

**PLEASE NOTE:**

**This is an excerpt from our files, if you would like to view the entire file for this Historic District please call 212-669-7817.**

**Thank you.**

NANCY SAKAS

18 Cherry Street  
Douglaston, NY 11363  
718 631-3388  
nsakas@aol.com



MBB

January 23, 2011

Honorable Robert Tierney, Chairman  
The Landmark Preservation Commission  
Municipal Building  
1 Centre St., 9<sup>th</sup> Floor North  
New York, NY 10007

RE: Douglaston Historic District Extension, Homeowner in Opposition

Dear Chairman Tierney,

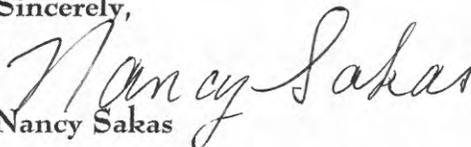
I am writing on behalf of the Douglaston homeowners who, for the past three years, have suffered from the restrictions that attach to being considered for inclusion in the Douglaston Historic District. In some cases, potential sales have collapsed because of the uncertainty surrounding consideration for Landmark status.

Our zoning laws already protect our community from multi-family residences, apartment houses, and businesses. And our past record indicates that we have maintained our homes and will continue to do so without the restrictions and guidelines of landmark status. I trust that the Commission will take these things into consideration and use their usual approach to deny status unless a majority of homeowners are in agreement.

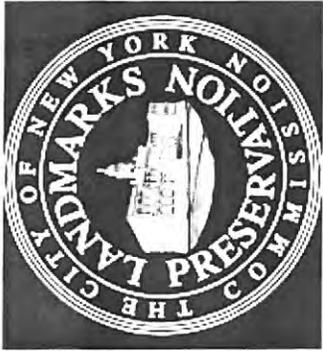
Please consider that at least twelve of the seventeen homeowners involved in the proposed extension continue to stand together in adamant opposition to Landmark designation. Our Councilman, Daniel J. Halloran, has gone on record in support of our opposition. And Community Board 11, at a Public Hearing on the issue, voted 24 to 14 in our favor.

We call on you, Commissioner, to de-list our properties and release us from what has become a seemingly interminable state of Landmark Limbo.

Sincerely,

  
Nancy Sakas

CC: Councilman Daniel J. Halloran  
Kate Daly, Executive Director LPC



# Landmarks Preservation Commission

Item for Public Hearing *June 24, 2008*

## Proposed Douglaston Historic District Extension

Borough of Queens



38-60 Douglaston Parkway



# Proposed Douglaston Historic District Extension

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38-60 Douglaston Parkway, built in the mid 19<sup>th</sup> Century and moved  
c.1952

## Proposed Douglaston Historic District Extension

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38-80 Douglaston Parkway, built in the mid-19<sup>th</sup> century with later additions

## Proposed Douglaston Historic District Extension

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39-18 Douglaston Parkway, built in the mid-19<sup>th</sup> century

