



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Eileen Miller Chairperson / **Joseph Marziliano** District Manager

COMMITTEE REPORT

****revision highlighted****

TO: Board Members

FROM: Bernard Haber, P.E.
Laura James
Landmarks Committee Co-Chairs

RE: 259 Hollywood Avenue and
15 Center Drive

DATE: August 23, 2019

On Thursday, August 22, 2019, the CB11 Landmarks Committee met to discuss the above-referenced application to the Landmarks Preservation Commission. Present were Committee Co-Chairs Bernard Haber and Laura James, Board Chair, Eileen Miller, 3rd Vice Chair, Henry Euler, and Committee Members Douglas Montgomery and Edward LaGrassa. Also present was Community Coordinator, Jane Bentivenga and architects, Joseph Tulumello, representing 259 Hollywood Avenue and Victor Filletti, representing 15 Center Drive. There was not a quorum.

This meeting was scheduled to review and discuss applications that have been made for the above-mentioned properties. Mr. Haber gave the floor to Mr. Tulumello who stated that his client, Mike Hassan has applied to the NYC Landmarks Preservation Commission (LPC) for renovation to 259 Hollywood Avenue. However, the work has not yet been approved. Mr. LaGrassa stated the Mr. & Mrs. Hassan had been asked several times to meet with the Douglas Manor Association regarding alterations to this home, but they never did. Mr. Montgomery also stated that he offered to meet with the owner regarding the same but he also never heard from Mr. Hassan.

Although not in attendance, Julia Schoeck submitted written comments: I do want to point out that it is unfortunate that the construction of the enclosure on the east side of the building failed to remove the columns, and so there is neither an open porch nor an enclosed side sun room like what is seen in many buildings in the District. Also the landscape plan is inadequate to correct the earlier clear-the-land work which removed all trees and shrubs

from the property. Work has progressed at 259 Hollywood over many months without LPC permits.

Mr. Haber pointed out that some of the work that is on the plans has already been done which is contrary to LPC's process. Therefore, he asked that the architect explain how LPC will be satisfied since work is already in progress. Mr. Tulumello stated the retaining wall has already been erected, a couple of windows have been enlarged and owner is seeking to enclose the porch. Mr. Tulumello then reviewed the existing conditions and the proposed changes adding that a lot of the changes are related to landscaping and trees. Mr.

LaGrassa questioned the purpose of the retaining wall. Mr. Tulumello explained that there was a steep slope with the retaining wall; backfill can be done (right now it is cut soil) and the area can be paved. Mr. LaGrassa questioned the grade on the other side of the retaining wall since the neighboring property has to look directly at it. It was stated that the wall is 3' high. However the height was questioned by Mr. Montgomery. Mr. Tulumello stated he has to verify the integrity of the wall. Mr. Montgomery questioned who made the determination of the construction and subsequent LPC acceptance of this wall. Mr. Tulumello could not answer why it was constructed as it is **even though** a Stop Work Order was issued. Mr. Haber questioned the cladding on the wall. Mr. Tulumello did not know yet what will be used; LPC will make a recommendation. Mr. Montgomery suggested the owner's speak to the neighbor regarding this issue. Mr. Tulumello said that the owner had spoken to them.

The width of the curb cut was questioned. It is an eight foot curb cut. Mr. LaGrassa asked why all the trees were taken down along East Drive. Mr. Tulumello did not have an answer to that. Mr. Haber remarked that there are violations for that and Mr. Montgomery stated that there have been several issues the City has had with this work. Mr. Tulumello stated that most of the trees removed were on private property. Discussion ensued regarding the caliper and age of the trees that were removed as well as size regulation for tree removal. Mr. Tulumello stated the owner was advised of which trees he could remove after advice from the Douglas Manor Association but he went beyond that. He also stated that another will have to come down as it is directly above the septic system. Mr. Tulumello advised that the owner is going to put a lot of trees back. He reviewed the landscaping plan.

Mr. LaGrassa asked where the large grade change is. It was explained it is near the mailbox where a stone wall is. The owner actually wants to continue that wall. The committee pointed out the grade change could be five feet. Replacement of trees was discussed. Mr. Tulumello will note that more density of trees is requested along East Drive. Henry Euler asked if LPC was aware of the tree removal. Mr. Tulumello advised they are aware but were not happy about it.

Mr. LaGrassa questioned the enclosed porch. Mr. Montgomery stated he gave the owner the original pictures of the porch from the 1930s. He stated that the construction should always be to bring it back to what it originally was. Mr. LaGrassa stated that originally this was an open porch.

