

The current proposal is:

Preservation Department – Item 1, LPC-22-07586

**237 Hollywood Avenue – 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**

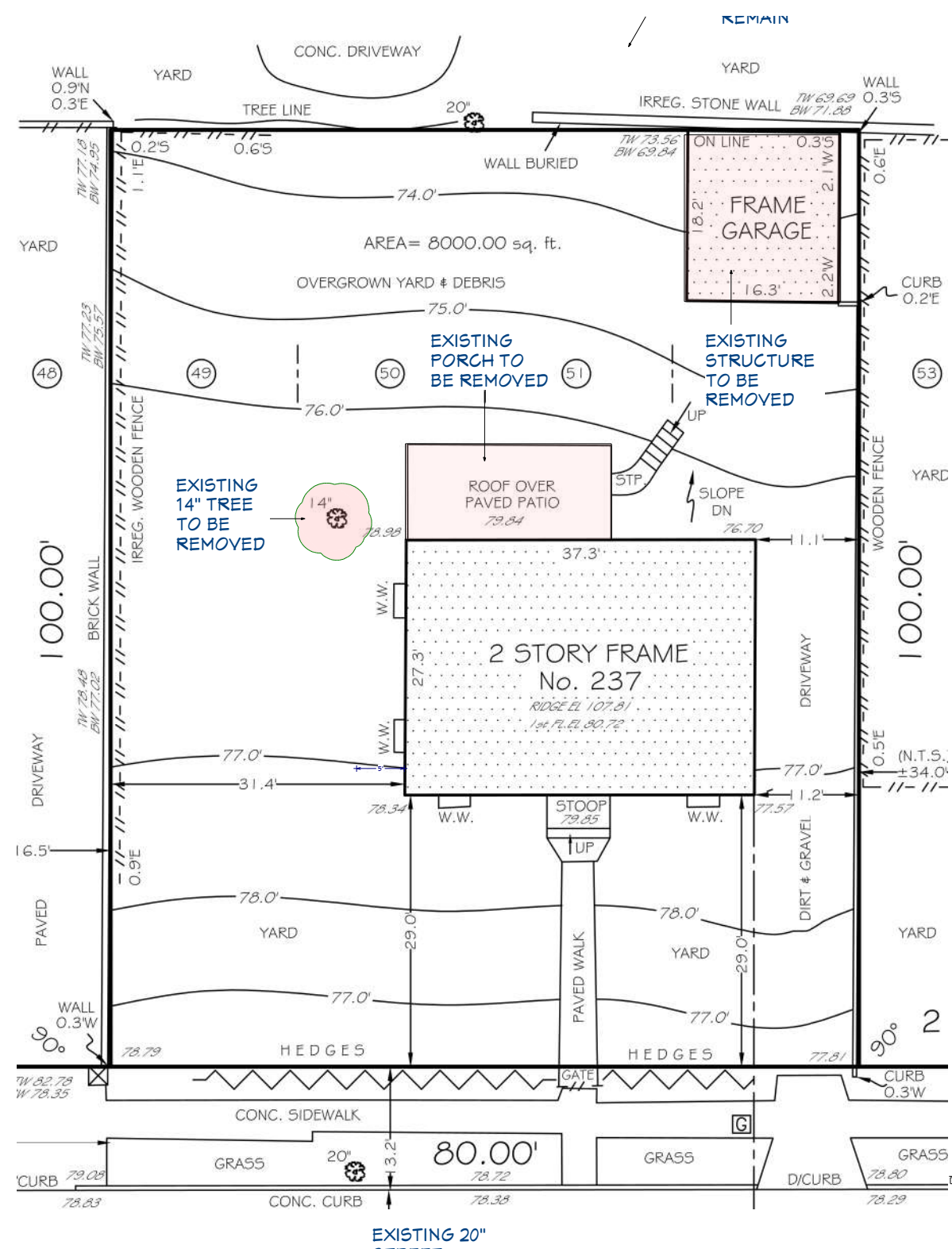
# 237 HOLLYWOOD AVENUE ADDITION PROJECT

SECOND LPC PRESENTATION

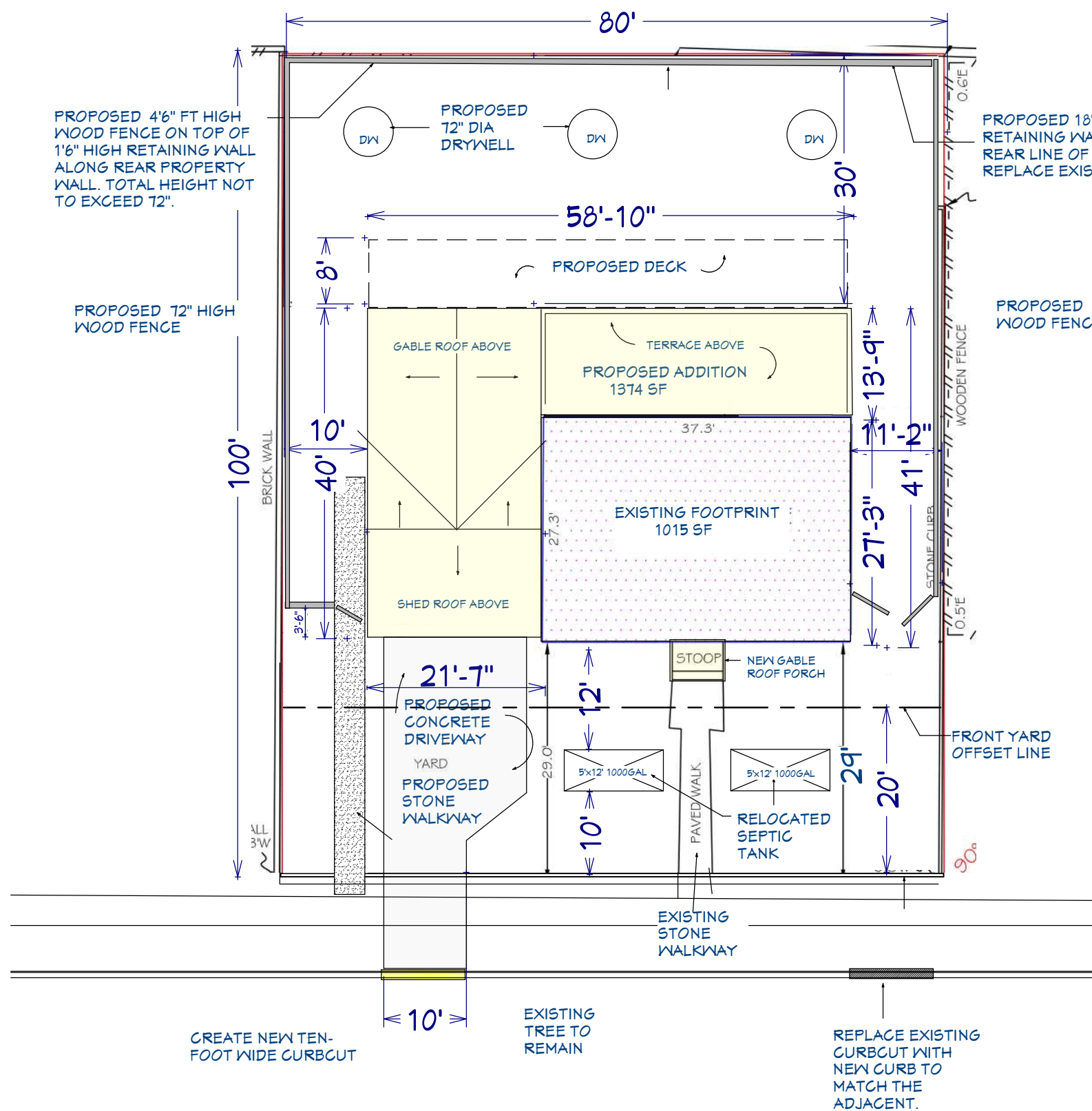
## JUNE 14 LPC HEARING COMMENTS

1. RECONSIDER MASSING OF THE ADDITION AND ITS ROOF LINES TO APPEAR SMALLER IN SCALE , CREATE A "HYPHEN" IF POSSIBLE.
2. RECONSIDER SHAPE AND SIZE OF THE FRONT ENTRY TO SIMPLIFY IT.
3. RECONSIDER SIZE AND TYPE OF HARDSCAPING TO MAKE IT LESS PRONOUNCED.

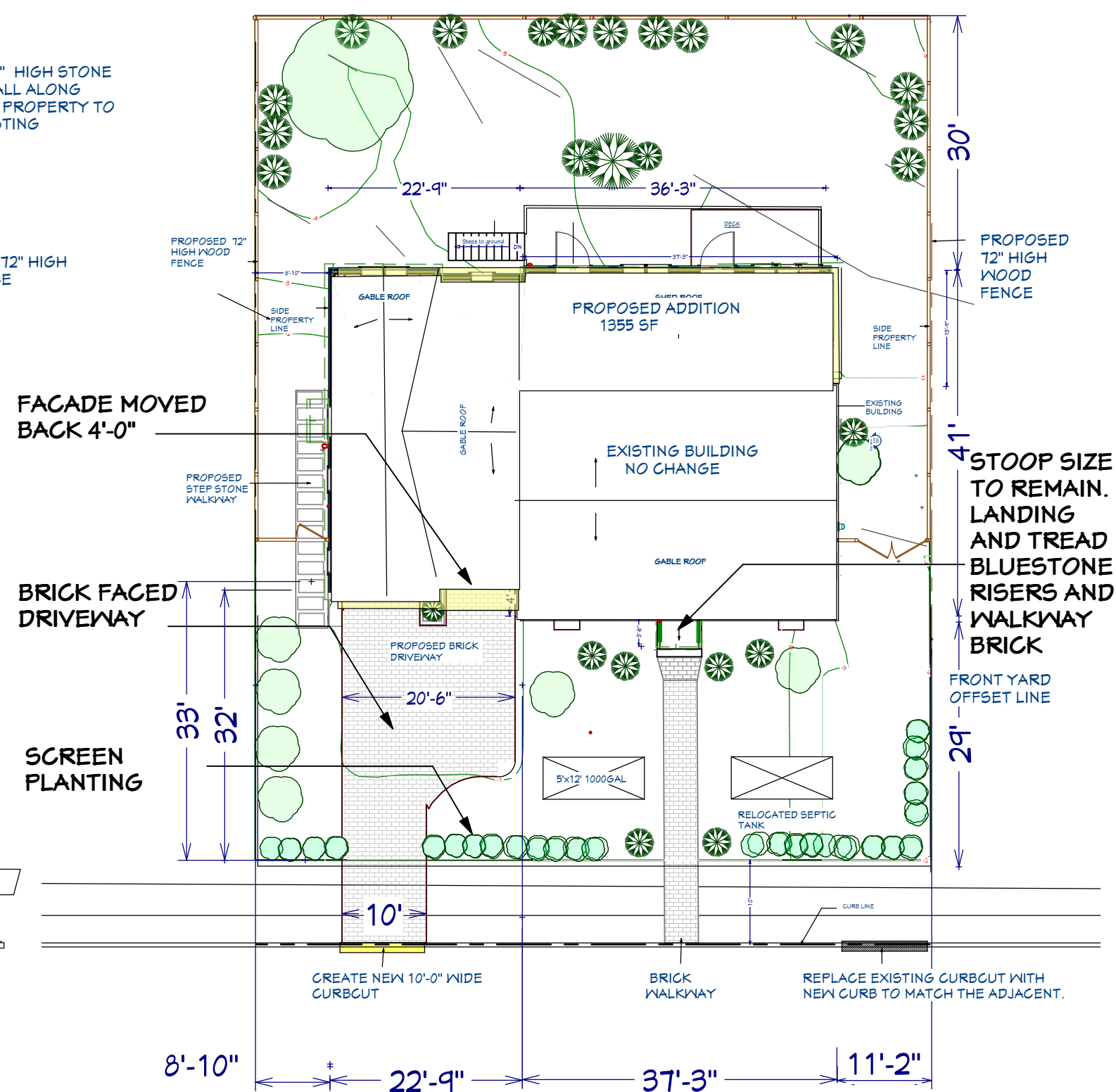
One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	LPC - 22-07586 Date: 10-13-2022
Sky Architects, LLC Bogna W. Pro, R.A. 403 Bank Ave Riverton, NJ 08077 267 934 3902	LP 001.02



**EXISTING CONDITIONS**



**PREVIOUS HEARING SUBMISSION 06-14-2022**



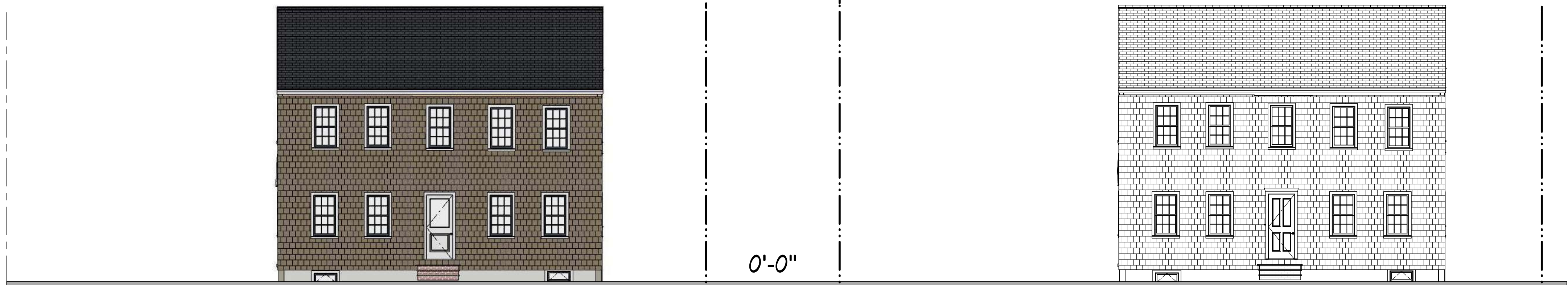
**REVISED MASSING PLAN 09-10-2022**

PROPOSED BRICK DRIVEWAY AND WALKWAY PAVEMENT

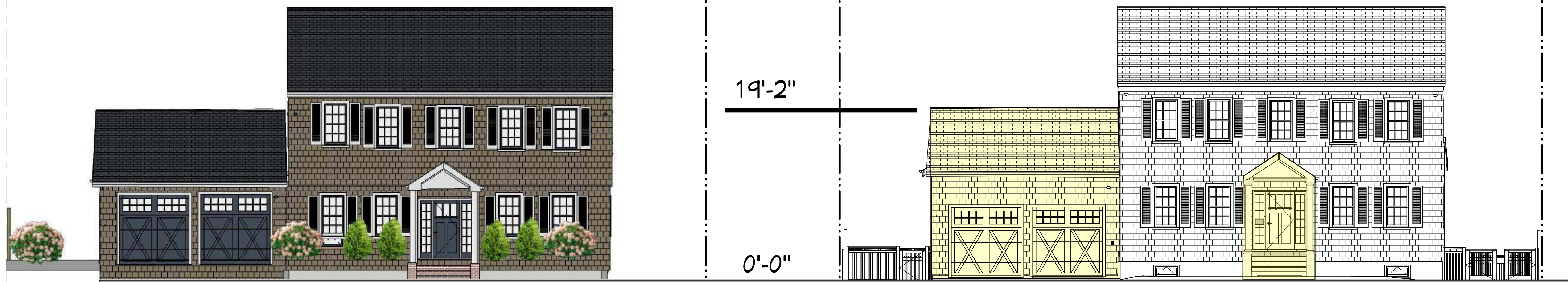


<p>One-Story Addition 237 Hollywood Ave Douglaston, NY 11231</p> <p>Sky Architects, LLC Bogna W. Pro, R.A.</p> <p>403 Bank Ave Riverton, NJ 08077 267 934 3902</p>	<p><b>LPC - 22-07586</b></p> <p>Date: 10-13-2022</p> <p><b>LP 002.02</b></p>
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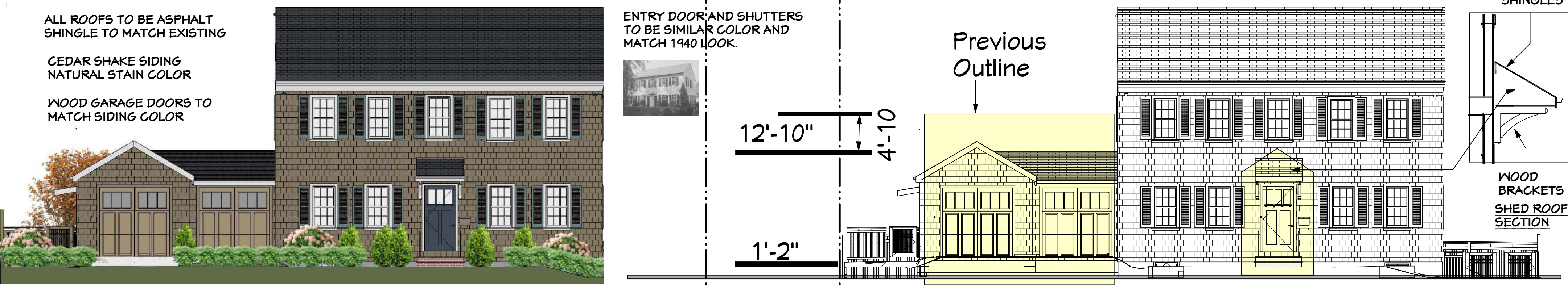




EXISTING CONDITIONS



PREVIOUS HEARING SUBMISSION 06-14-2022



REVISED ELEVATION 09-10-2022

ALL ROOFS TO BE ASPHALT SHINGLE TO MATCH EXISTING

CEDAR SHAKE SIDING NATURAL STAIN COLOR

WOOD GARAGE DOORS TO MATCH SIDING COLOR

ENTRY DOOR AND SHUTTERS TO BE SIMILAR COLOR AND MATCH 1940 LOOK.



Previous Outline

ASPHALT SHINGLES

WOOD BRACKETS SHED ROOF SECTION

1. Porch roof changed to shed on brackets, stoop retained as is.
2. Garage volume moved back and diminished by creating a "hyphen"
3. Garage facade turned into two staggered bays with door color matching the facade
4. Garage roof changed to gable rotated facing the street on one bay only.

One-Story Addition  
237 Hollywood Ave  
Douglaston, NY 11231

LPC - 22-07586

Date: 10-13-2022

Sky Architects, LLC  
Bogna W. Pro, R.A.