# Proposed Douglaston Historic District Extension

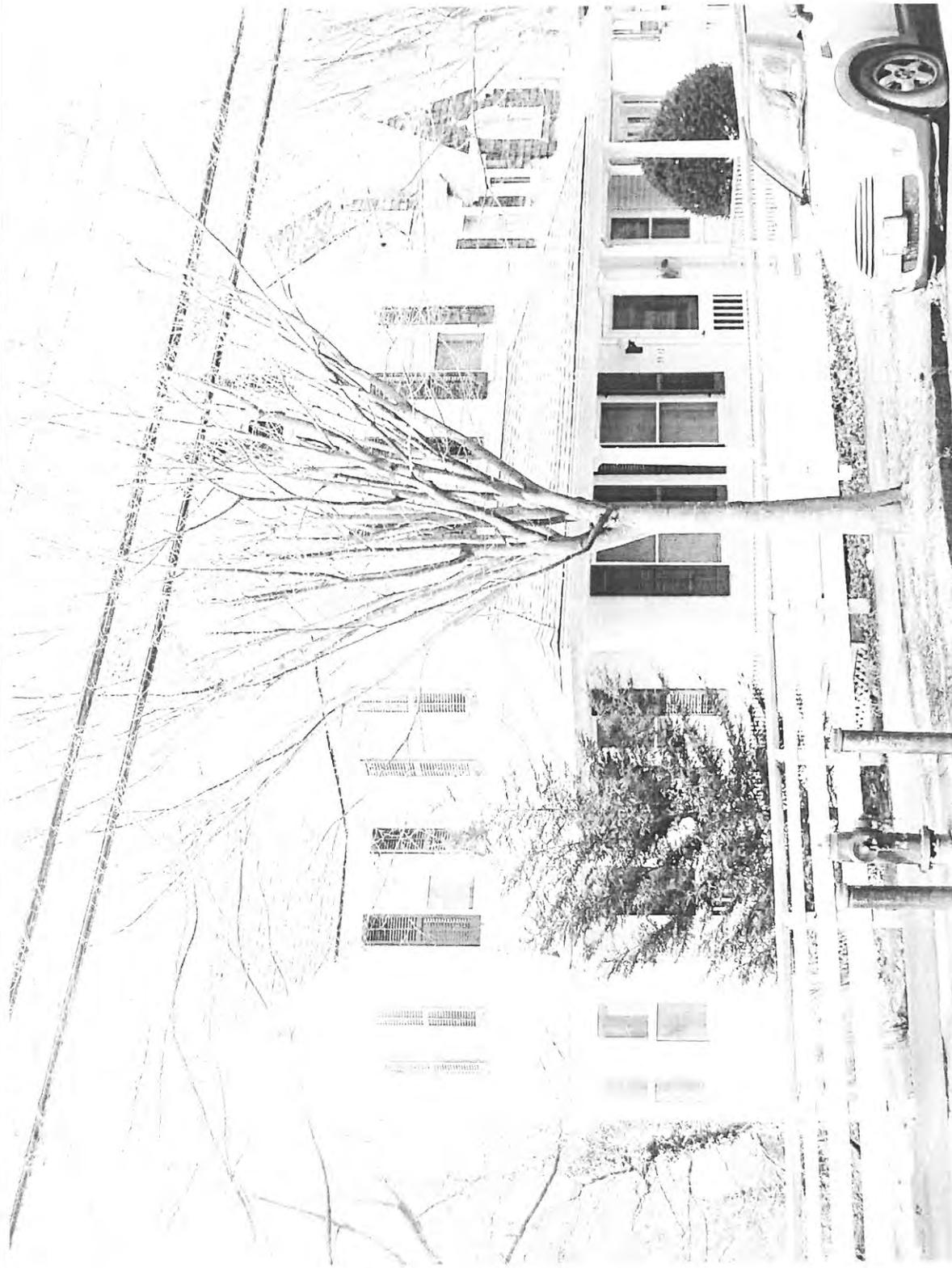
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39-04 Douglaston Parkway (c.1904-09)

# Proposed Douglaston Historic District Extension

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39-12 Douglaston Parkway (c.1910)

# Proposed Douglaston Historic District Extension

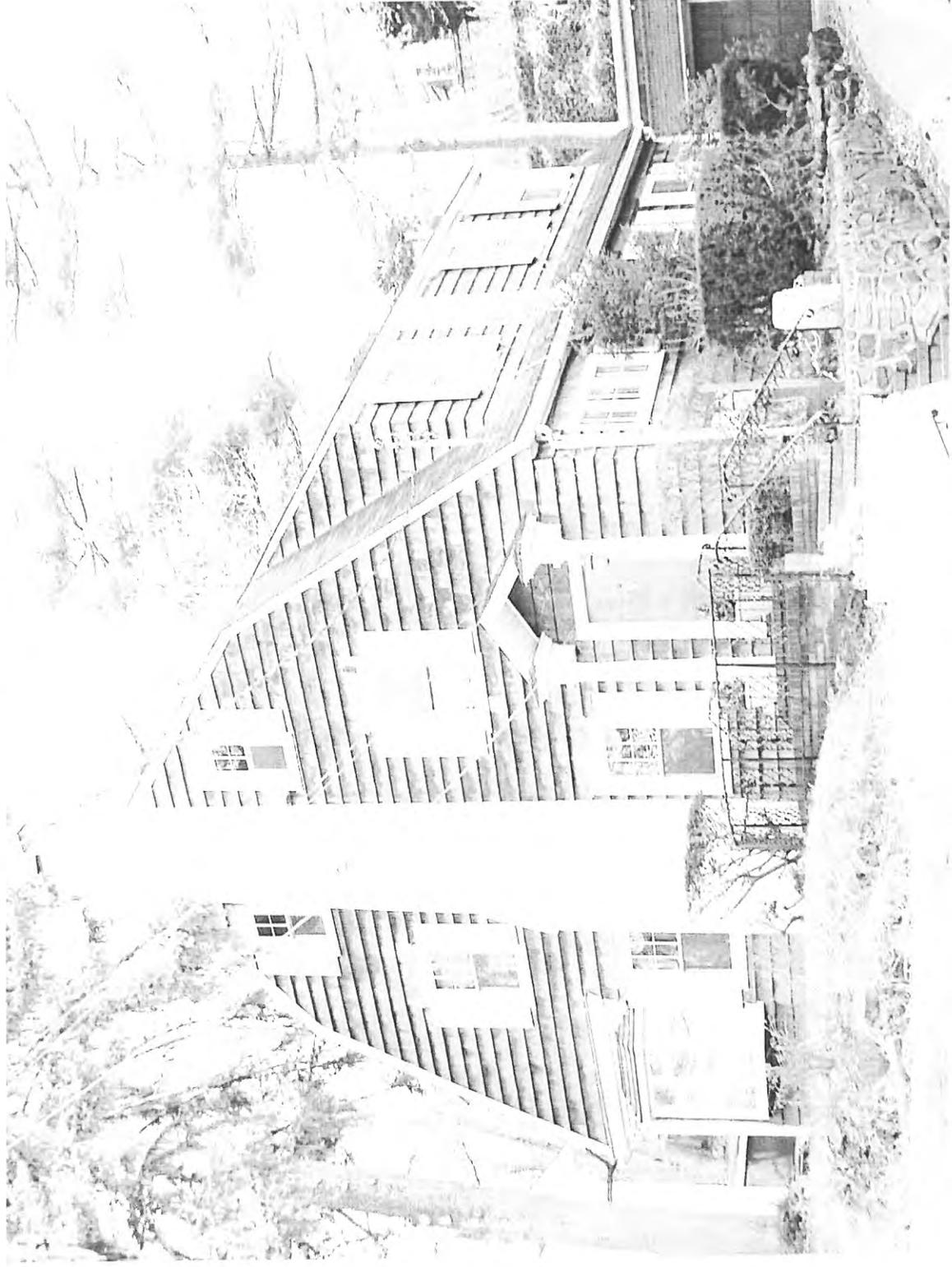
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39-15 Douglaston Parkway (c.1910s)

