



The City of New York

Queens Community Board 11

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

Michael Budabin Chair / **Joseph Marziliano** District Manager

TO: All Board Members
FROM: Bernard Haber, P.E., Landmarks Committee Co-Chair
DATE: March 24, 2022
RE: 9 Hillcrest Avenue
Block 8033, Lot 33

On Wednesday, March 23, 2022, the CB11 Landmarks Committee met via Zoom teleconference to review an application to the NYC Landmarks Preservation Commission (LPC) for the above-referenced location.

Present

Bernard Haber, Committee Co-Chair
Henry Euler, 3rd Vice Chair
Christina Scherer, Committee Member
Ed LaGrassa, Non-Board Committee Member

CB11 Staff

Joseph Marziliano, District Manager
Jane Bentivenga, Community Coordinator

Guests

Elle Gerdeman, AIA, Project Architect
Kyle Coburn, AIA, Project Architect
Mr. Belanich and Ms. Liu, property owners

Mr. Haber started the meeting by asking the architect to begin the presentation. The plans that were submitted to Landmarks Preservation Commission (LPC) were screen-shared for those in attendance. Mr. Coburn stated that the proposed exterior work includes entry door replacement, entrance column structural repair and addition of double wood column, new bluestone walkway paving, driveway gate and fence, and painting the house white. Side elevation work includes select window replacements and a dormer addition on the north elevation. Proposed work for the rear elevation includes removal of the large porch with a smaller replacement, enlargement of bay window, select window replacements and removal of the secondary chimney.

Mr. LaGrassa questioned the fence across the driveway. It is there for protection. He suggested landscaping on each side of the gate to fill in some of the expanse. The owners are agreeable to additional landscaping. Mr. Haber asked if the gate is going to be mechanized. It is not. Mr. LaGrassa spoke about the dormer being an issue. Two styles of windows are proposed. Mr. Haber asked which style was preferable to the owners. They prefer the corner window design.

Mr. LaGrassa asked if this elevation is visible from the street. It is not directly visible. Mr. LaGrassa suggested lengthening the windows in the rear and replacing the door. He also inquired if LPC has requested divided light windows. They have not. Mr. Coburn stated that the railings will be a white metal picket style and the windows wood frame with aluminum cladding. Mr. Euler asked if LPC had any comment regarding the color of the house. They have not. Discussion ensued regarding the location of the secondary chimney and the boiler flue. Mr. LaGrassa asked how much of the existing vinyl will be affected. Mr. Coburn said it will be minimal. Mr. LaGrassa asked how much square footage of living space the house has. Ms. Liu said approximately 3,400. Mr. LaGrassa also asked if the garage was going to be replaced. Ms. Liu said they will be keeping it as is for now.

After the architects and homeowners left, the committee discussed items to be including in our letter to LPC. Due to the width of the driveway, landscaping should be added, the wood and aluminum clad windows are acceptable if LPC is okay with them, the second option with the corner windows is preferred and divided light windows on the west elevation is also preferred.

Meeting adjourned 8:20 p.m.

Respectfully submitted 3/25/2022