LP 003.02

403 Bank Ave  
Riverton, NJ 08077  
267 934 3902



**EXISTING CONDITIONS**



**PREVIOUS HEARING SUBMISSION 06-14-2022**

WHITE ALUMINUM-CLAD WOOD  
 WINDOWS THROUGHOUT TO MATCH  
 EXISTING  
 SIDE WOOD DOOR TO MATCH  
 GARAGE DOOR IN COLOR  
 WHITE ALUMINUM-CLAD WOOD AND  
 GLASS PATIO DOUBLE DOOR  
 NATURAL WOOD DECKING WITH  
 WHITE WOOD RAILING

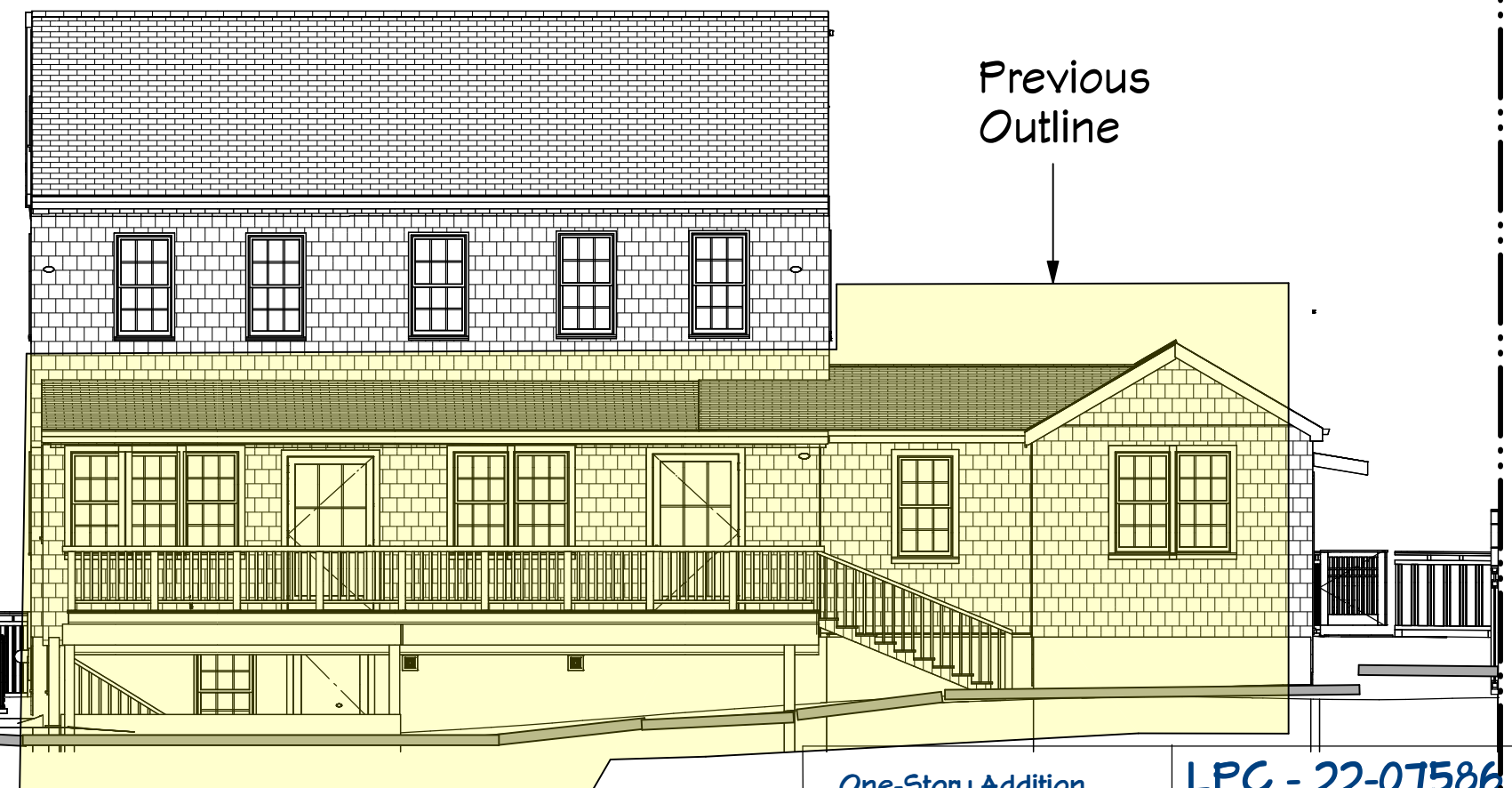
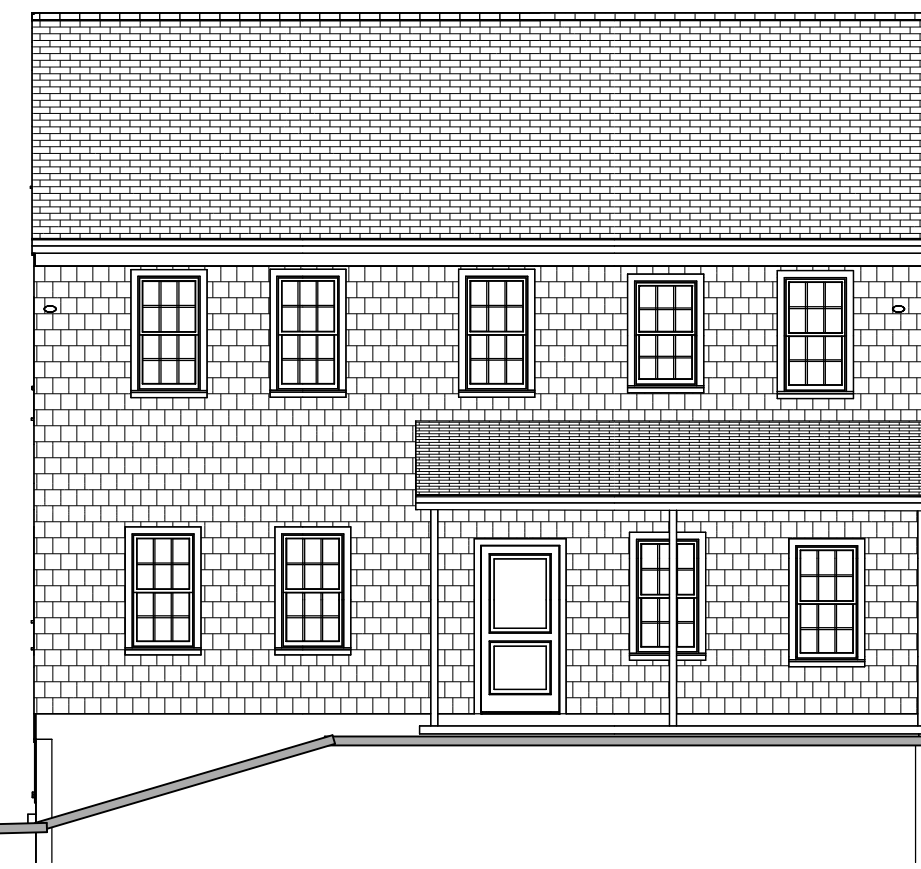


**REVISED ELEVATION 09-10-2022**

STUCCO ON CONCRETE TO MATCH  
 EXISTING



1. Kitchen and Master Bedroom windows combined for an "enclosed porch" look.
2. Side addition volume diminished by creating a "hyphen"
3. The terrain level is brought higher to scale down the cellar height.



Previous  
 Outline

One-Story Addition  
 237 Hollywood Ave  
 Douglaston, NY 11231

LPC - 22-07586

Date: 10-13-2022

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 Bogna W. Pro, R.A.

LP 004.02

403 Bank Ave  
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EXISTING VIEW 237 HOLLYWOOD AVE



PREVIOUS VIEW 237 HOLLYWOOD AVE



BLACK METAL RAILING BOTH SIDES

REVISED VIEW 237 HOLLYWOOD AVE



EXISTING VIEW HOLLYWOOD AVE & EAST DRIVE



PREVIOUS VIEW HOLLYWOOD AVE & EAST DRIVE



REVISED VIEW HOLLYWOOD AVE & EAST DRIVE

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EXISTING VIEW FROM MANOR RD



PREVIOUS VIEW FROM MANOR RD



REVISED VIEW FROM MANOR RD



EXISTING VIEW - HOLLYWOOD AVE



PREVIOUS VIEW - HOLLYWOOD AVE



REVISED VIEW - HOLLYWOOD AVE

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<p>403 Bank Ave Riverton, NJ 08077 267 934 3902</p>	<p><b>LP 006.02</b></p>



# APPENDIX

One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	<b>LPC - 22-07586</b>
Sky Architects, LLC Bogna W. Pro, R.A.	Date: 10-13-2022
403 Bank Ave Riverton, NJ 08077 267 934 3902	<b>LP 007.02</b>



# 237 HOLLYWOOD AVENUE DOUGLSTON HISTORIC DISTRICT



237 Hollywood Ave

LOCATION PLAN  
DOUGLSTON HISTORIC DISTRICT MAP

- 1 NEW GARAGE
- 2 NEW PORCH



CURRENT CONDITIONS PHOTO

3 NO SHED



PROPOSED - IMAGE

One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	LPC - 22-07586 Date: 06/14/2022
Sky Architects, LLC Bogna W. Pro, R.A. 403 Bank Ave Riverton, NJ 08077 267 934 3902	LP 001.00





EXISTING SOUTH (FRONT) FACADE

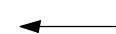


EXISTING NORTH (BACK) FACADE

EXISTING WEST (SIDE) FACADE



EXISTING EAST (SIDE) FACADE



One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	LPC - 22-07586 Date: 06/14/2022
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**LANDMARKS DESIGNATION PHOTO 1**



**LANDMARKS DESIGNATION PHOTO 2**



**LANDMARKS DESIGNATION PHOTO 3**



**237 HOLLYWOOD AVE 1940 PHOTO**



**LANDMARKS DESIGNATION PHOTO 4**

One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	<b>LPC - 22-07586</b> Date: 06/14/2022
Sky Architects, LLC Bogna W. Pro, R.A. 403 Bank Ave Riverton, NJ 08077 267 934 3902	<b>LP 003.00</b>

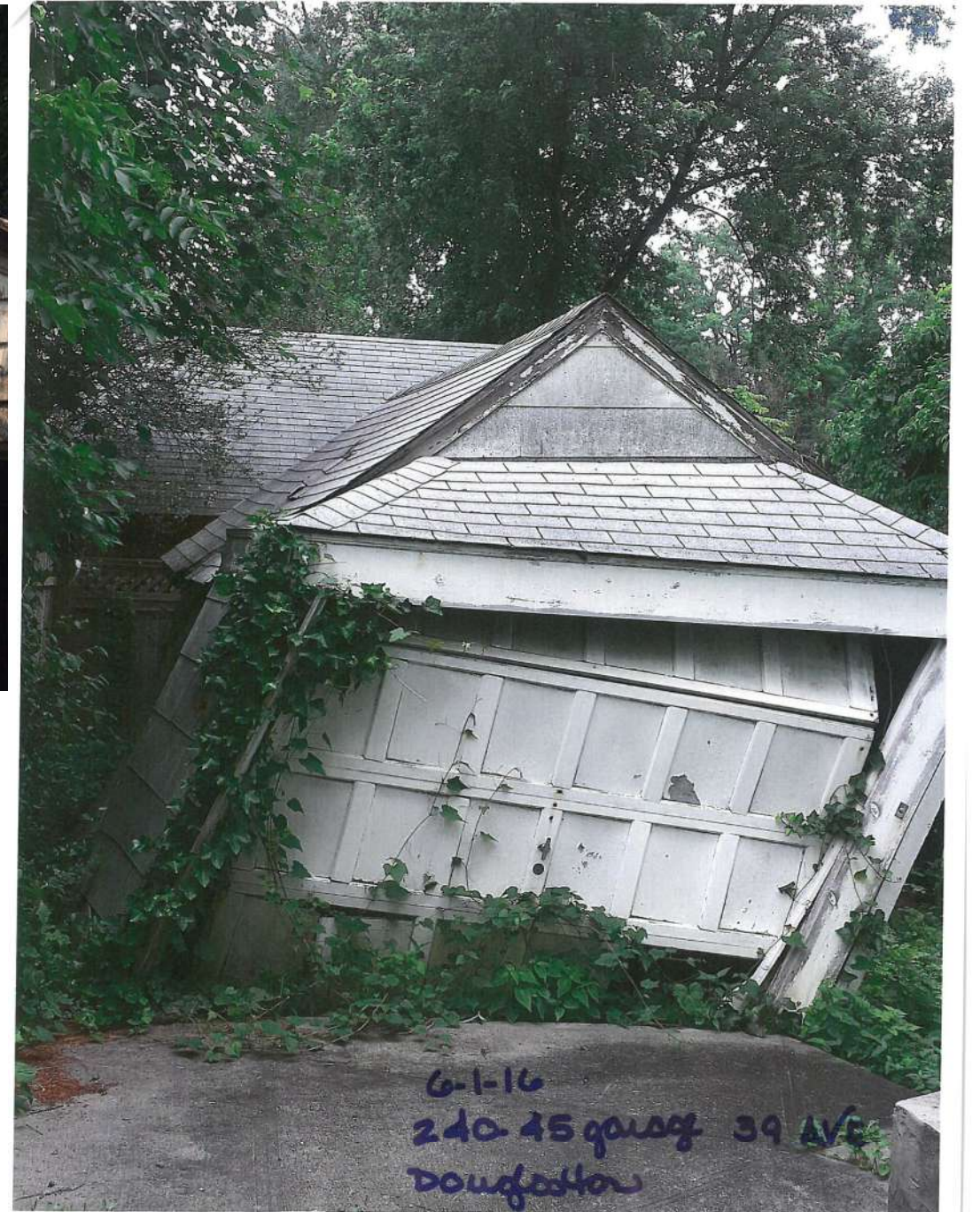




EXISTING SHED EXTERIOR VIEW 1

EXISTING SHED EXTERIOR VIEW 2

EXISTING SHED ENTRY



EXISTING SHED GABLE WALL

EXISTING SHED INTERIOR VIEW 1

EXISTING SHED INTERIOR VIEW 2

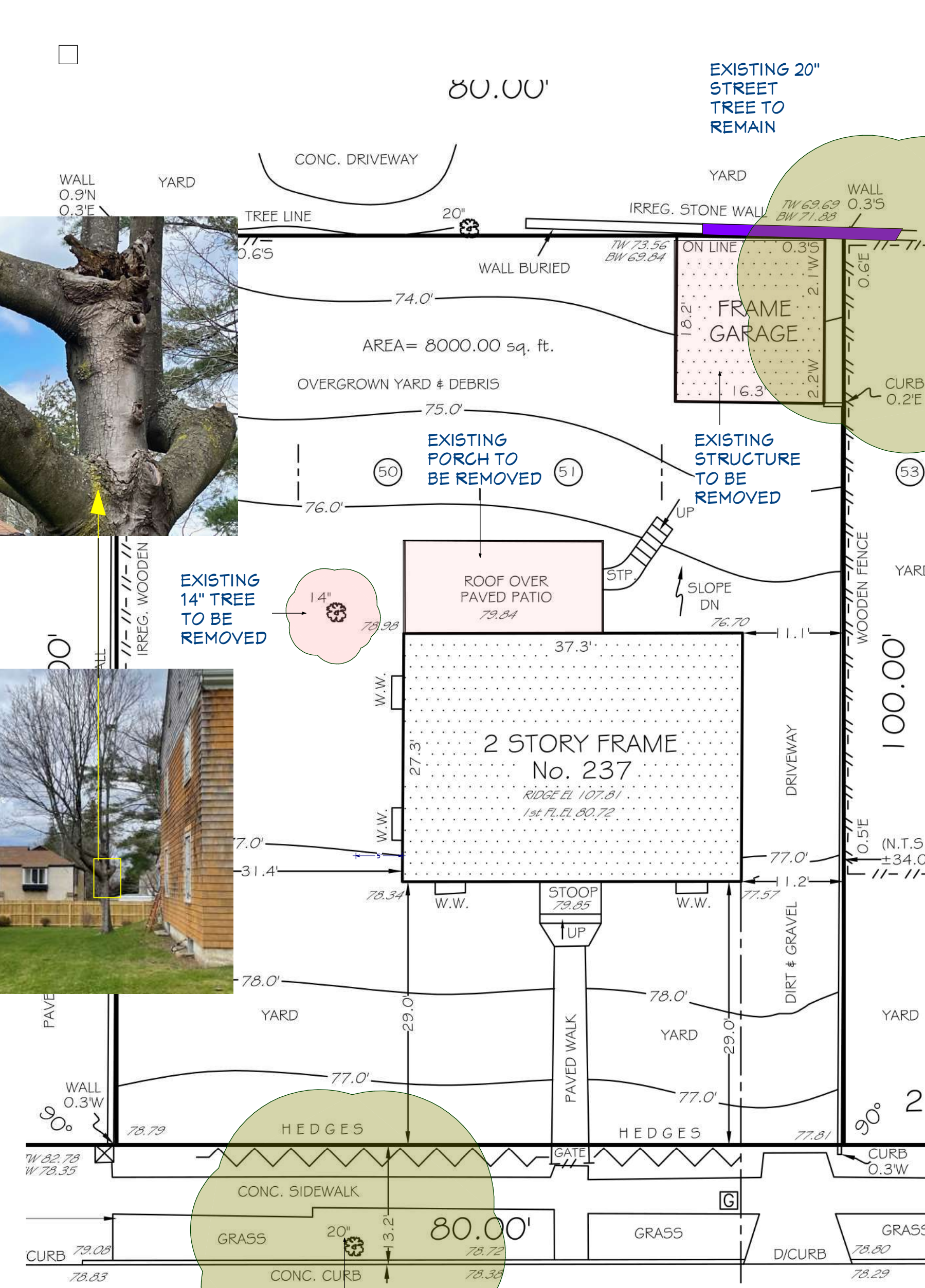
NOTE:

GARAGE REMOVAL PRECEDENCE:  
345 Cherry St./ 240-45 39th Ave.