# Proposed Douglaston Historic District Extension

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39-27 Douglaston Parkway (c.1910s)

# Proposed Douglaston Historic District Extension

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6 Cherry Street (c.1891-1904)

# Proposed Douglaston Historic District Extension

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10 Cherry Street (c. 1910s) with alterations

# Proposed Douglaston Historic District Extension

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14 Cherry Street (c.1910s) with alterations

# Proposed Douglaston Historic District Extension

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9 Willow Drive (c.1910s)

# Proposed Douglaston Historic District Extension

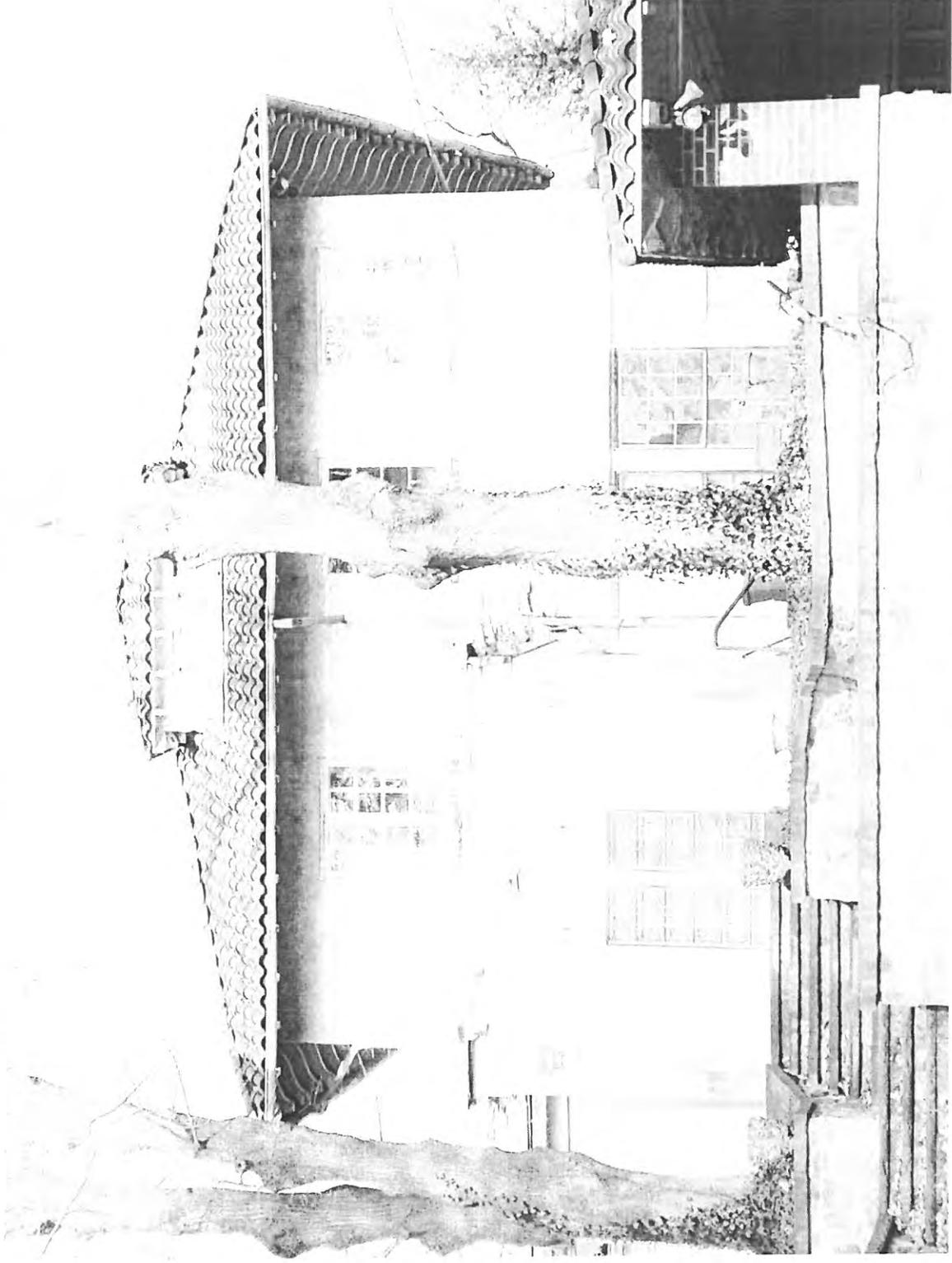
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18 Cherry Street (c.1891-1904) with alterations

