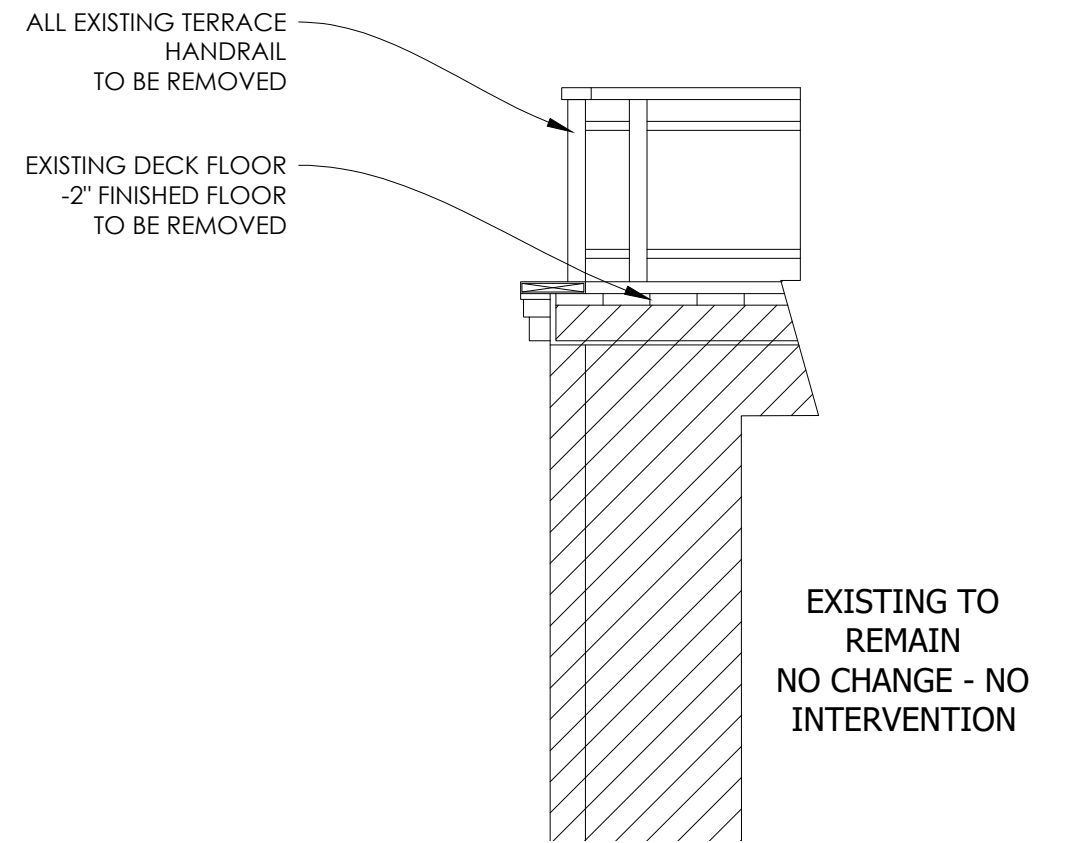
234-21 41ST AVENUE,
DOUGLASTON, NY 11363
212 239-8293

NYC-LANDMARK PRESERVATION COMMISSION

RE-SUBMISSION DATE: 07/12/24 REV.



PROPOSED CONSTRUCTION SECTION



EXISTING CONSTRUCTION SECTION

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
RE-SUBMISSION DATE: 07/12/24 REV.

The current proposal is:

Preservation Department – Item 1, LPC-24-03527

233-03 Bay Street – 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.