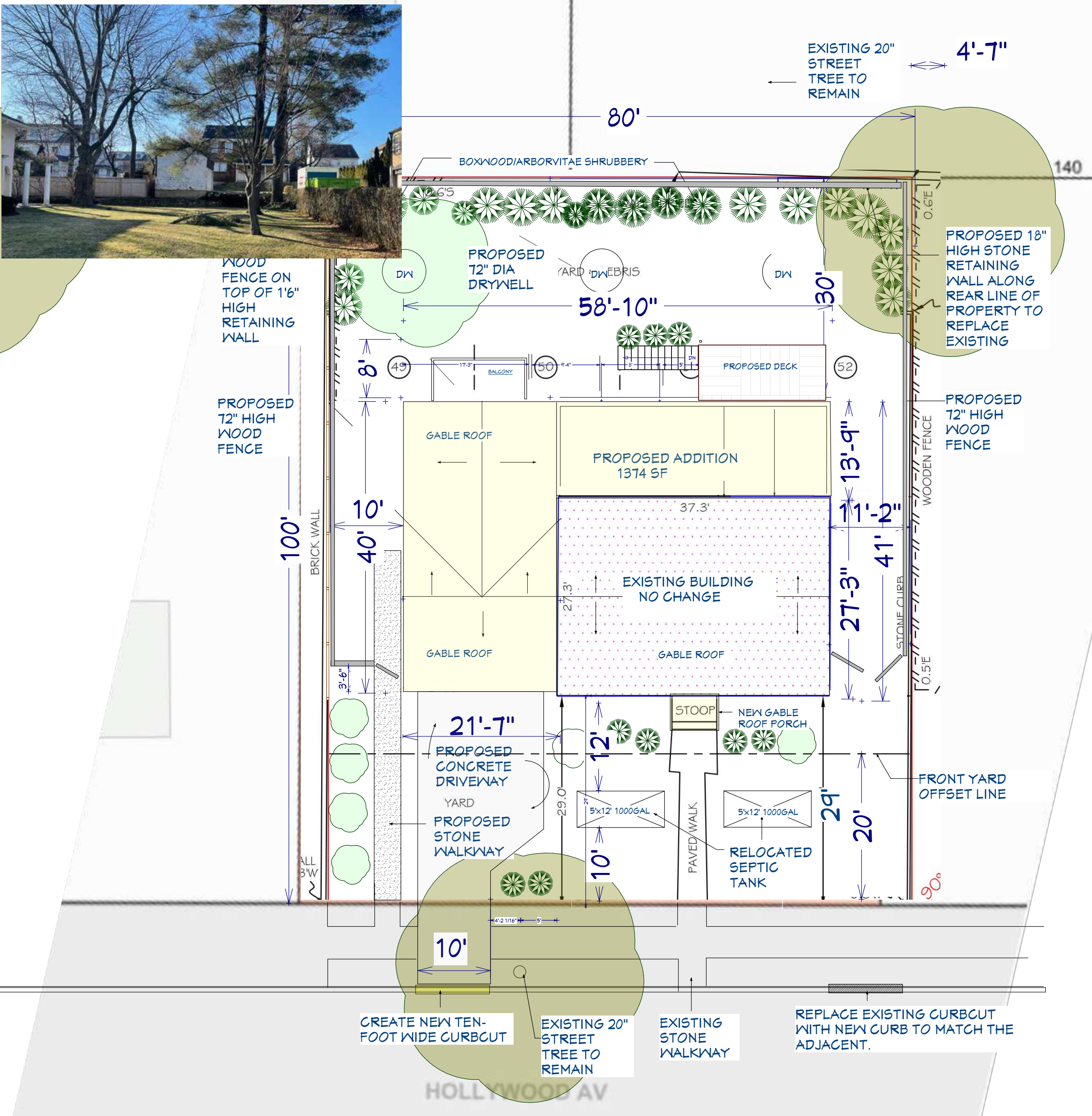
NOTE: EXISTING SHED TO BE REMOVED

One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	LPC - 22-07586
Sky Architects, LLC Bogna W. Pro, R.A.	Date: 06/14/2022
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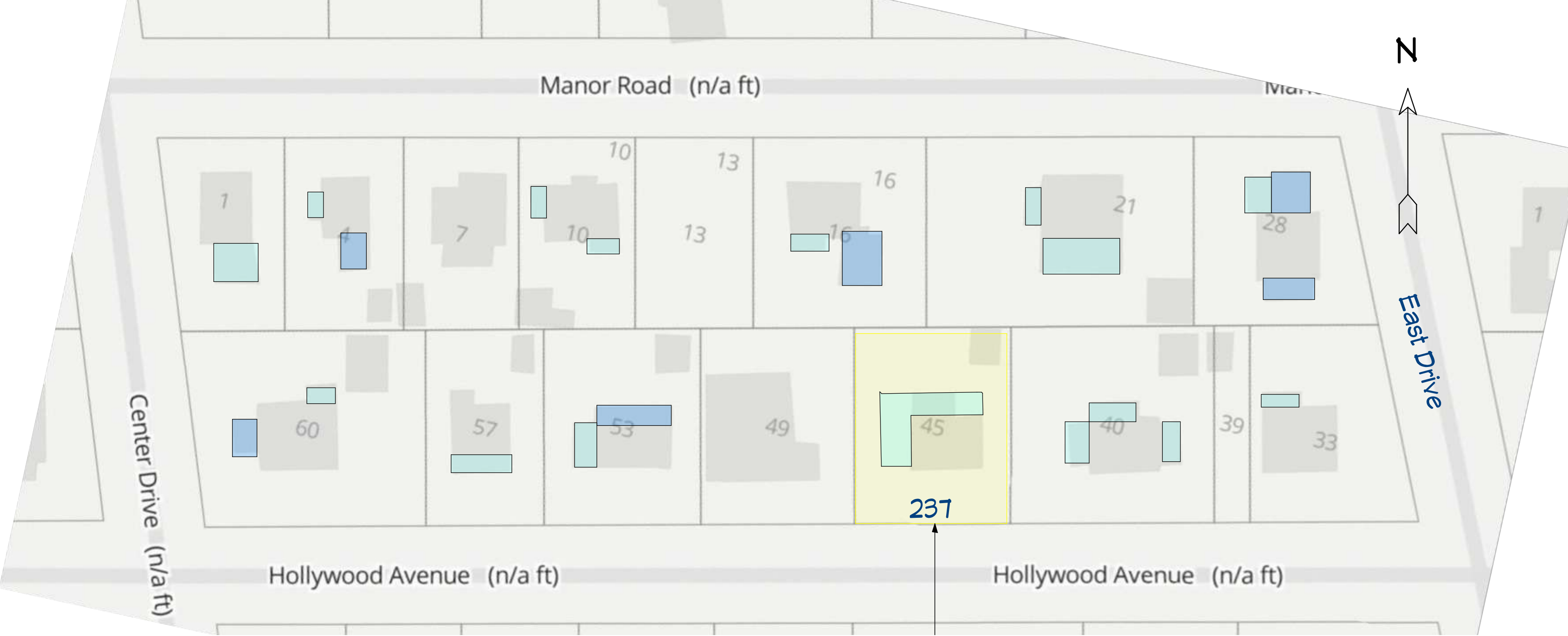
**EXISTING SITE PLAN**



**PROPOSED SITE PLAN**

One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	<b>LPC - 22-07586</b>  Date: 06/14/2022
Sky Architects, LLC Bogna W. Pro, R.A.  403 Bank Ave Riverton, NJ 08077 267 934 3902	<b>LP 005.00</b>





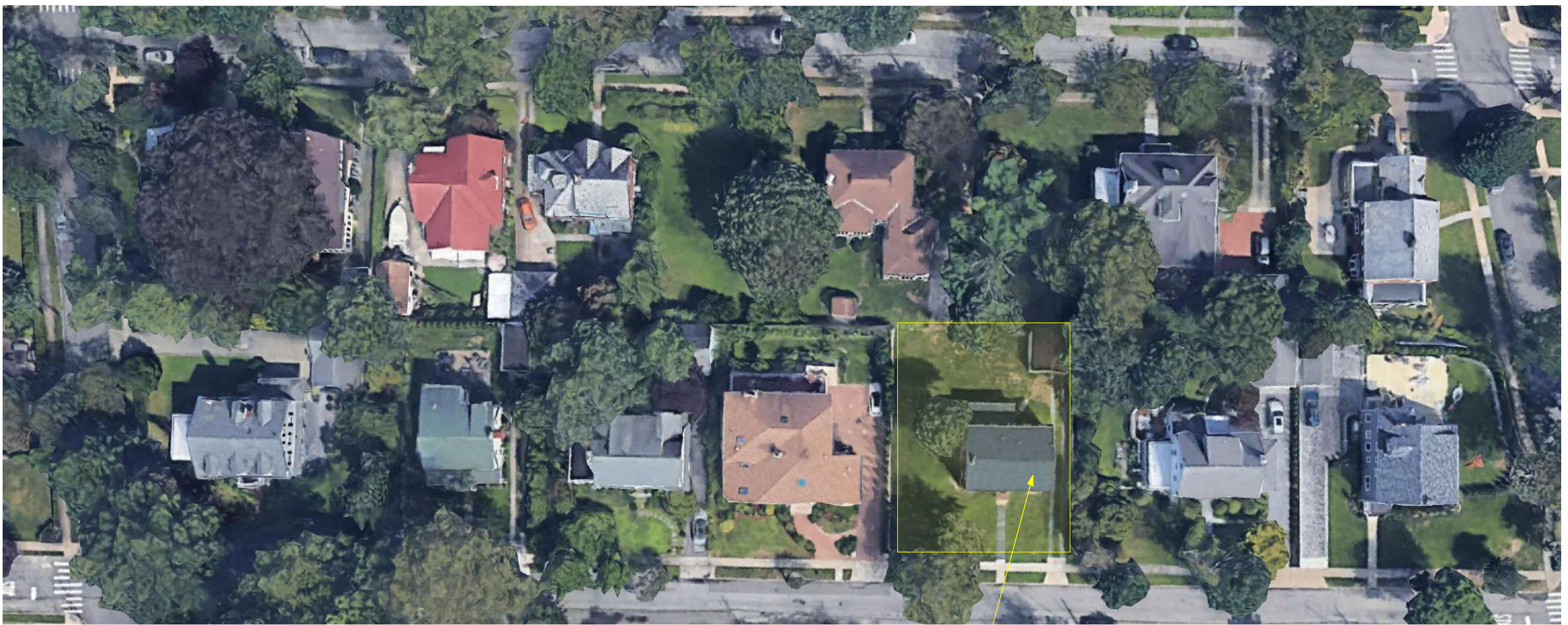
**LEGEND**

- Existing Building
- One-story Addition
- Proposed Addition -One Story plus Cellar
- Two-story Addition

N  
↑  
North Arrow

**BLOCK # 8046 PLAN - ADDITIONS**

237 Hollywood Ave - Existing

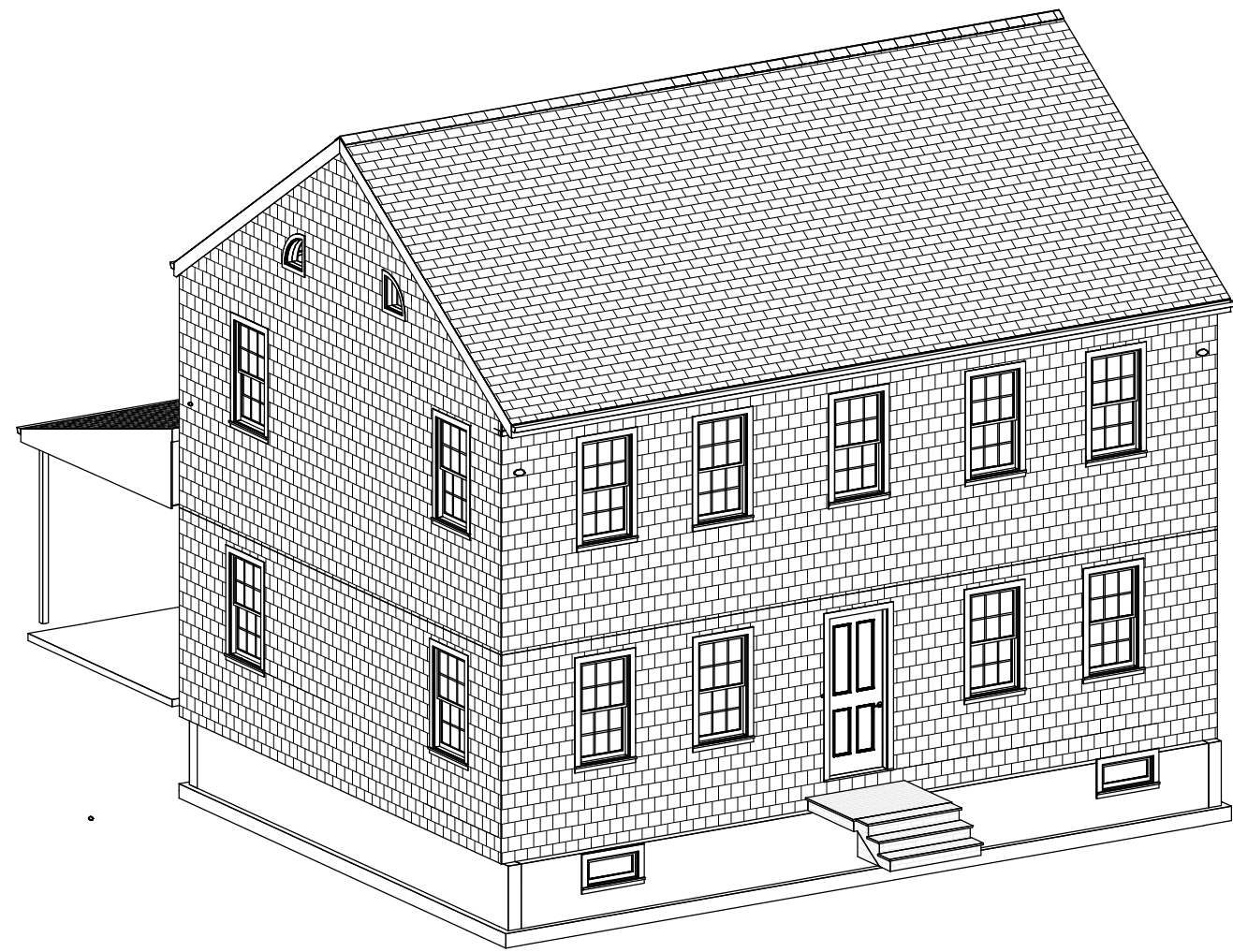


**BLOCK # 8046 AERIAL VIEW**

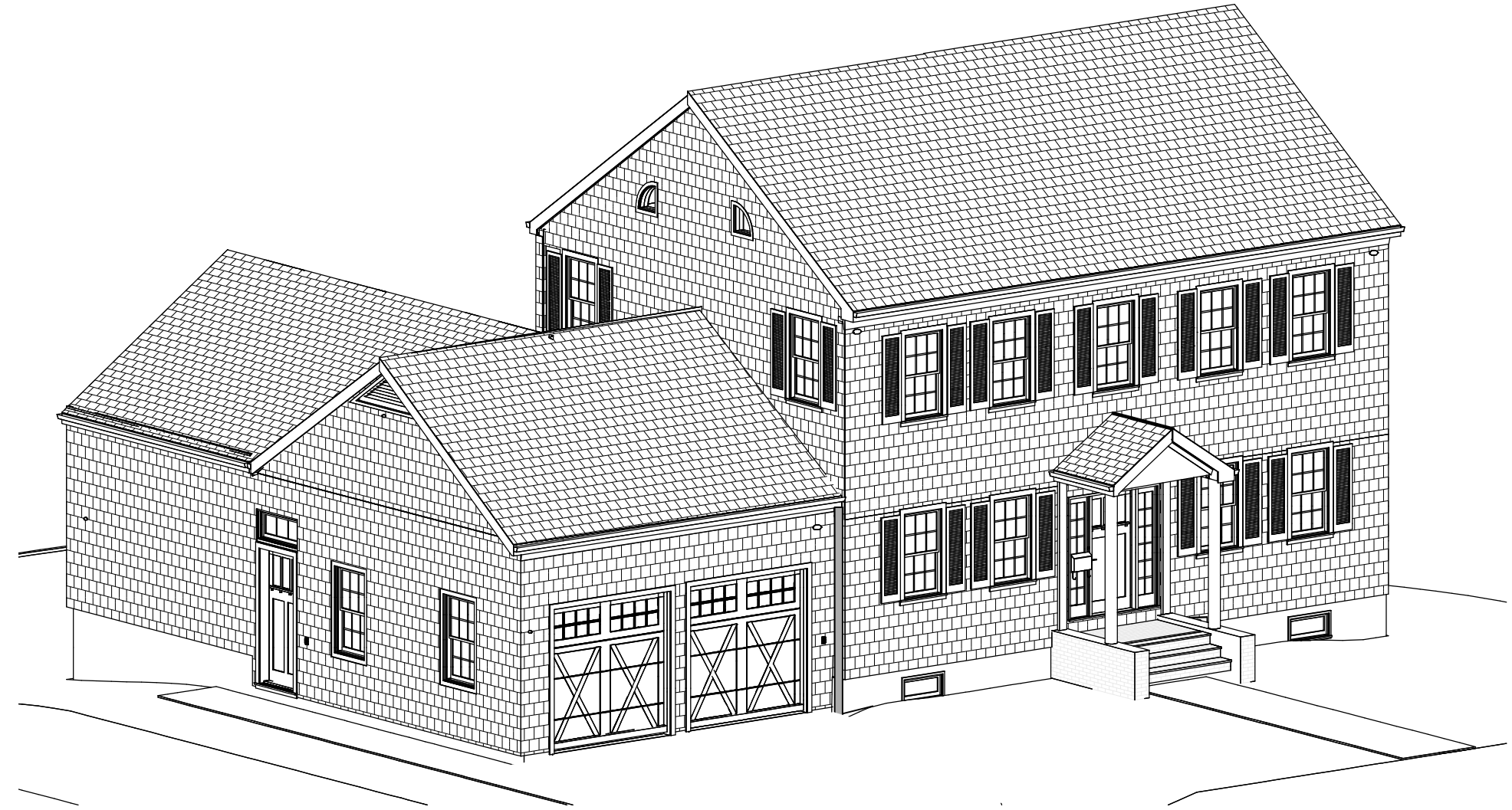
237 Hollywood Ave - Existing

One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	<b>LPC - 22-07586</b> Date: 06/14/2022
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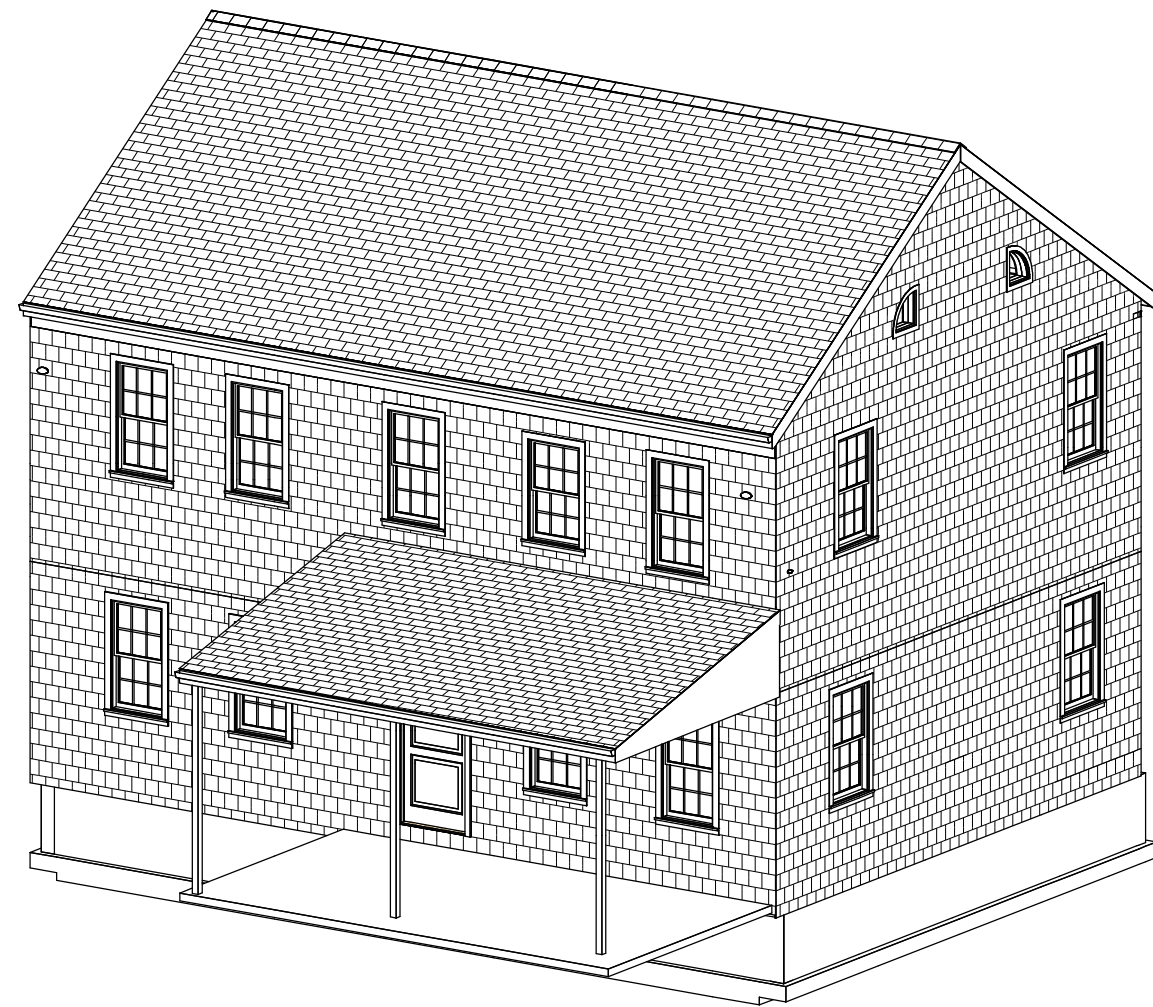