Proposed Douglaston Historic District Extension

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7 Willow Drive (c.1910s)

# Proposed Douglaston Historic District Extension

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1 Willow Drive (c.1910s) with alterations

# Proposed Douglaston Historic District Extension

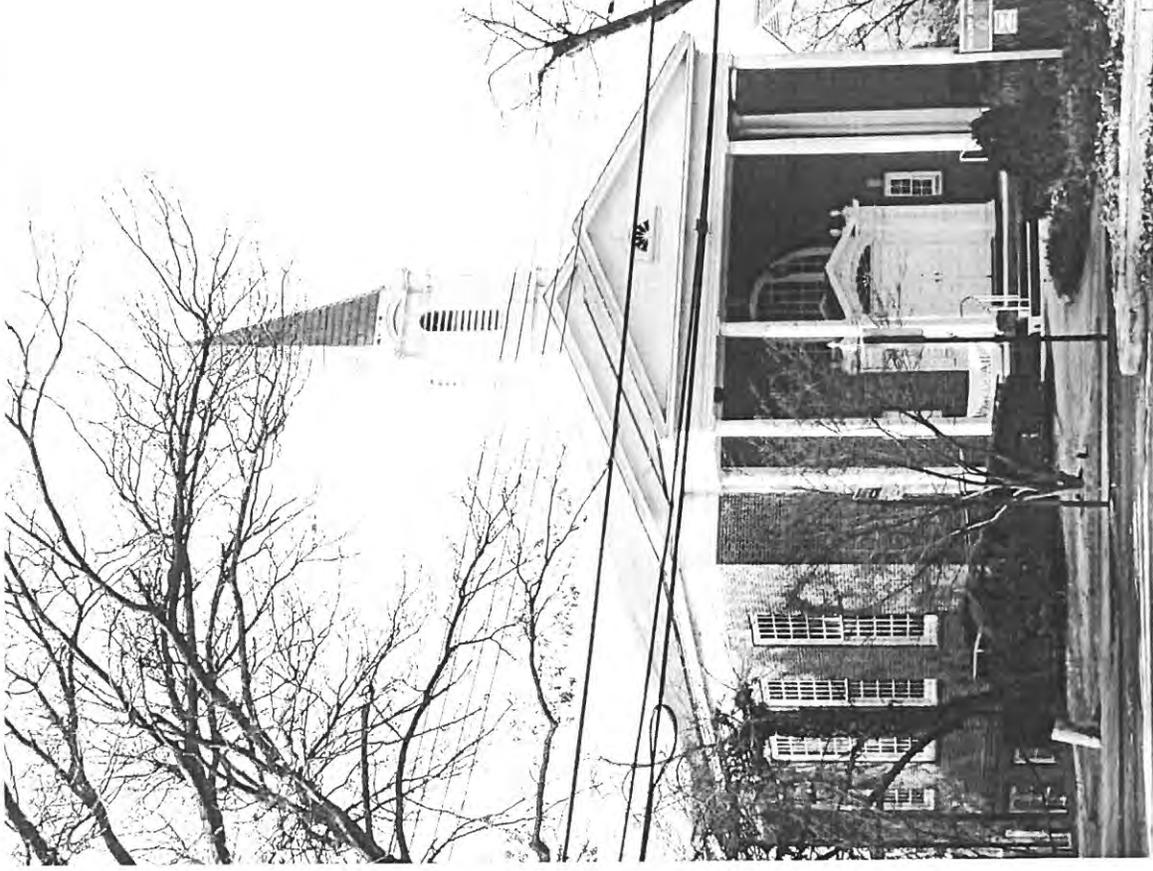
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39-21 Douglaston Parkway (c.1920) with alterations