The issue of shutters only being on one elevation was reviewed. It was pointed out that shutters should be on all windows for aesthetics. Mr. Tulumello talked about functionality. He said they are looking into adding shutter to the east elevation. However, they may leave

them out completely. Mr. Haber noted that the windows on the north elevation were already done. Mr. LaGrassa stated that the windows are called casement but they are really double-hung. Mr. Haber stated they are vinyl clad. Mr. Tulumello agreed adding they are wood with a vinyl finish. LPC seemed to be OK with this material.

Mr. Haber remarked that there will be an uphill battle with LPC due to all the work that was already done. Mr. LaGrassa asked what material will be used on the outside of the house. Mr. Tulumello stated that they will store the wood siding and paint it. It will be a

complete restoration. The current admission shows that. Mr. Haber questioned the roof. Mr. Tulumello said LPC approved the roof replacement already. There was an emergency filing due to severe leaks in the roof. Mr. Haber asked what patio material was used. Mr. Tulumello stated it is interlocking pavers although a different bond may be used. Mr. LaGrassa questioned who the landscaper is and pointed out that special attention needs to be paid at the corner of Hollywood Avenue and East Drive where the mailbox is. Mr. LaGrassa also asked what material will be used for the decking and rail. Teak will be used. Mr. Tulumello stated he would be more than happy to respond to any inquiries. He will forward the latest copy of the plans which will then be distributed to the Committee.

15 CENTER DRIVE

Mr. Filletti introduced himself. He is the architect for 15 Center Drive. This application is a proposed renovation and addition of the kitchen and garage. Mr. Filletti advised that they have gone back and forth several times with LPC until they came up with the plans that he submitted to CB11. The outside of the house will be refinished with new stucco and shingles. The roof is currently asphalt shingles. Some of the roof will need to be repaired. All windows will be replaced. Currently, some are diamond grill. That will not be used in the replacements. LPC was OK with this elimination as original photos show windows without this. Mr. Haber asked if the garage is going to be extended. Mr. Filletti advised yes, it is. Mr. LaGrassa remarked that a car cannot get in and out of the garage. Mr. Filletti stated it is maneuverable. Mr. LaGrassa said due to the extension with the wood post there will not be enough room to make a turn. Mr. Filletti agreed it will take several maneuvers to get into the garage. Mr. LaGrassa felt this wasn't a good solution.

Mr. LaGrassa also stated that the plans don't show any grades, retaining wall etc. Mr. Filletti said they do not have a site plan showing show. They just have the plot plan that was provided. He stated they can provide that.

The front of the property will be newly landscaped. Mr. Haber asked if the front staircase will be changed. Mr. Filletti said it will not. Mr. Euler asked if there were mature trees on the property. Mr. Filletti advised yes, there are at the south corner and Mr. Montgomery added there are others along the lot line.

Mr. LaGrassa asked what was behind the concrete driveway; is it a curb or a retaining wall? Mr. Filletti stated there is a retaining wall on the south corner; directly behind the driveway is a curb. No work has started yet. The owners currently live across the street. A question was asked if the window air conditioner will be removed. Mr. Filletti said there will be central air. Mr. LaGrassa said the sunrooms have huge ventilation problems. Would be a good idea to look into venting the hot air. Douglas Montgomery asked what the finish on

the rear deck will be. Mr. Filletti said it will be a wood deck with painted finish. New deck will be built as that is where the kitchen renovation will be. Mr. Haber asked how many square feet it is including the attic. Mr. Filletti did not have that information. He will get that to the Committee. Mr. LaGrassa questioned if conical shaped lighting fixture will be by the door. It will be lantern-type lighting. Mr. Haber asked that the owner's name and address be given to CB11.

Discussion then took place regarding what comments will be given to LPC.

The issue of working without proper permits needs to be included in the recommendation letter for **259 Hollywood Avenue** as well as:

- Use of vinyl-clad windows
- North retaining wall grade issue; SWC - major grade change at East Drive and Hollywood Avenue
- Removal of trees
- Curb cut width should be shown on the plans
- Issue of being consistent with the use of shutters
- Note should be added about paint stripping being conducted

The comments to be included in the letter for **15 Center Drive** are as follows:

- The safety of the post in the middle of the driveway in the rear
- Detail of the lighting fixture in the front of the property

The meeting adjourned at 8:45 p.m.

Respectfully submitted 8/26/19