EXISTING AXONOMETRIC VIEW - FRONT



PROPOSED AXONOMETRIC VIEW - FRONT



EXISTING AXONOMETRIC VIEW - BACK



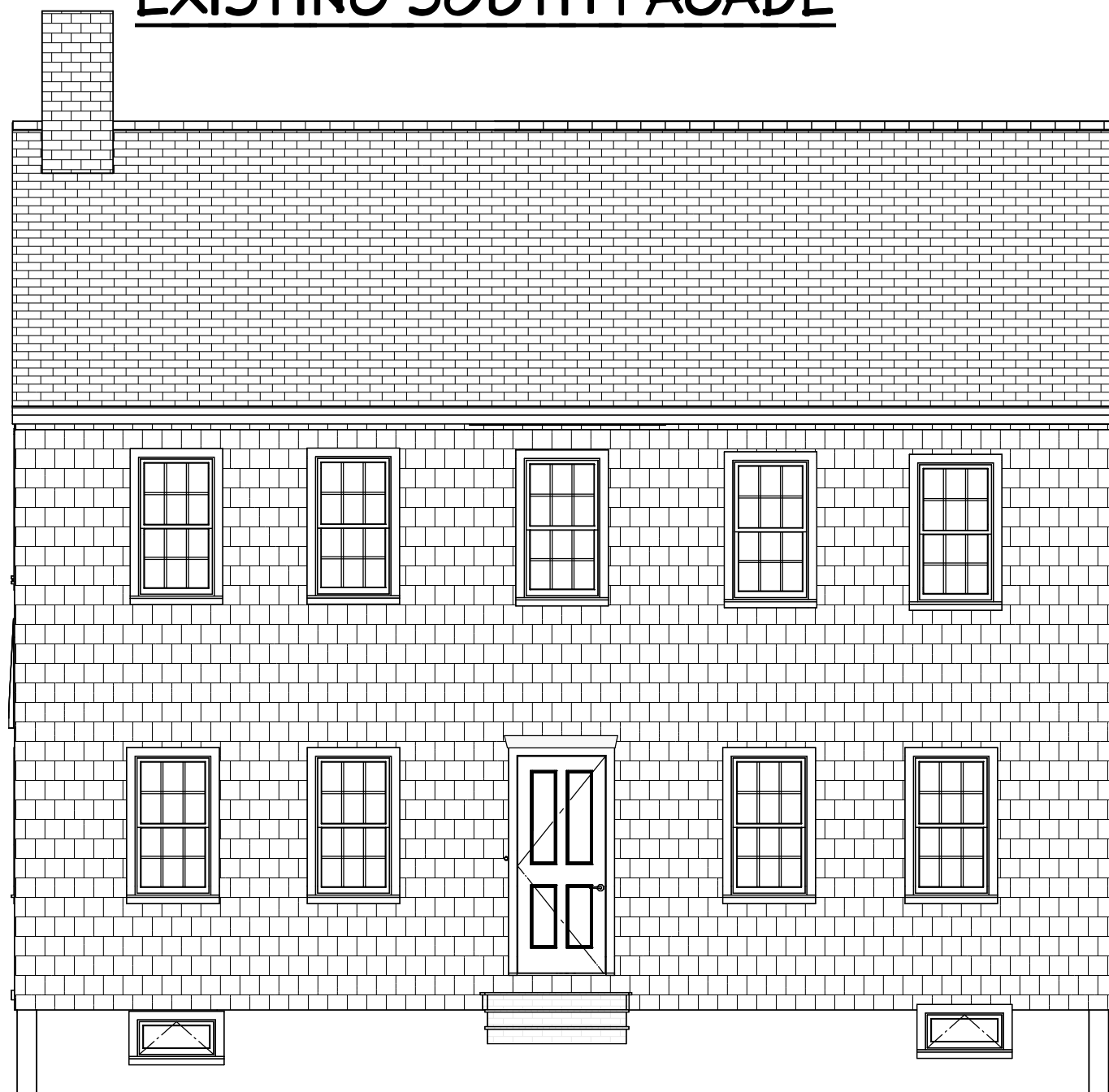
PROPOSED AXONOMETRIC VIEW - BACK

<p>One-Story Addition 237 Hollywood Ave Douglaston, NY 11231</p>	<p><b>LPC - 22-07586</b> Date: 06/14/2022</p>
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EXISTING SOUTH FACADE



EXISTING SOUTH FACADE



PROPOSED SOUTH FACADE



PROPOSED SOUTH FACADE

One-Story Addition  
237 Hollywood Ave  
Douglaston, NY 11231

**LPC - 22-07586**

Date: 06/14/2022

Sky Architects, LLC  
Bogna W. Pro, R.A.

**LP 008.00**

403 Bank Ave  
Riverton, NJ 08077  
267 934 3902

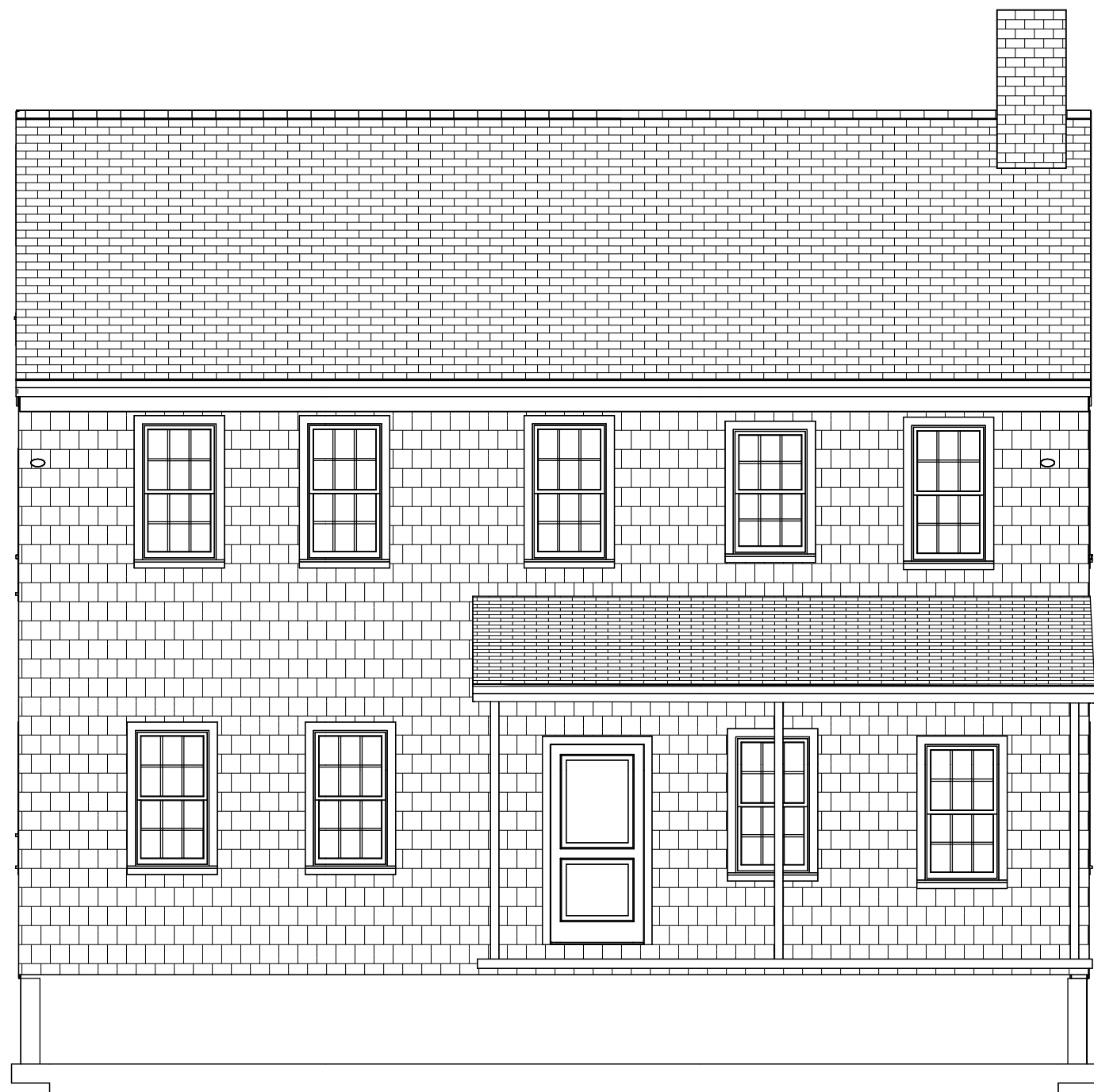




**EXISTING NORTH FACADE**



**PROPOSED NORTH FACADE**



**EXISTING NORTH FACADE**



**PROPOSED NORTH FACADE**

One-Story Addition  
237 Hollywood Ave  
Douglaston, NY 11231

LPC - 22-07586

Date: 06/14/2022

Sky Architects, LLC  
Bogna W. Pro, R.A.

LP 009.00

403 Bank Ave  
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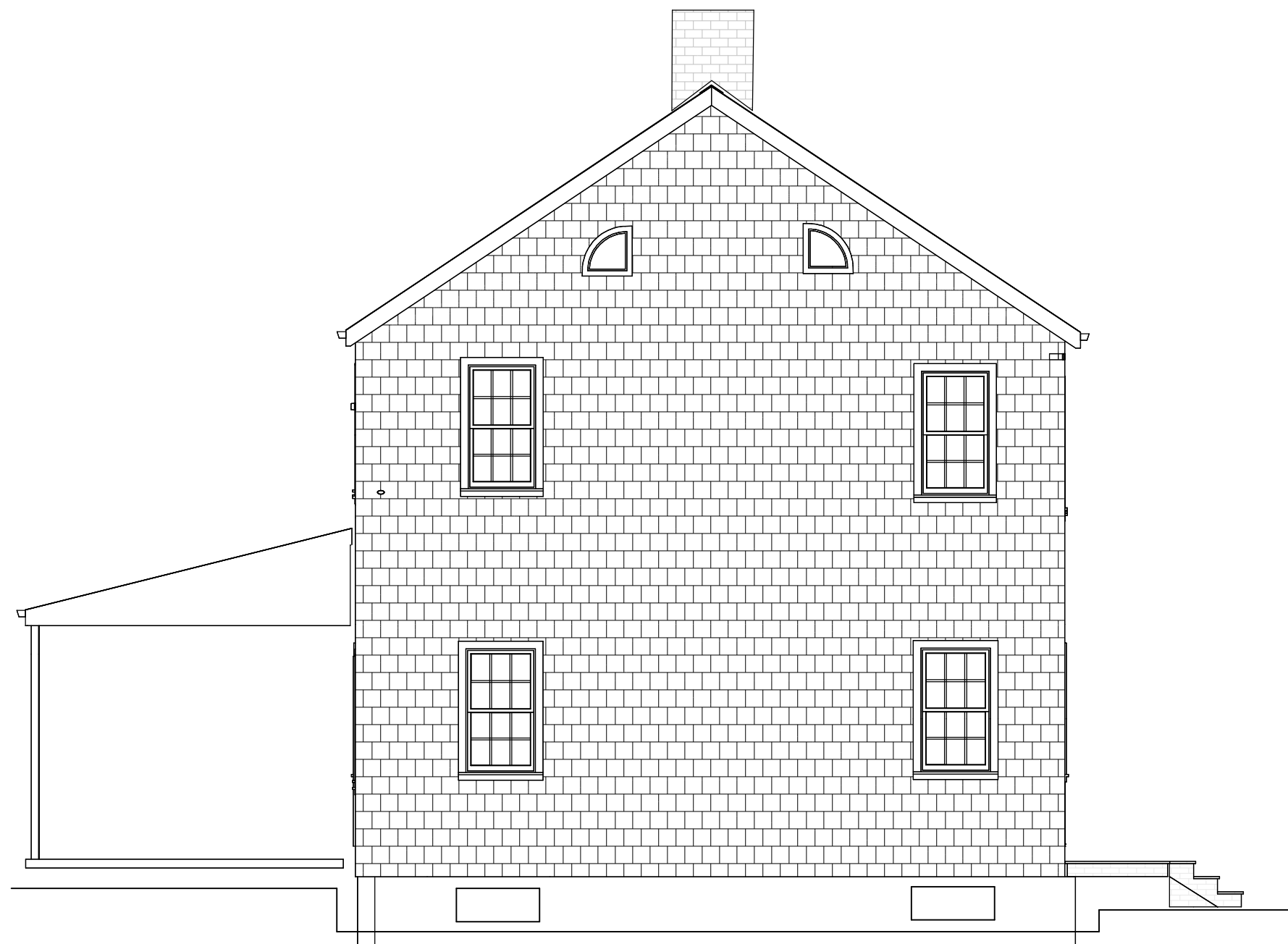




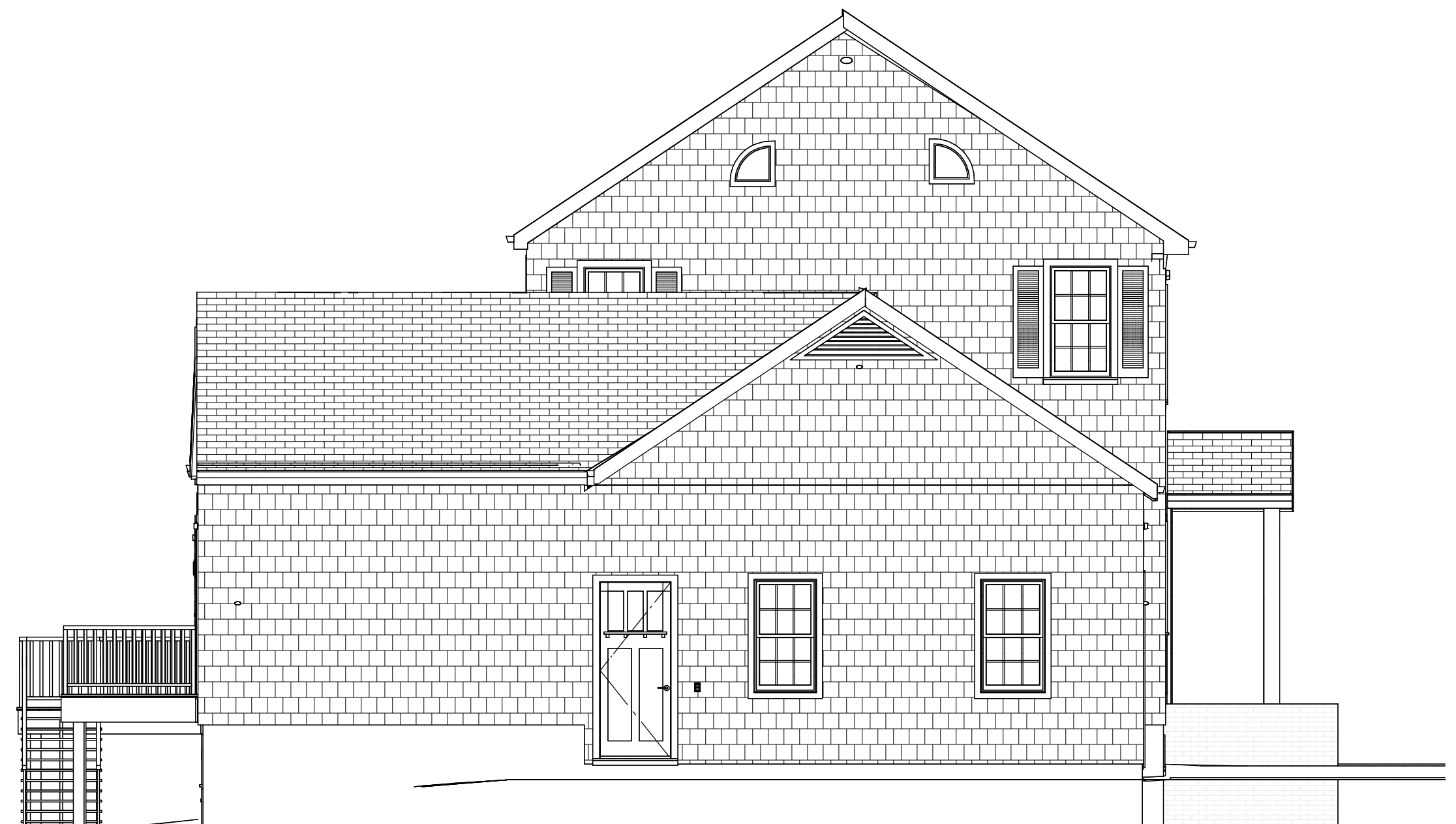
**EXISTING EAST FACADE**



**PROPOSED EAST FACADE**



**EXISTING EAST FACADE**



**PROPOSED EAST FACADE**

<p>One-Story Addition 237 Hollywood Ave Douglaston, NY 11231</p>	<p><b>LPC - 22-07586</b> Date: 06/14/2022</p>
<p>Sky Architects, LLC Bogna W. Pro, R.A. 403 Bank Ave Riverton, NJ 08077 267 934 3902</p>	<p><b>LP 010.00</b></p>