# Proposed Douglaston Historic District Extension

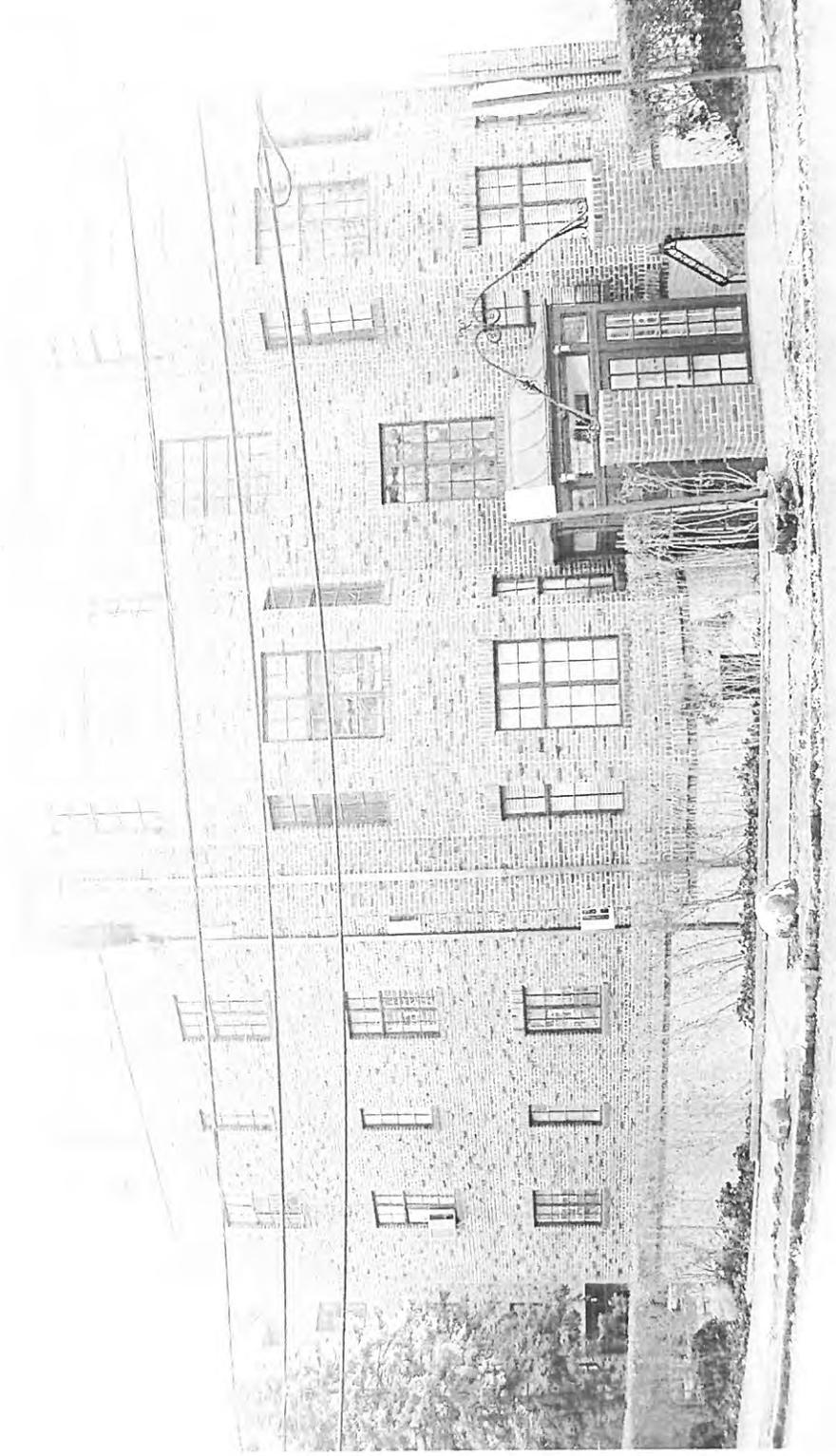
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Community Church of Douglaston (c.1924)

# Proposed Douglaston Historic District Extension

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39-30 West Drive (c.1930-31)