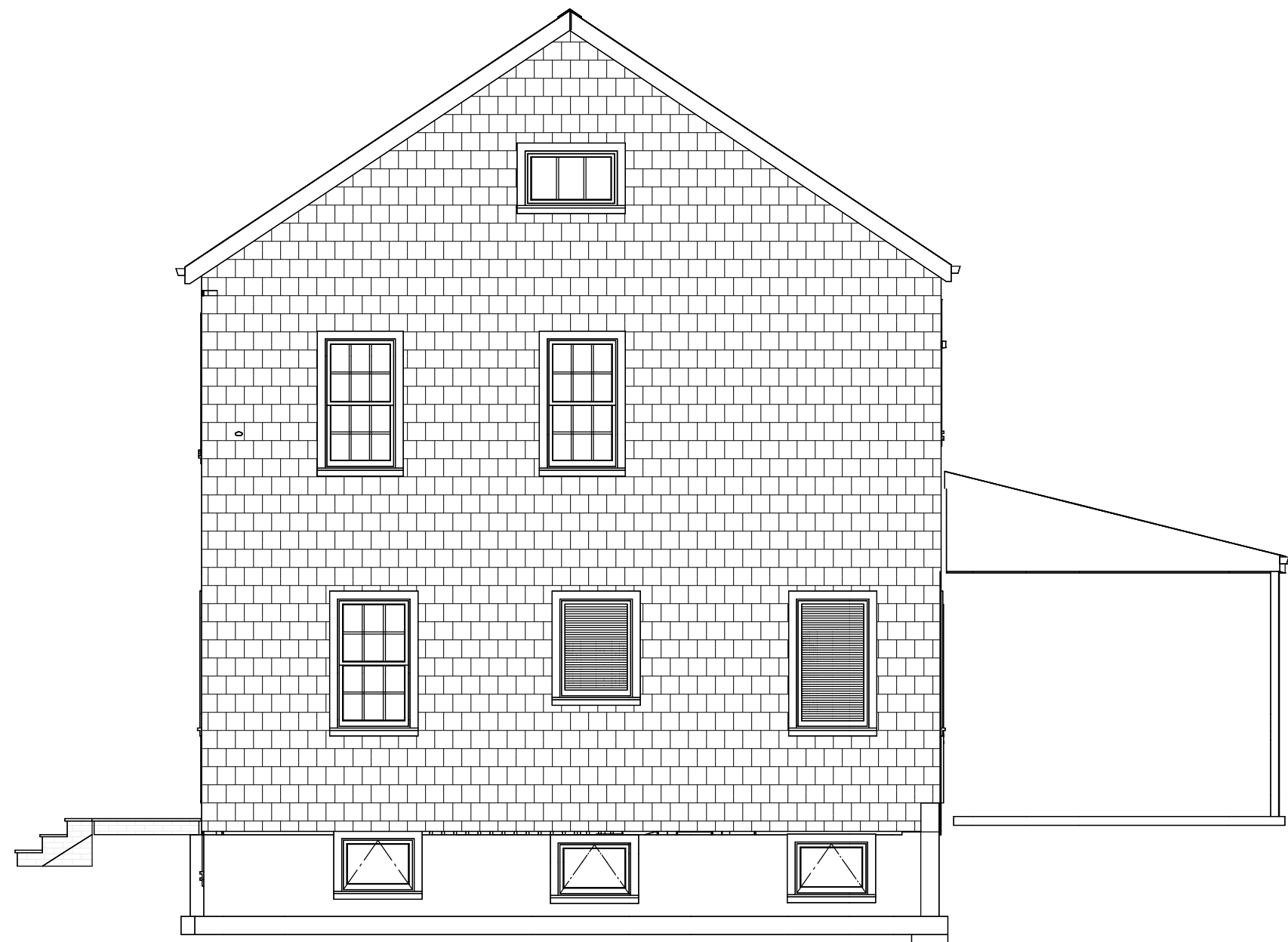




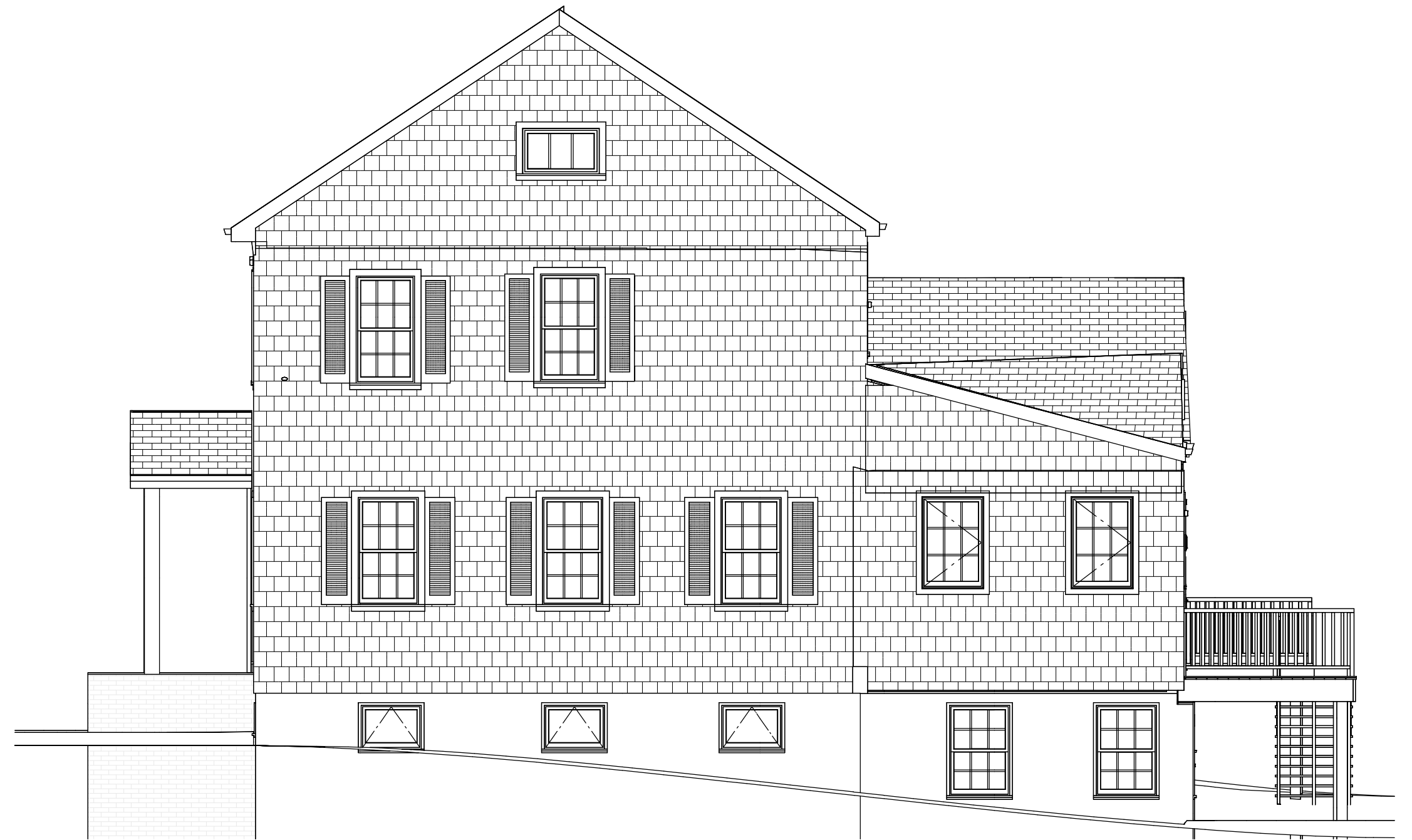
**EXISTING WEST FACADE**



**PROPOSED WEST FACADE**



**EXISTING WEST FACADE**



**PROPOSED WEST FACADE**

One-Story Addition  
237 Hollywood Ave  
Douglaston, NY 11231

**LPC - 22-07586**

Date: 06/14/2022

Sky Architects, LLC  
Bogna W. Pro, R.A.

**LP 011.00**

403 Bank Ave  
Riverton, NJ 08077  
267 934 3902





EXISTING VIEW FROM MANOR RD

PROPOSED VIEW FROM MANOR RD



EXISTING VIEW - HOLLYWOOD AVE

PROPOSED VIEW - HOLLYWOOD AVE

One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	LPC - 22-07586
	Date: 06/14/2022
Sky Architects, LLC Bogna W. Pro, R.A.	LP 012.00
403 Bank Ave Riverton, NJ 08077 267 934 3902	





EXISTING VIEW 237 HOLLYWOOD AVE LOOKING WEST



PROPOSED VIEW 237 HOLLYWOOD AVE LOOKING WEST



EXISTING HOLLYWOOD AVE & EAST DRIVE LOOKING WEST



PROPOSED VIEW HOLLYWOOD AVE & EAST DRIVE LOOKING WEST

One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	LPC - 22-07586
	Date: 06/14/2022
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403 Bank Ave Riverton, NJ 08077 267 934 3902	





237 Hollywood Ave.



301 Richmond St.



221 Hollywood Ave



21 Center Drive



248 Hollywood Ave COFA-09-1234 New Building 2008

**DOUGLAS MANOR BUILDING EXAMPLES**



250 Arleigh Rd



220 Forest Rd



239 Hillside Ave.

One-Story Addition  
237 Hollywood Ave  
Douglaston, NY 11231

**LPC - 22-07586**

Date: 03/30/2022

Sky Architects, LLC  
Bogna W. Pro, R.A.

**LP 014.00**

403 Bank Ave  
Riverton, NJ 08077  
267 934 3902





**EXISTING FRONT ELEVATION (south)**



**PROPOSED FRONT ELEVATION (south)**

**EXAMPLES LPC RECENTLY APPROVED: PORTICO 245 ARLEIGH RD**



**351 HOLLYWOOD AVE**



**378 BEVERLY RD**

**EXAMPLES LPC RECENTLY APPROVED: STREET FACING GARAGE**

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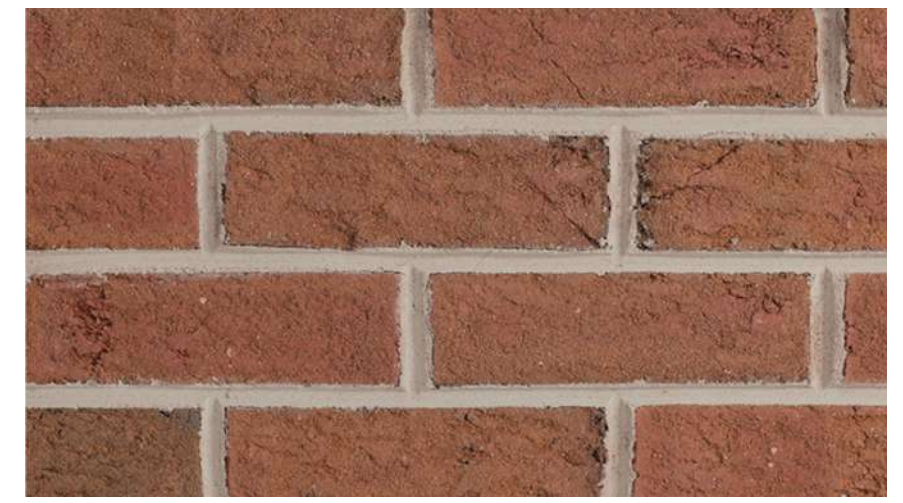