# Proposed Douglaston Historic District Extension

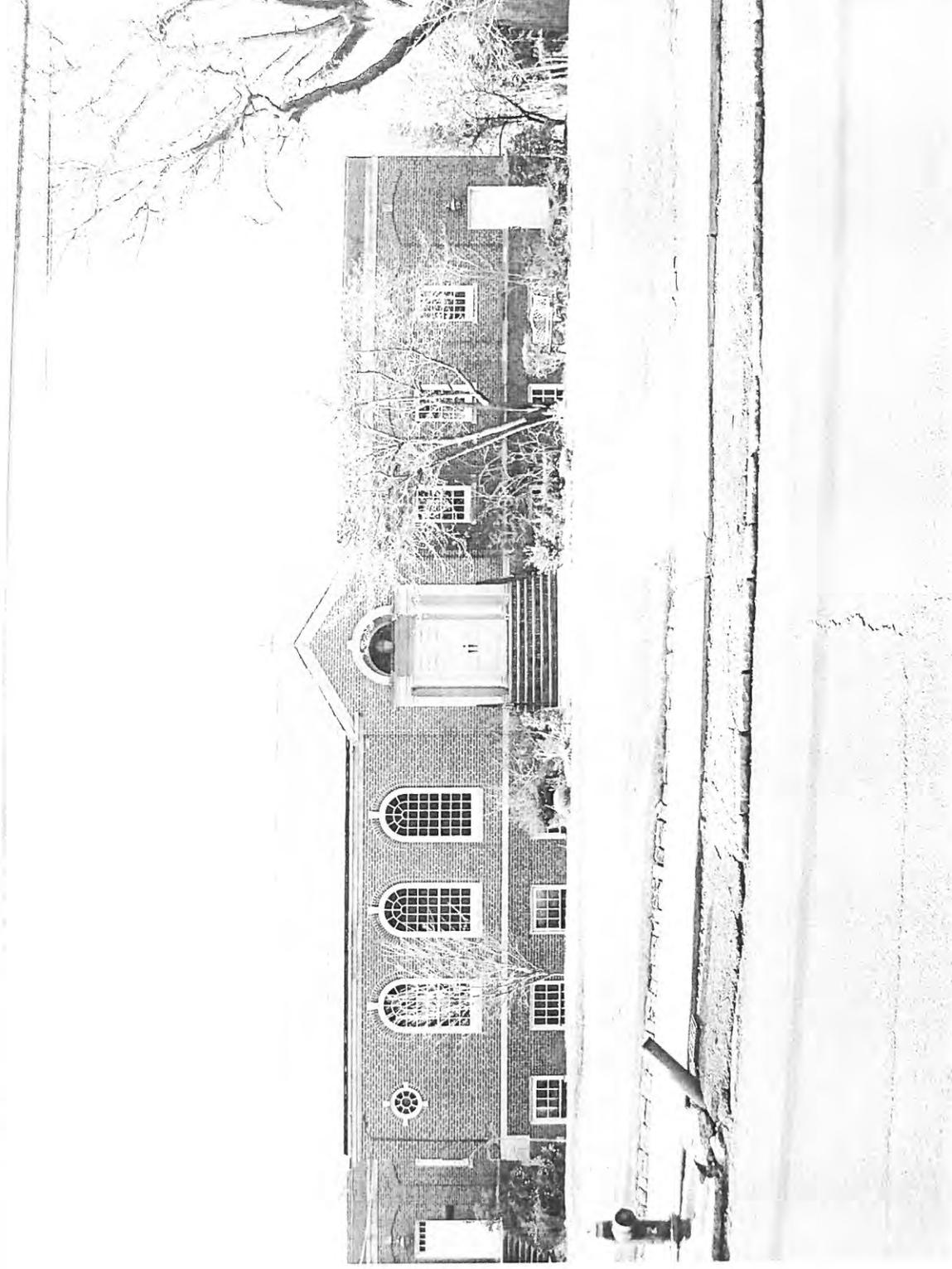
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Public School #98 (c.1930)