PROPOSED  
BLUESTONE  
WALKWAY



PROPOSED CONCRETE DRIVEWAY  
Color: Douglas Manor Winter Beige



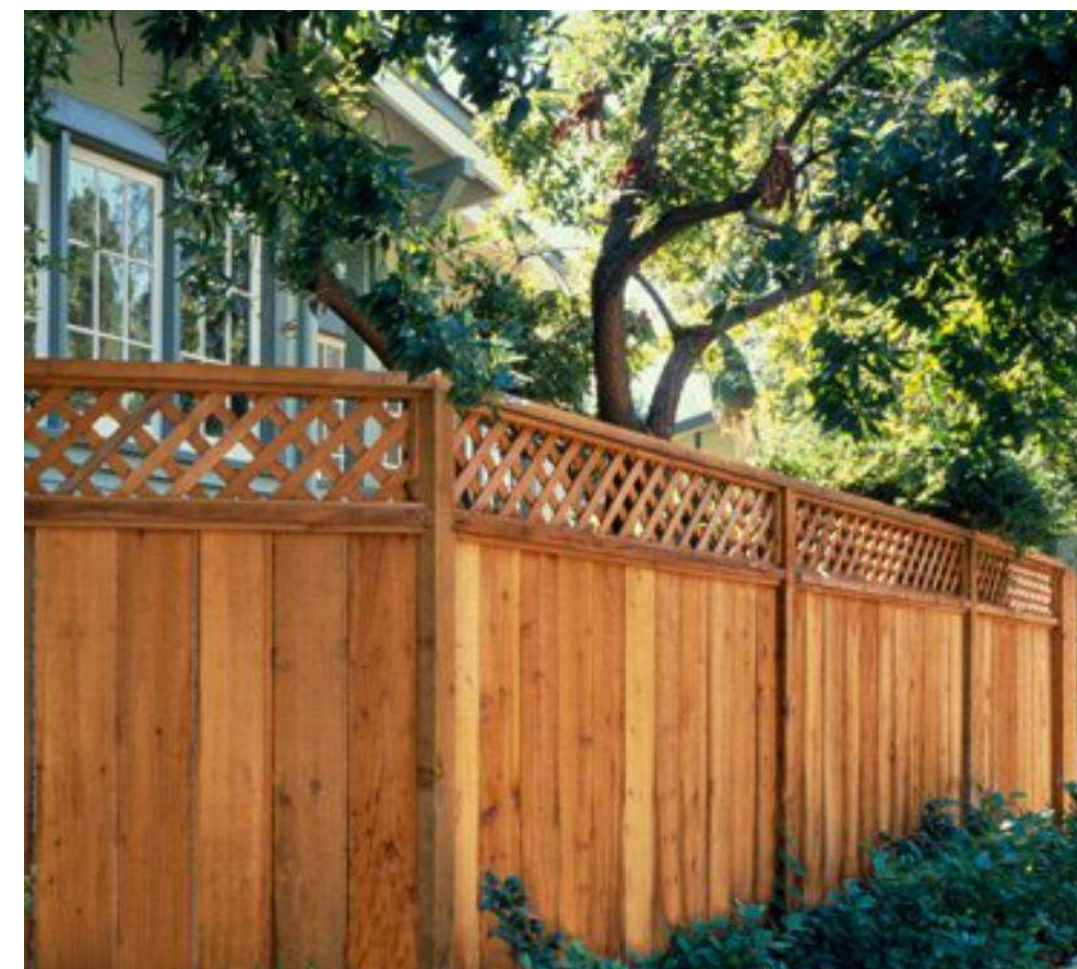
PROPOSED STOOP  
LAWRENCEVILLE BRICK  
BY GLEN-GERY



PROPOSED GAF  
ASPHALT SHINGLES



PROPOSED WESTERN  
RED CEDAR RAILING  
EXAMPLE STAIN FINISH  
TO MATCH TRIM



PROPOSED WESTERN  
RED CEDAR FENCING  
EXAMPLE STAIN FINISH



PROPOSED RED  
CEDAR SHAKE  
SIDING  
TRANSLUCENT  
STAIN



MARITIME  
WHITE OC5

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WOOD GARAGE DOOR BY CLOPAY

HAMILTON  
BLUE HC-191  
SEMI-SOLID

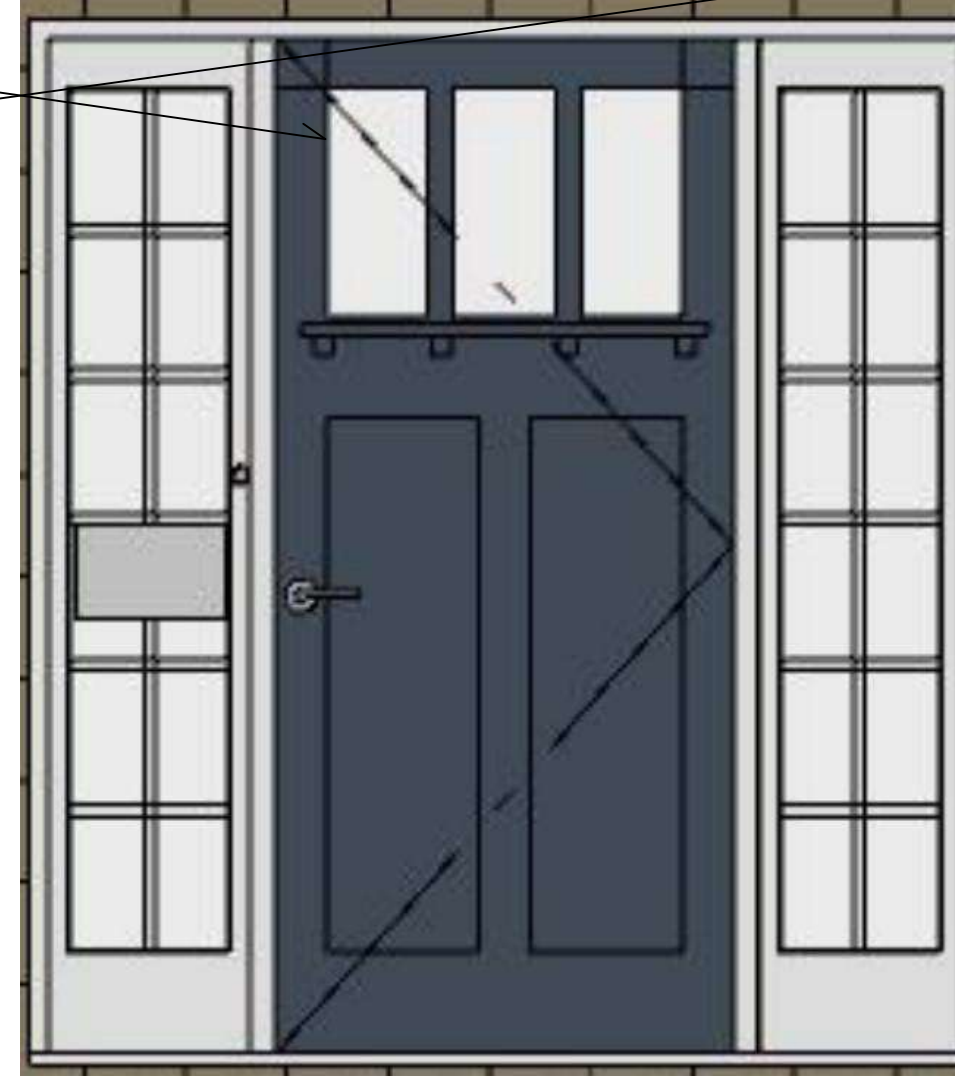


GARAGE  
DOOR  
COLOR

HAMILTON  
BLUE HC-191  
SOLID



ENTRY  
DOOR  
COLOR

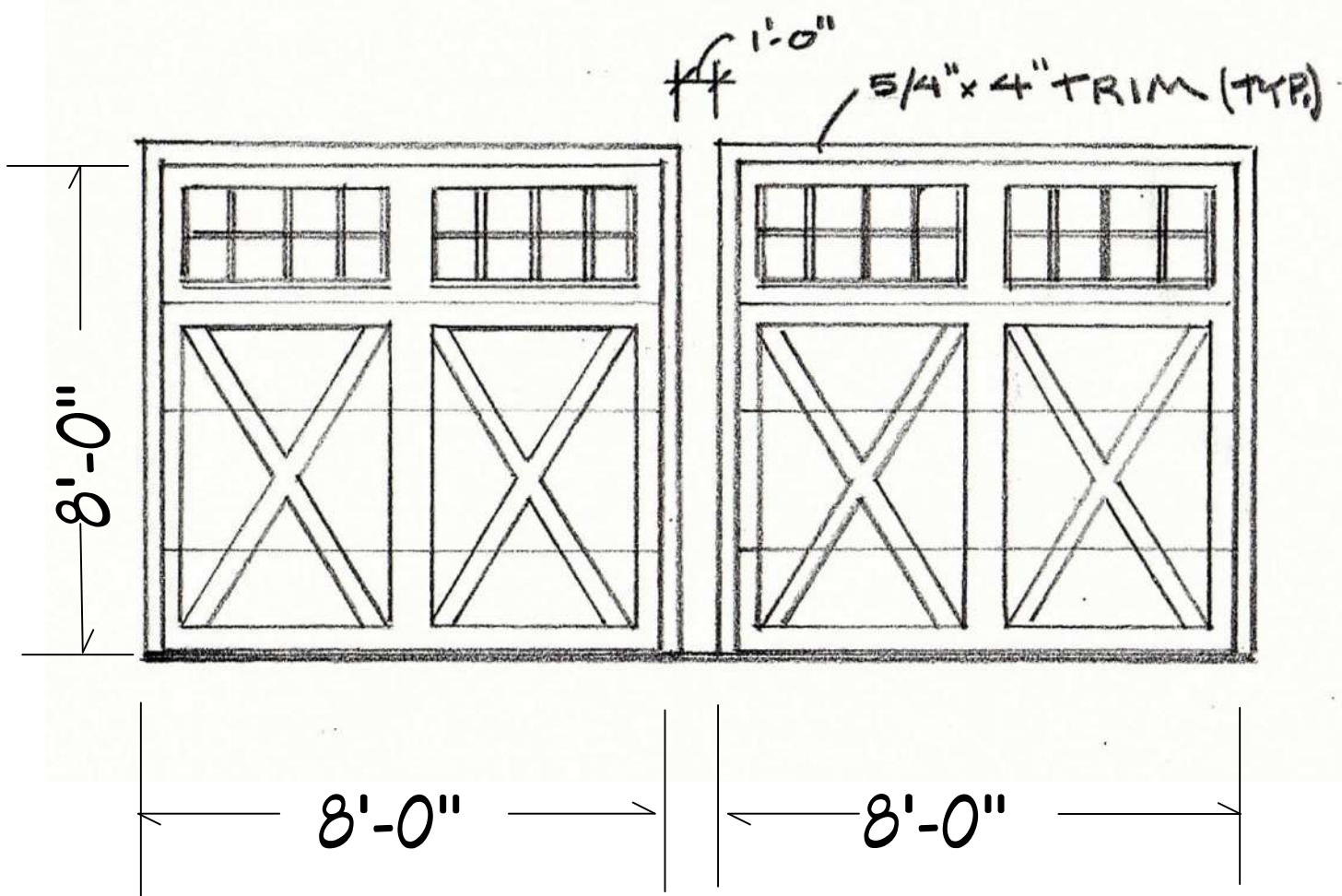


WOOD ENTRY DOOR WITH  
SIDE LITES BY JELD-WEN  
OR EQUAL

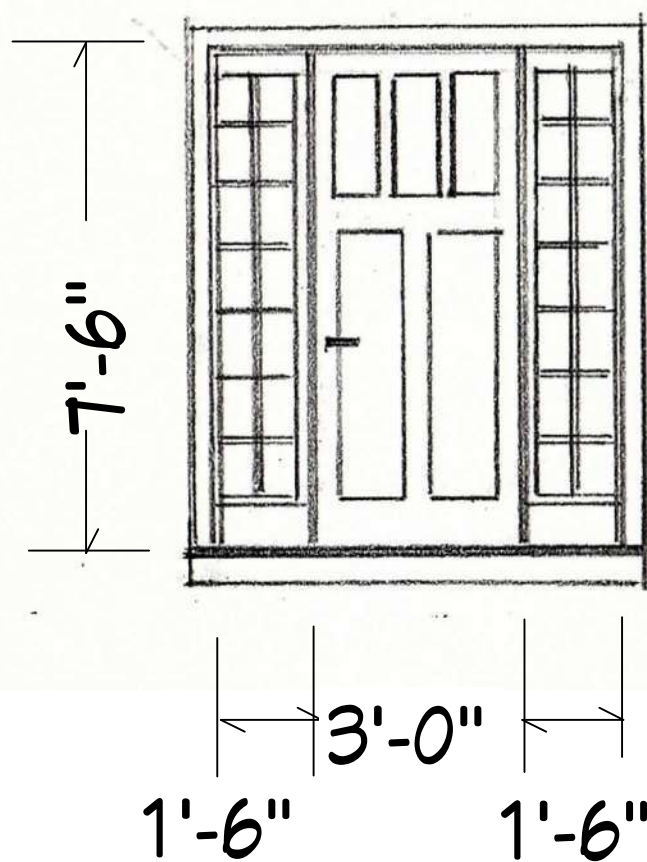


MASTER BEDROOM  
DOOR BY PELLA  
ARCHITECT SERIES

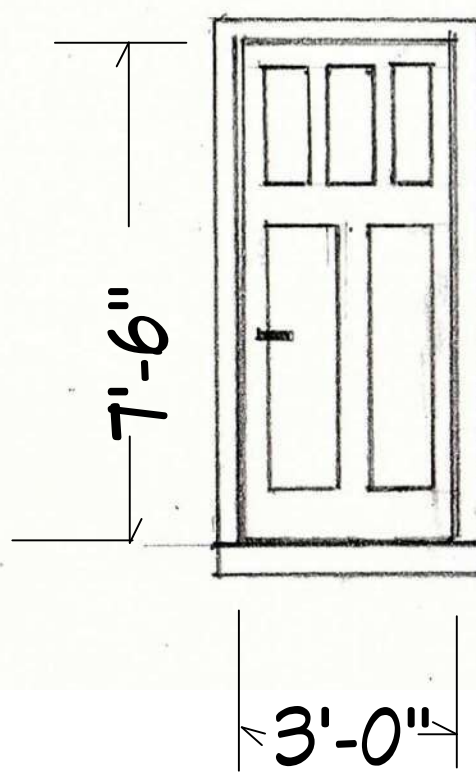
GARAGE DOOR



FRONT  
ENTRY DOOR



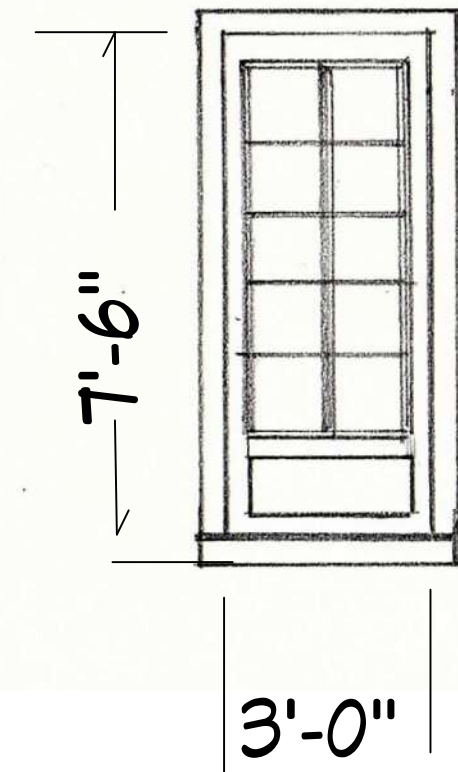
SIDE AND  
CELLAR  
DOOR



MASTER  
BEDROOM  
DOOR



KITCHEN  
DOOR



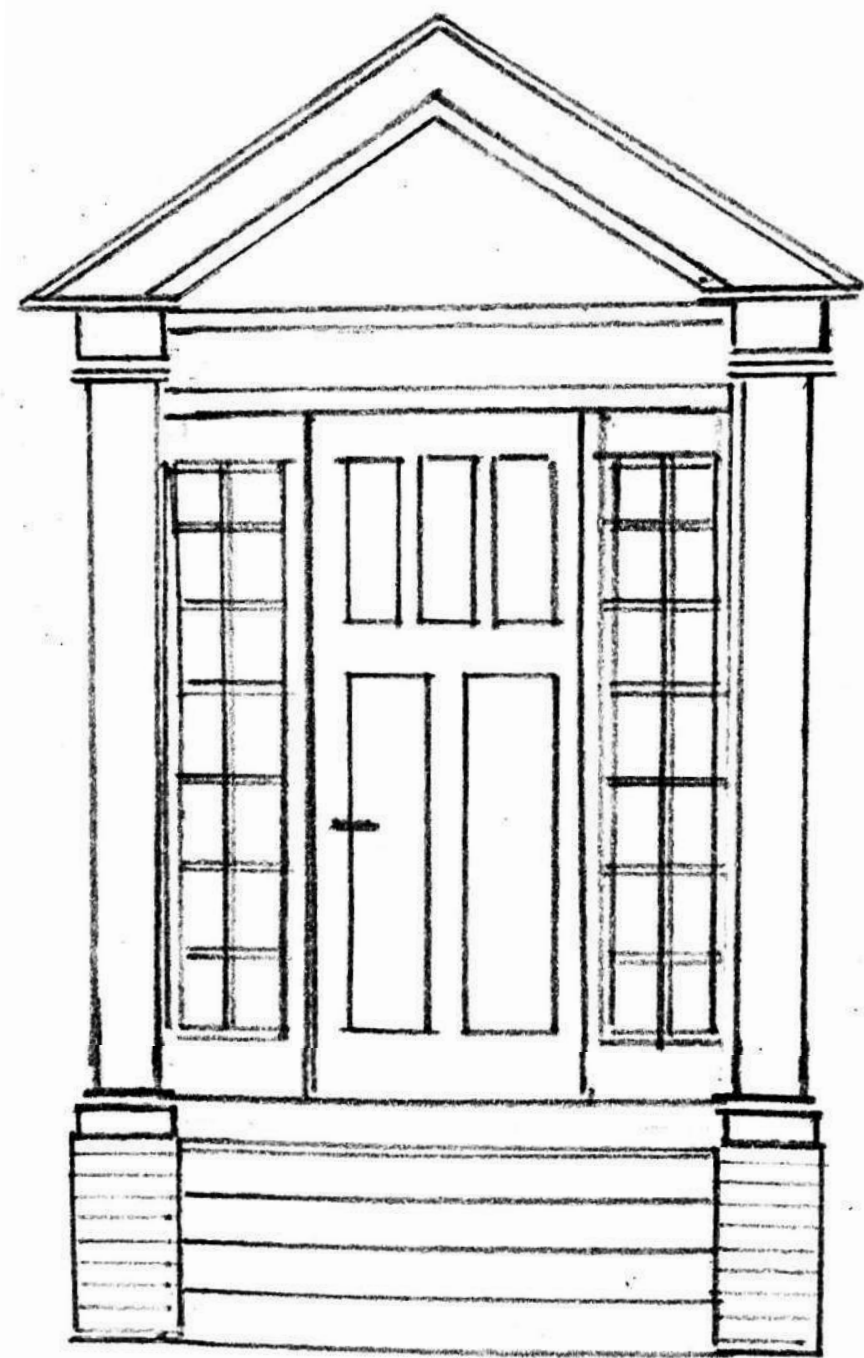
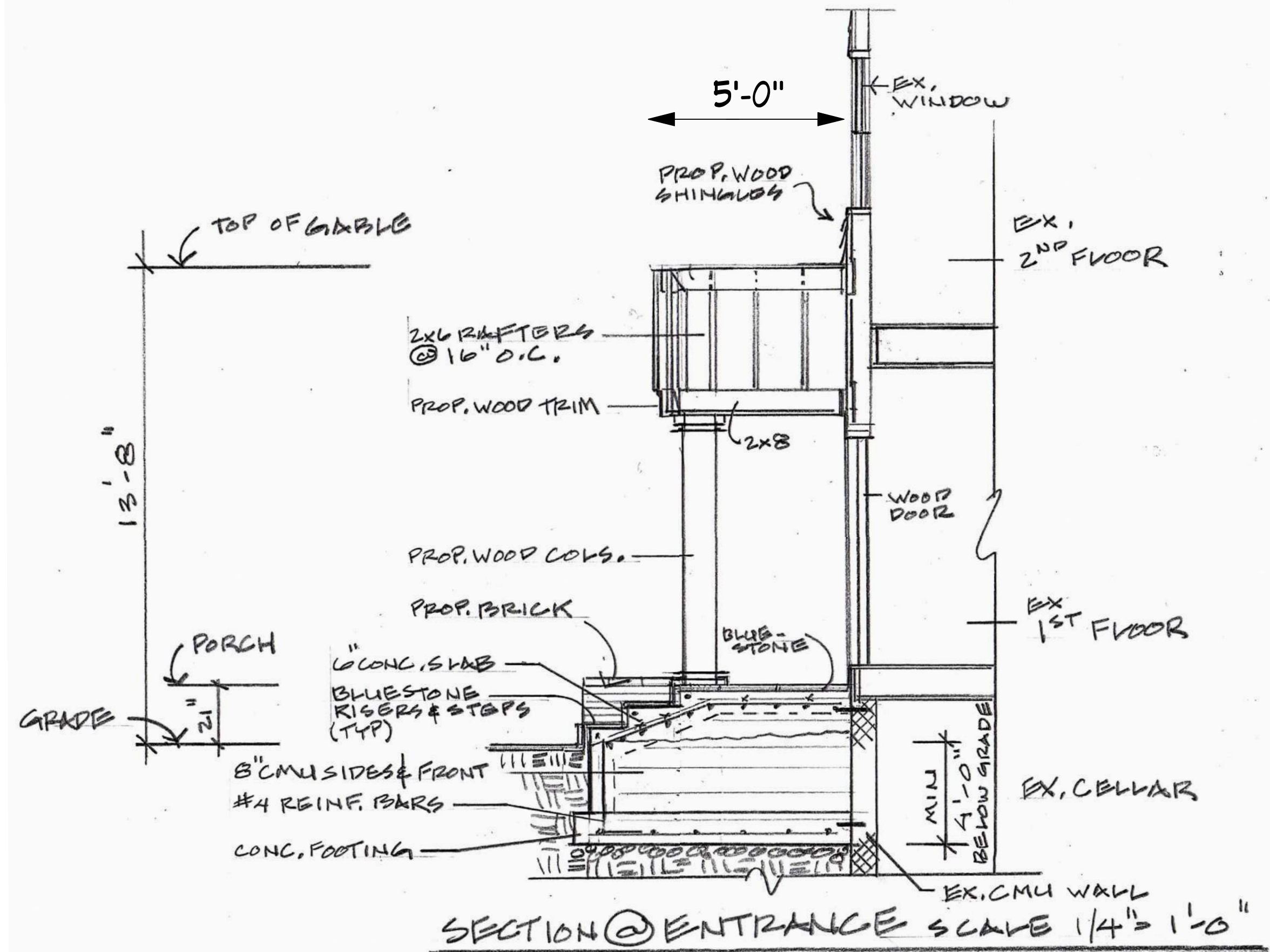
**NOTE:**  
ALL GLASS DOORS TO BE PELLA ARCHITECT  
SERIES SIMULATED DIVIDED LITE WOOD  
WITH ALUMINUM CLAD EXTERIOR

One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	LPC - 22-07586
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**EXISTING ENTRY**



**PROPOSED PORCH**



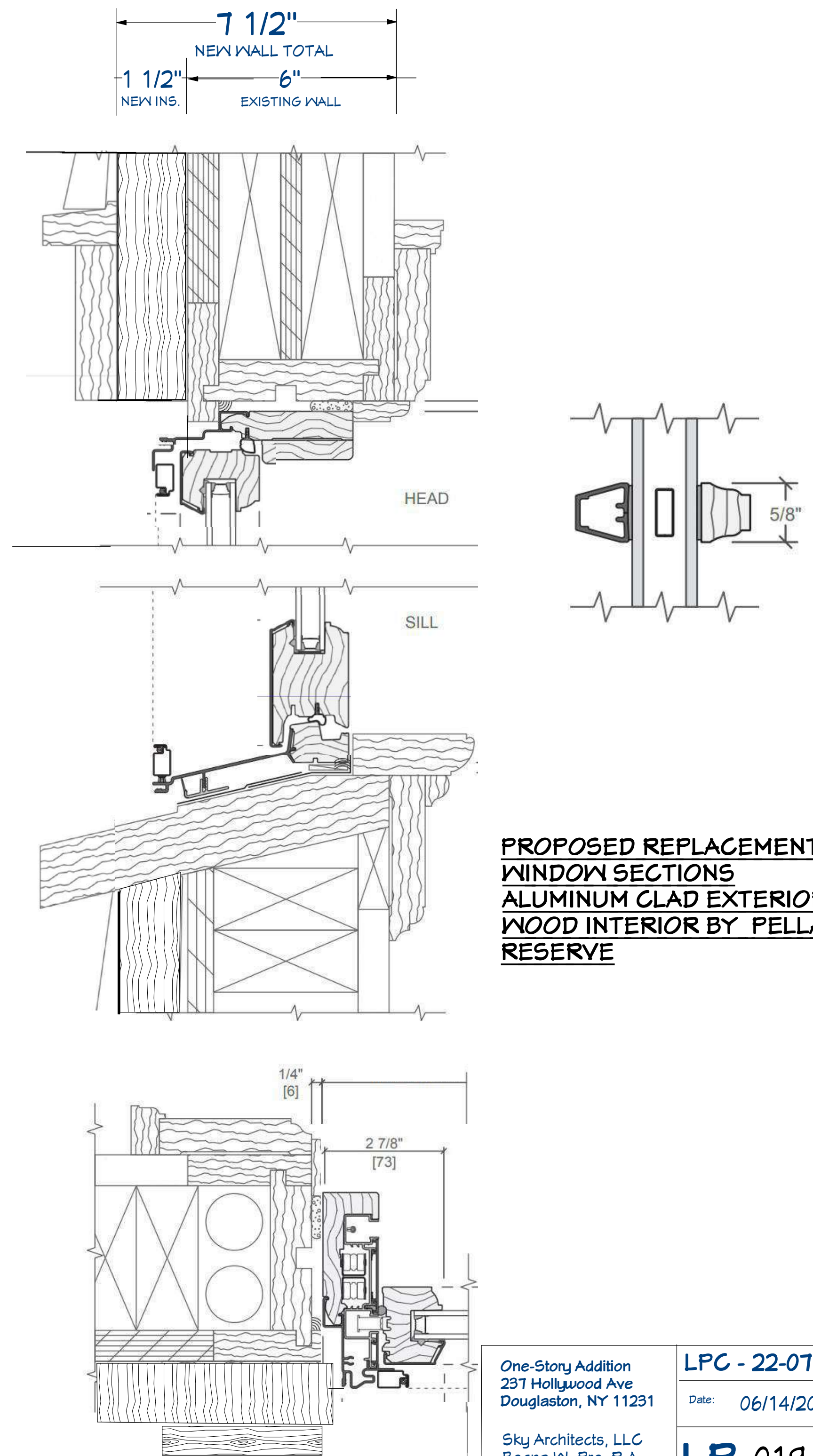
**PROPOSED CUSTOM BUILT SOLID WOOD ROUND NON-TAPERED PORCH COLUMN**



**PROPOSED STOOP LAWRENCEVILLE BRICK BY GLEN-GERY**

One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	LPC - 22-07586
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403 Bank Ave Riverton, NJ 08077 267 934 3902	LP 018.00





ROYAL CORYNTHIAN WOOD LOUVERED SHUTTERS  
PAINTED HAMILTON BLUE, HG-191 SOLID



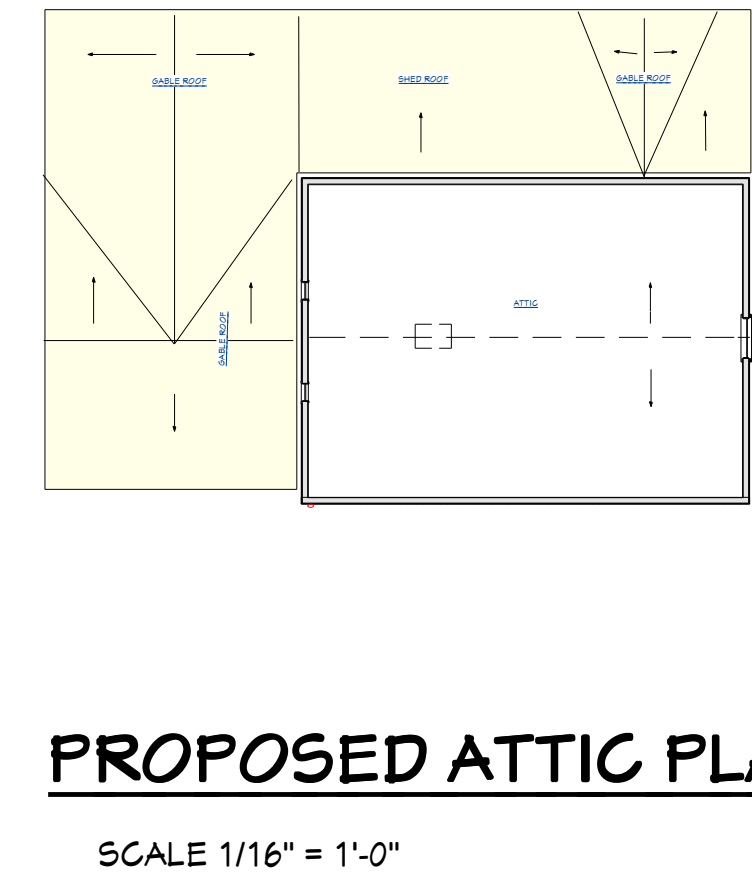
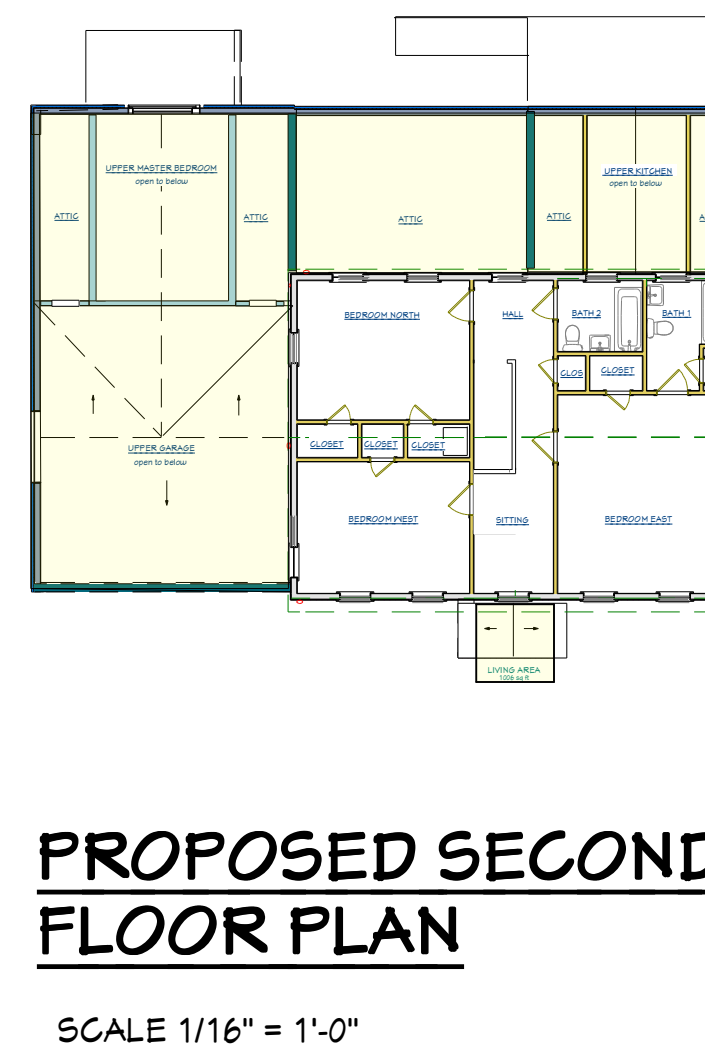
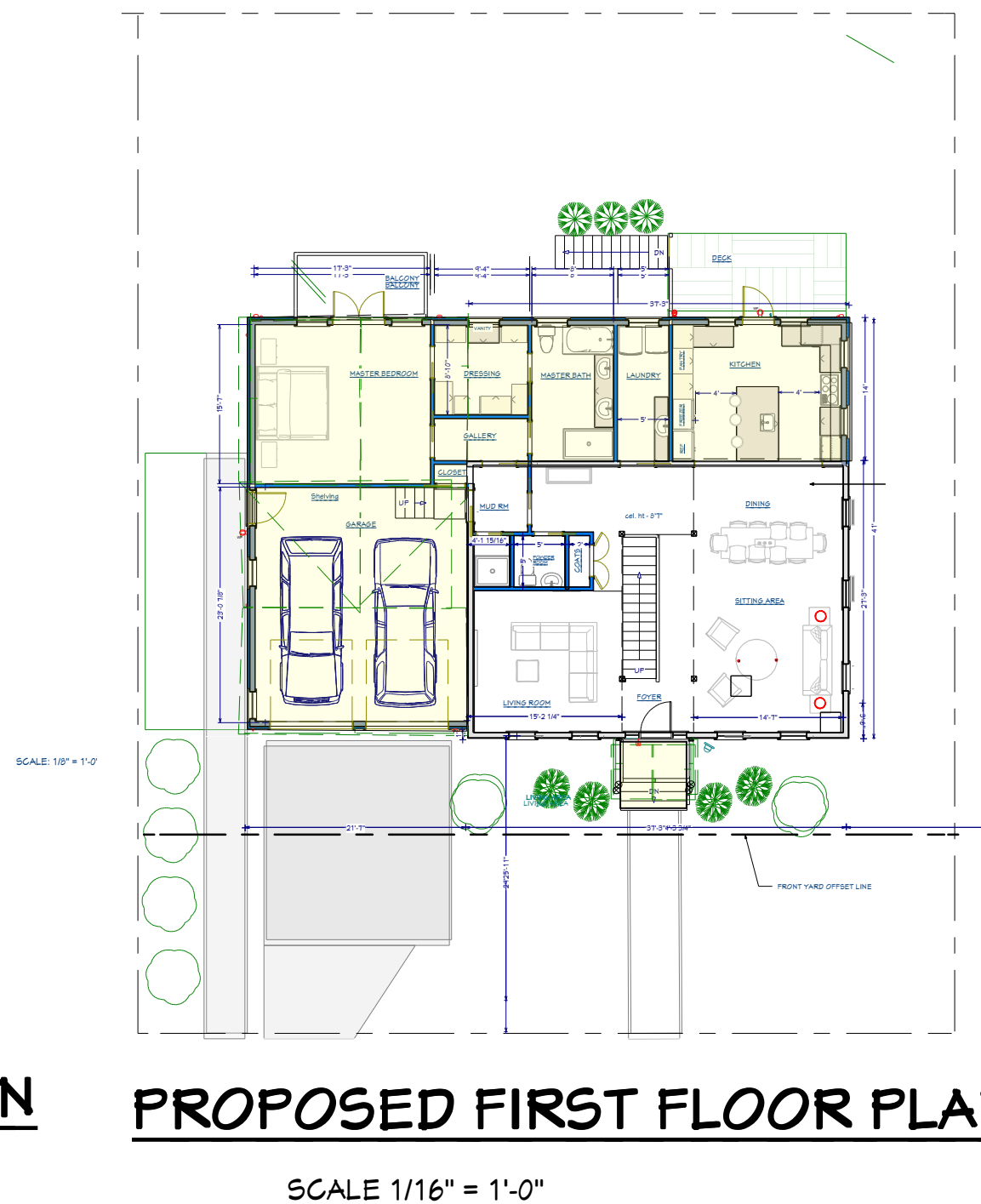
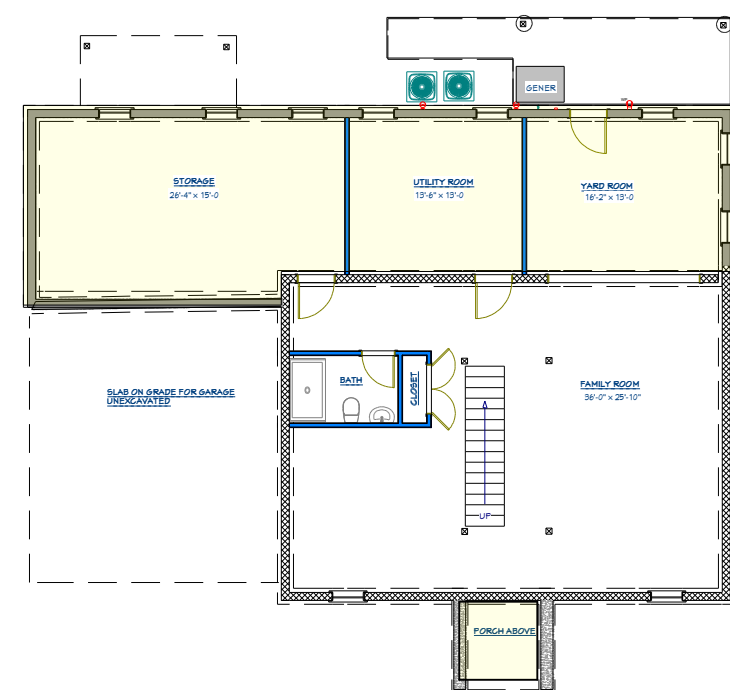
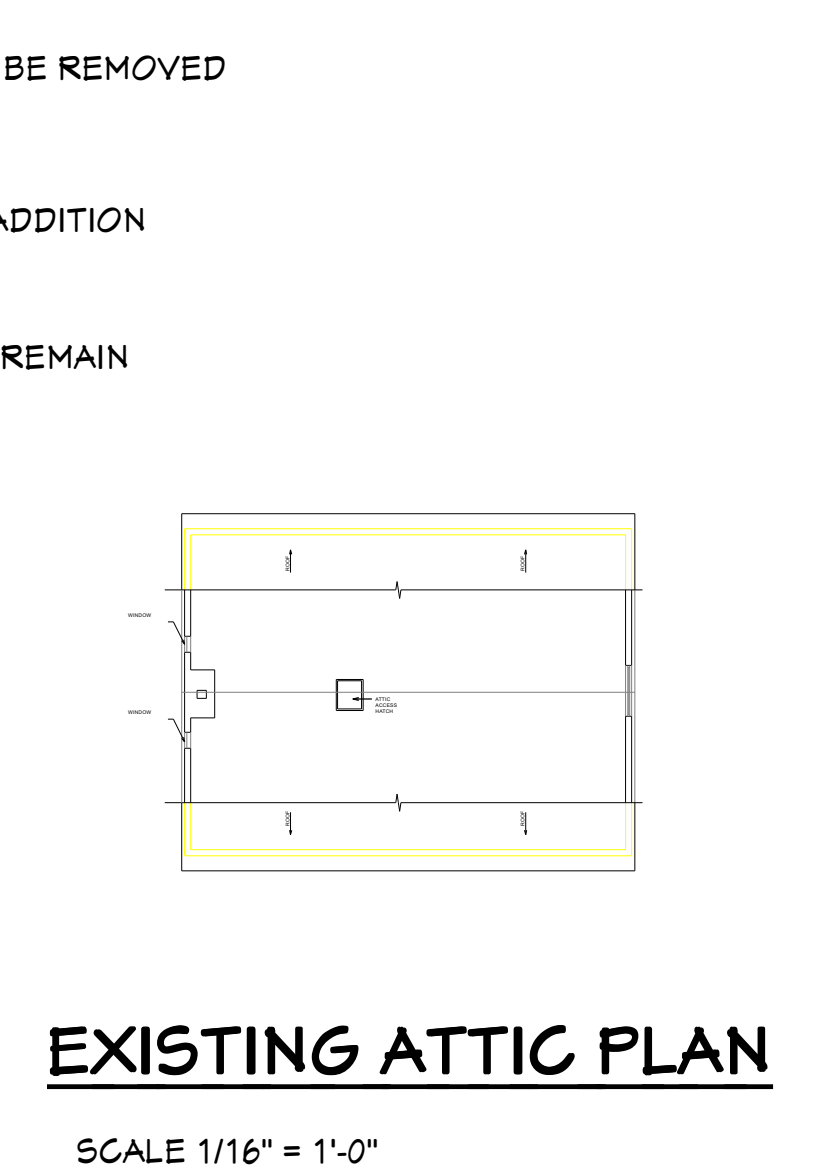
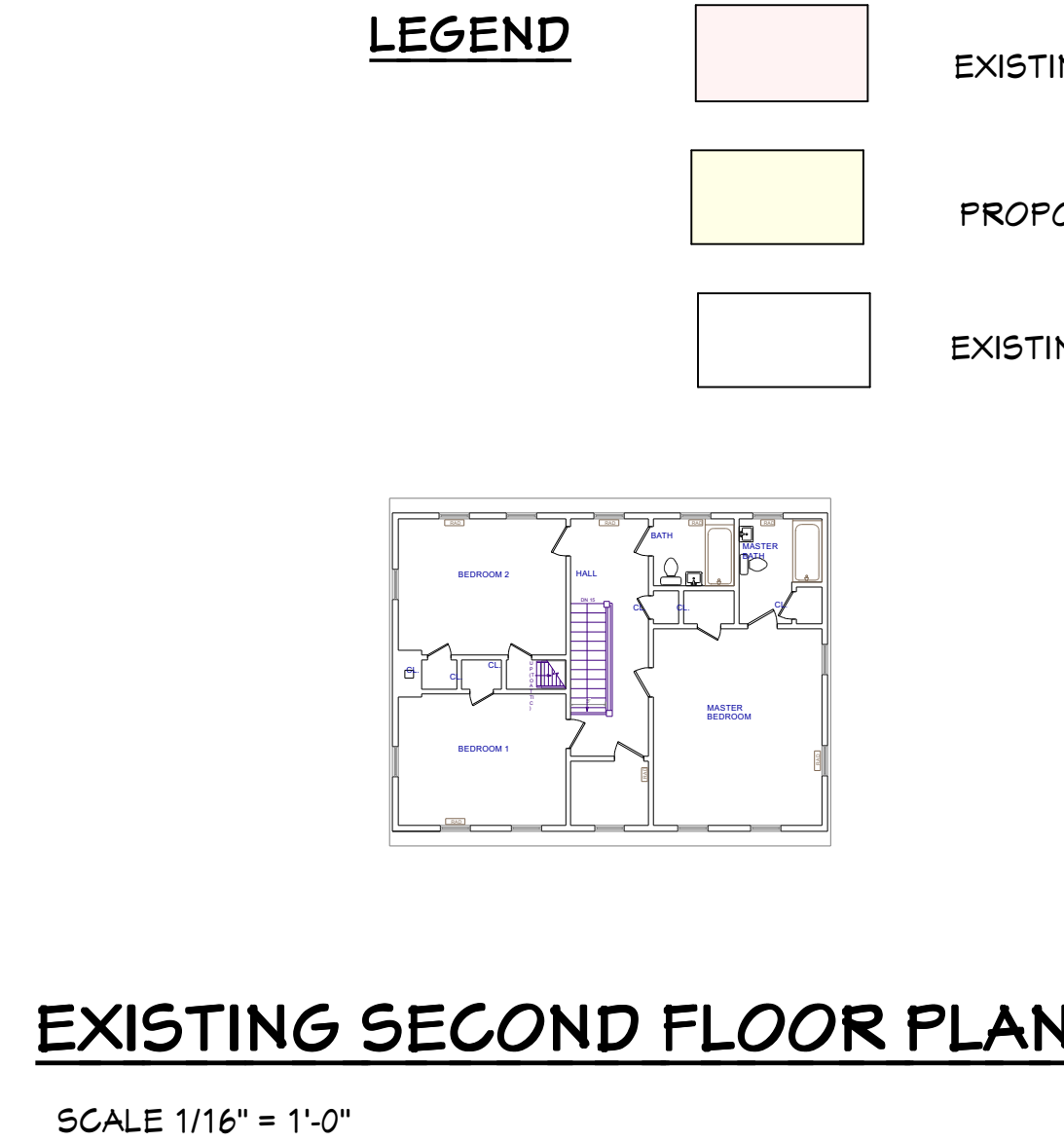
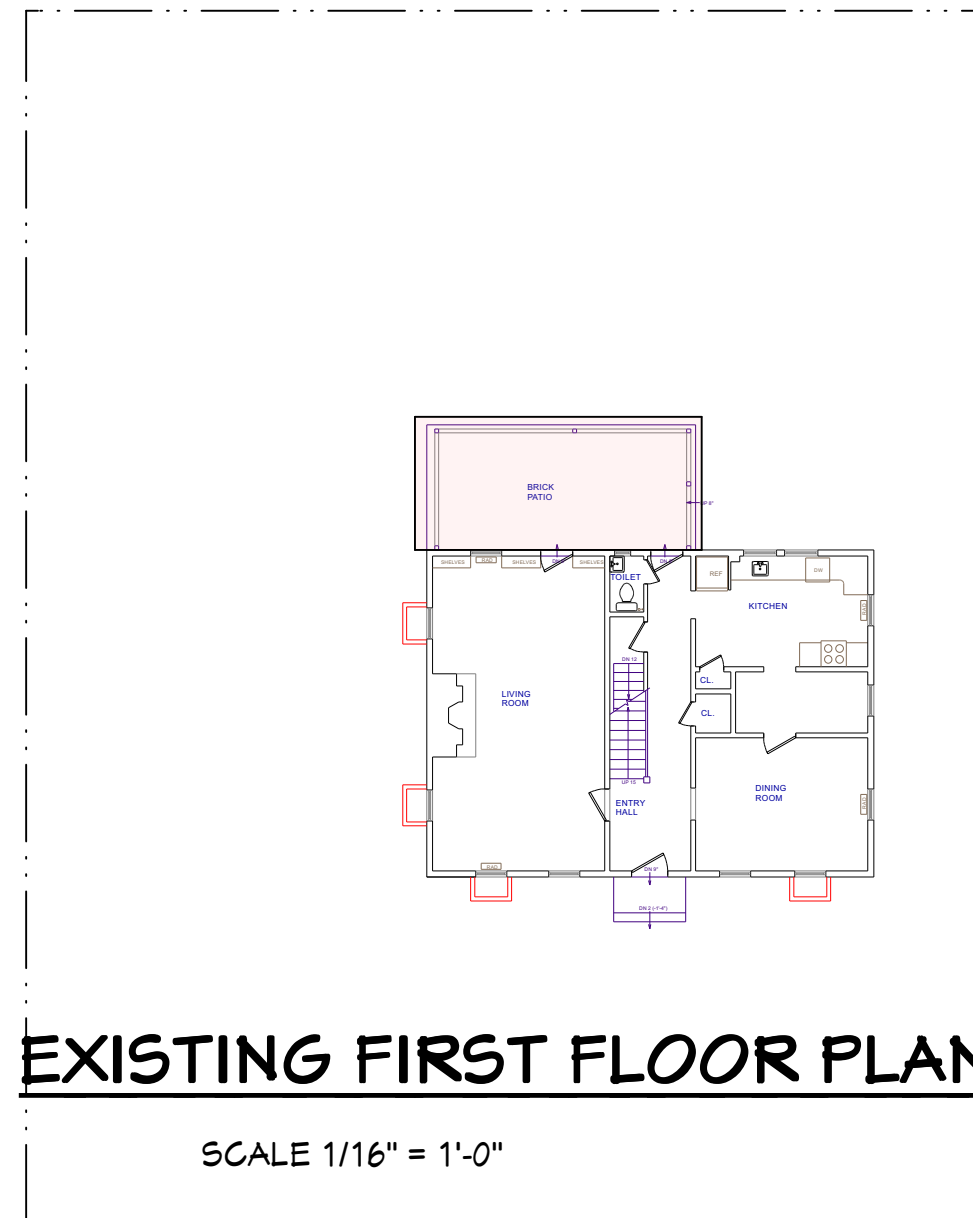
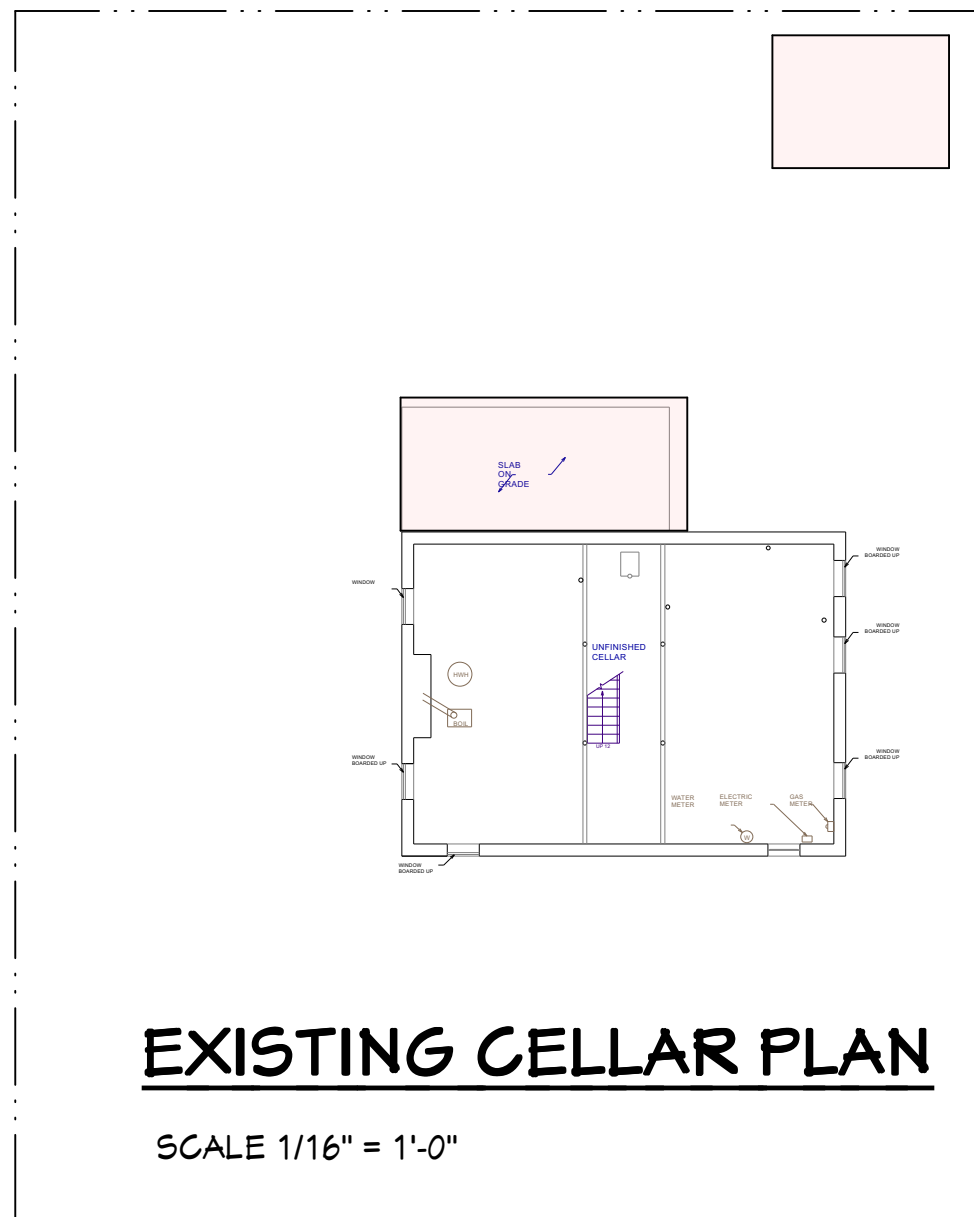
**NOTE:**  
EXISTING 31" x 57" WOOD  
WINDOWS TO BE REPLACED  
WITH ALUMINUM CLAD WOOD  
WINDOWS BY PELLA RESERVE  
TO FIT EXISTING OPENINGS.  
NEW WINDOWS TO MATCH THE  
REPLACED EXISTING  
WINDOWS IN SIZE AND STYLE.