# Proposed Douglaston Historic District Extension

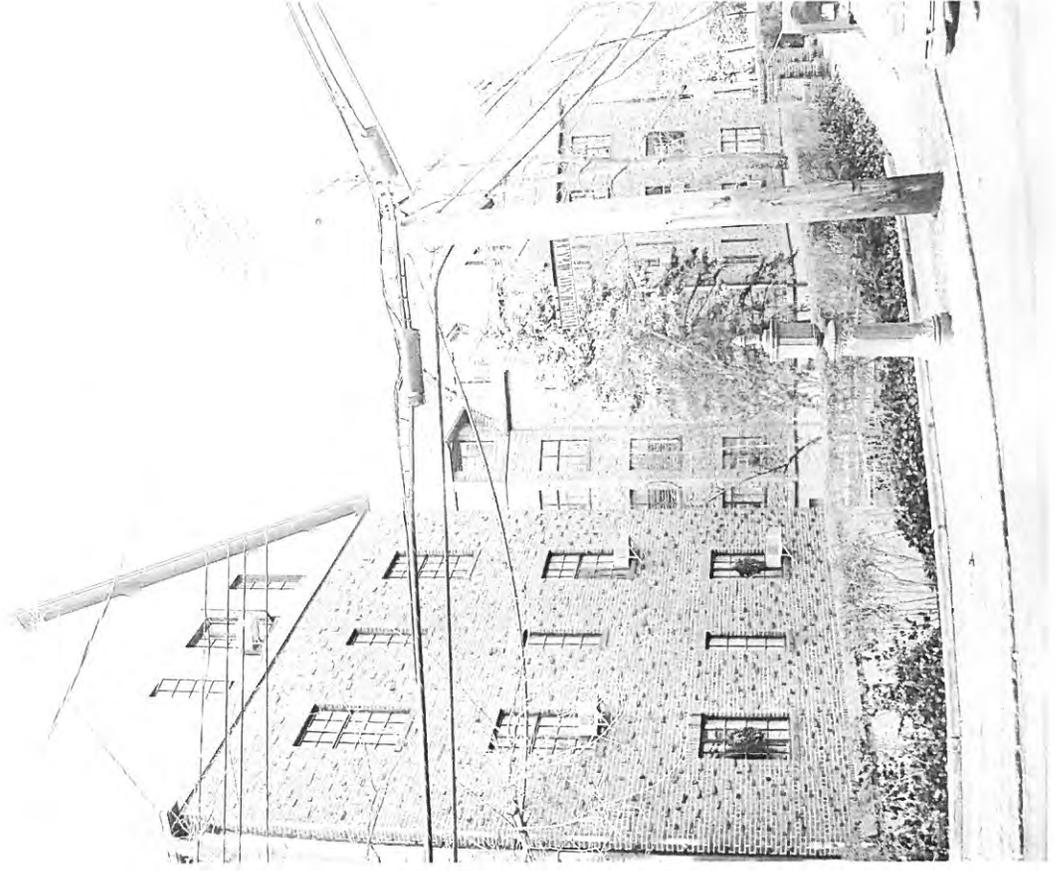
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Community Church annex (c.1952-53)

# Proposed Douglaston Historic District Extension

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# Proposed Douglaston Historic District Extension

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PROPOSED DOUGLASTON HISTORIC DISTRICT EXTENSION  
BOROUGH OF QUEENS

***Boundary Description***

The proposed Douglaston Historic District Extension consists of the properties bounded by a line beginning at the northeast corner of 234<sup>th</sup> Street and 41<sup>st</sup> Avenue, extending easterly along the northern curbline of 41<sup>st</sup> Avenue to a point on a line extending southerly from the eastern property line of 40-20 235<sup>th</sup> Street, northerly along said line and the eastern property line of 40-20 235<sup>th</sup> Street, easterly along the southern property line of 40-20 235<sup>th</sup> Street to the western curbline of 235<sup>th</sup> Street, northerly along the western curbline of 235<sup>th</sup> Street and the western curbline of Douglaston Parkway to a point on a line extending westerly from the northeast corner of Douglaston Parkway and Willow Drive, easterly along said line and easterly along the northern curbline of Willow Drive to a point on a line extending southerly from the eastern property line of 236-25 Willow Drive, northerly along said line and northerly along the eastern property line of 236-25 Willow Drive, easterly along the southern property line of 236-25 Willow Drive, northerly along the eastern property lines of 236-25 Willow Drive and 236-32 Cherry Street (aka 236-32 39<sup>th</sup> Avenue), westerly along the northern property line of 236-32 Cherry Street (aka 236-32 39<sup>th</sup> Avenue), northerly along the eastern property line of 236-32 Cherry Street (aka 236-32 39<sup>th</sup> Avenue) to the northern curbline of Cherry Street (aka 39<sup>th</sup> Avenue), westerly along the northern curbline of Cherry Street to the western curbline of Douglaston Parkway, northerly along the western curbline of Douglaston Parkway to the southwest corner of Douglaston Parkway and West Drive, north-westerly along the southwestern curbline of West Drive, westerly along the southern curbline of Bay Avenue to a point on a line extending northerly from the western property line of 38-30 – 38-42 West Drive (aka 38-30 – 38-42 Douglaston Parkway), southerly along said line and southerly along the western property line of 38-30 – 38-42 West Drive (aka 38-30 – 38-42 Douglaston Parkway) to the northern curbline of 38<sup>th</sup> Drive, easterly along the northern curbline of 38<sup>th</sup> Drive to a point extending northerly from the western property line of 234-44 38<sup>th</sup> Drive (aka 38-60 Douglaston Parkway), southerly along said line and southerly along the western property line of 234-44 38<sup>th</sup> Drive (aka 38-60 Douglaston Parkway), westerly along the northern property line of 38-70 Douglaston Parkway, southerly along the western property line of 38-70 Douglaston Parkway, westerly along the northern property line of 38-80 Douglaston Parkway to the eastern curbline of 234<sup>th</sup> Street, southerly along the eastern curbline of 234<sup>th</sup> Street to a point extending westerly from the southern property line of 38-80 Douglaston Parkway, easterly along said line and easterly along the southern property line of 38-80 Douglaston Parkway, southerly along the western property line of 39-04 Douglaston Parkway, westerly along the northern property line of 39-12 Douglaston Parkway, southerly along the western property lines of 39-12 Douglaston Parkway and 39-18 Douglaston Parkway, westerly along the northern property line of 39-50 Douglaston Parkway (aka 39-28 – 39-32 Douglaston Parkway) to the eastern curbline of 234<sup>th</sup> Street, and southerly along eastern curbline of 234<sup>th</sup> Street, to the point of beginning.