PHOTO OF A PROPOSED WINDOW (WITHOUT TRIM BOARDS)  
AS INSTALLED AT PROPERTY OWNERS CURRENT  
RESIDENCE ON CHERRY STREET IN DOUGLASTON.  
WINDOWS TO MATCH EXISTING SIZE.

**PROPOSED REPLACEMENT  
WINDOW SECTIONS  
ALUMINUM CLAD EXTERIOR  
WOOD INTERIOR BY PELLA-  
RESERVE**

One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	LPC - 22-07586
Sky Architects, LLC Bogna W. Pro, R.A.	Date: 06/14/2022
403 Bank Ave Riverton, NJ 08077 267 934 3902	LP 019.00





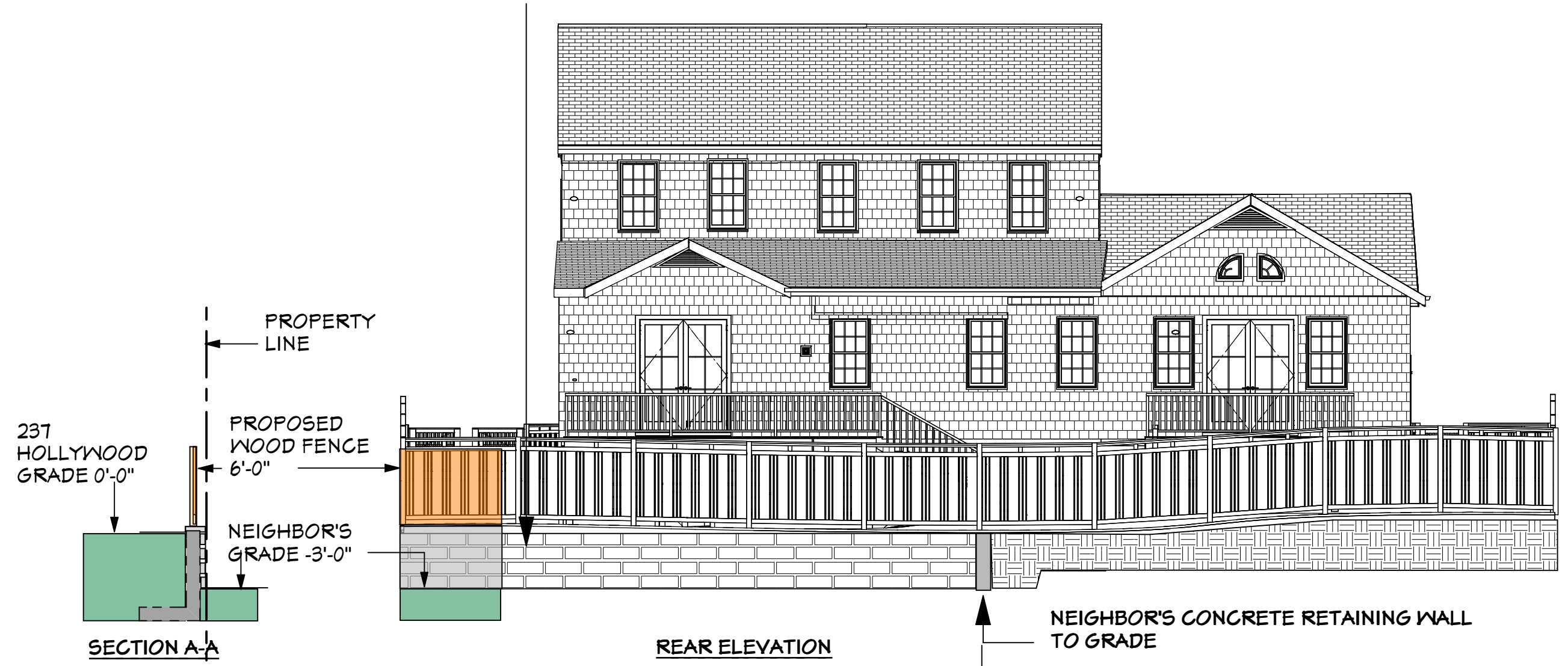
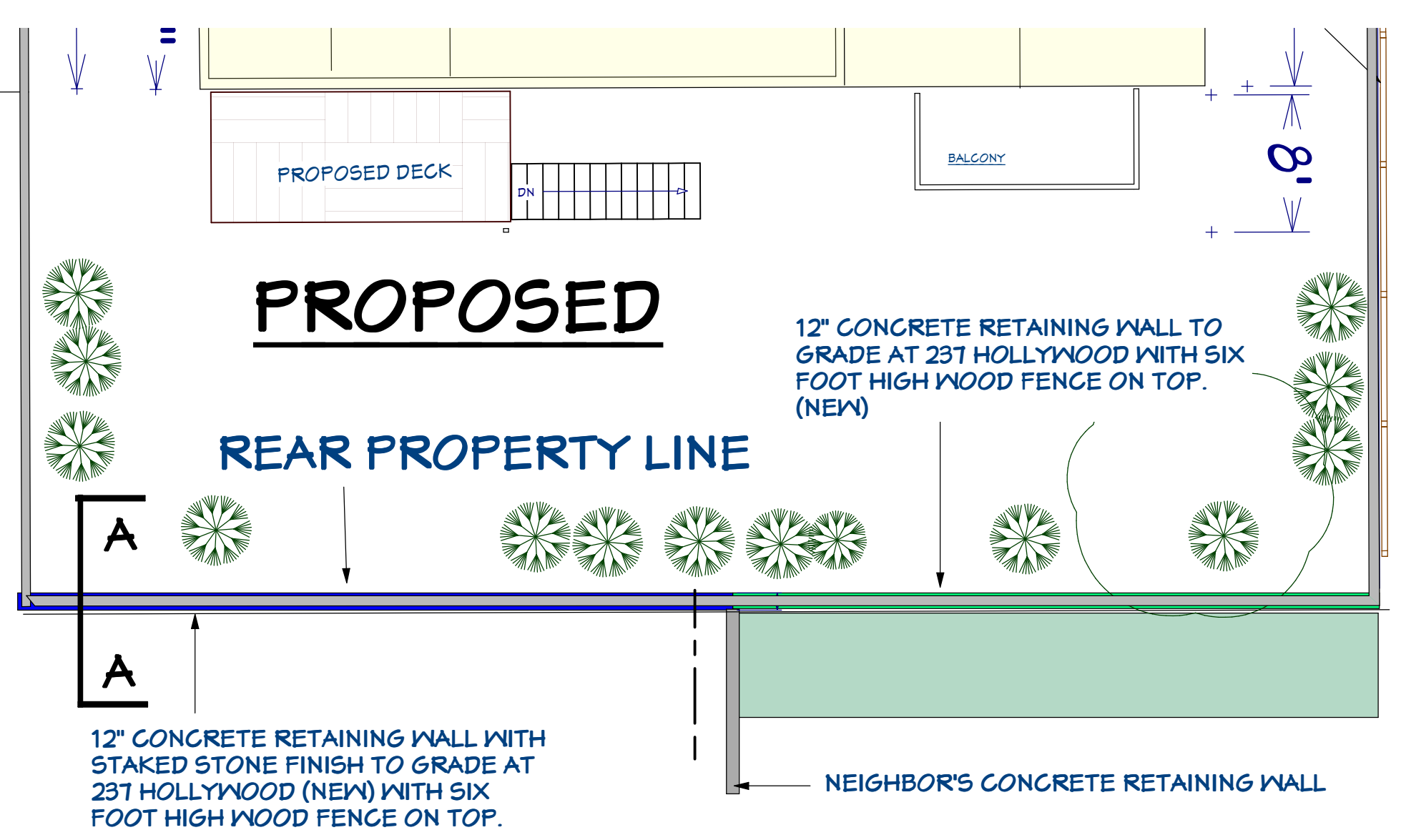
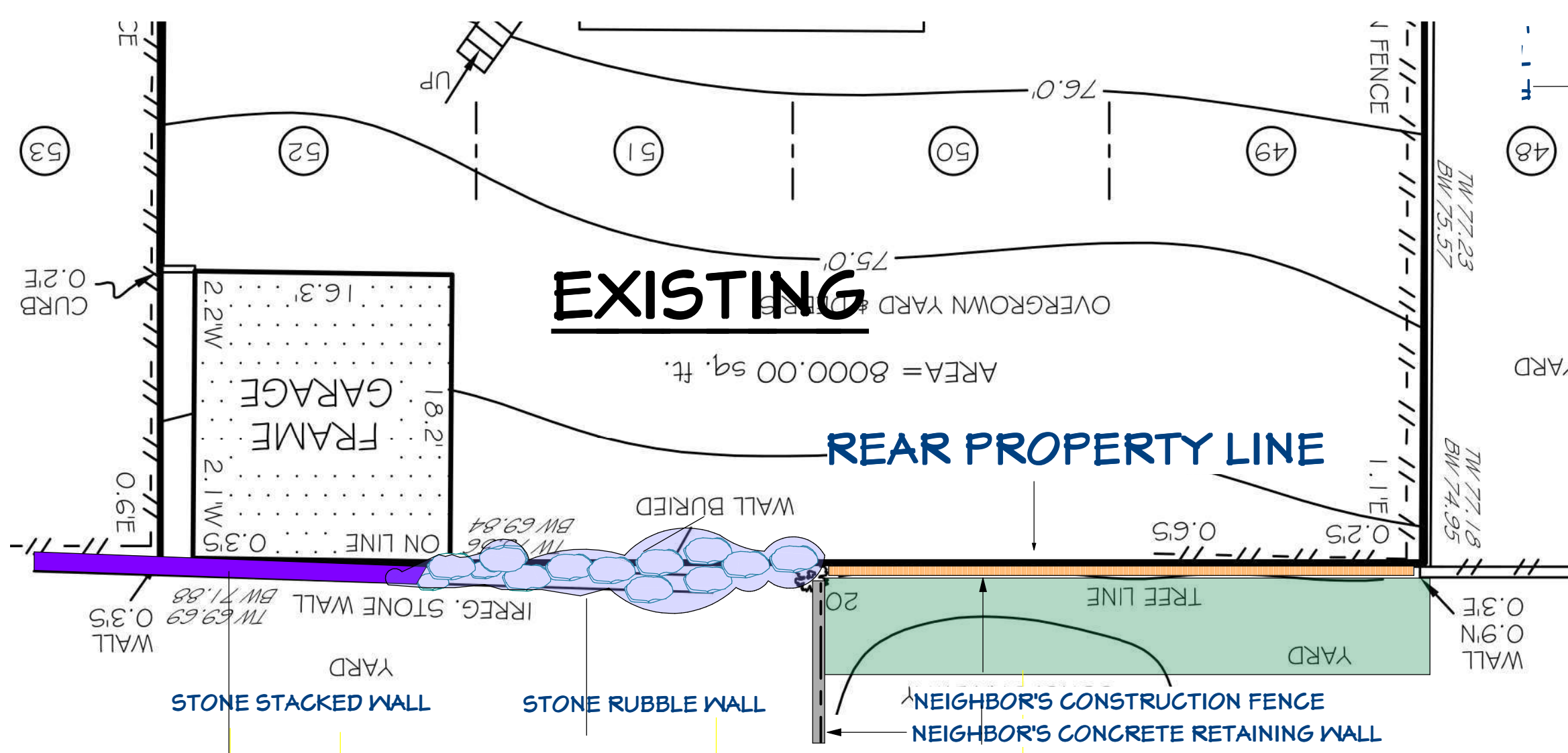
One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	<b>LPC - 22-07586</b> Date: 06/14/2022
Sky Architects, LLC Bogna W. Pro, R.A. 403 Bank Ave Riverton, NJ 08077 267 934 3902	<b>LP 020.00</b>



# APPENDIX

One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	<b>LPC - 22-07586</b>
	Date: 06/14/2022
Sky Architects, LLC Bogna W. Pro, R.A.	<b>LP 021.00</b>
403 Bank Ave Riverton, NJ 08077 267 934 3902	





One-Story Addition 237 Hollywood Ave Douglaston, NY 11231	LPC - 22-07586 Date: 06/14/2022
Sky Architects, LLC Bogna W. Pro, R.A. 403 Bank Ave Riverton, NJ 08077 267 934 3902	LP 022.00



The current proposal is:

Preservation Department – Item 1, LPC-22-07586

**237 Hollywood Avenue – 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**