# Proposed Douglaston Historic District Extension

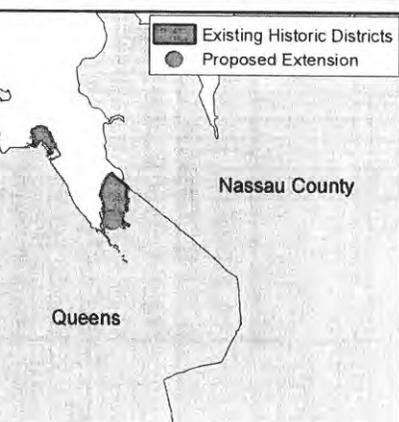


Proposed Douglaston Historic District Extension  
 Borough of Queens, NY  
 Landmarks Preservation Commission  
 Calendaring: March 18, 2008  
 (Proposed)

Existing Historic Districts  
 Tax Lots in Existing Historic Districts  
 Proposed Historic District Extension  
 Tax Lots in Proposed Extension

Date: 03.13.2008  
 Author: JLM

0.02 Miles



0 75 150 300 Feet  
 Note: Map elements may not be to scale.

Graphic Source: New York City Department of City Planning, MapPLUTO, Edition 06C, December 2006.

built in 1919, at which time the two-story, Arts & Crafts style residence, which still exists behind the present church, appears to have been built. The permanent brick church building, designed by William Neil Smith, was constructed in 1923-24 in the Colonial Revival style with a two-story pedimented entry porch supported by Tuscan/Doric columns and a pedimented entry with Doric pilasters and an elliptical fanlight among its prominent features. The adjacent annex, designed to be harmonious with the church, was constructed in c. 1953. To serve the educational needs of the growing community, the New York City Department of Education constructed Public School 98 in 1930-31. Still in use as an elementary school and currently known as the Douglaston School, this Colonial Revival-style brick building features a hexagon-shaped, domed cupola, a prominent central entry marked by a semi-circular pediment, a large, multi-light arched window, and cast-stone cornice brackets, quoins, keystones, door surround, and a sway and shield ornament crowning the main entry.

Constructed at the tail end of the area's major suburban development period in 1928-30, the apartment building at 38-30 West Drive (Alexander Vierling, architect) was built in the Tudor Revival style. Although the building type is unique in a district of single-family homes, the style and details of the building, including its brick veneer, half-timbering, crenellated roofline, slate-covered dormers, and steel casement windows, are found on buildings throughout the designated Douglaston and Douglaston Hill Historic Districts.

The proposed extension to the Douglaston Hill Historic District is significant for its principles of mid-19<sup>th</sup> century and early-20<sup>th</sup> century community planning and development and well as the buildings' high level of architectural quality. The included buildings recall the transformation of the community from large farms and estates to smaller farms and later to the suburban-style community that it is today. Most of the buildings retain the forms and characteristics of popular architectural styles from the 1890s to the 1920s. Distinguished by these styles and large lots, the area retains a visual coherence and suburban sense of place that has become increasingly rare within the boundaries of New York City.

PROPOSED DOUGLASTON HISTORIC DISTRICT EXTENSION  
BOROUGH OF QUEENS

Situated in the northeast corner of Queens, the proposed Douglaston Historic District Extension is composed of approximately 22 buildings, located on or near Douglaston Parkway south of the designated Douglaston Historic District. Among the buildings are 18 houses (some with separate garages), the Colonial Revival-style Public School 98 (1930-31), the Colonial Revival-style Community Church of Douglaston (William Neil Smith, 1923-24), and annex (c.1953), and a 1928-30 Tudor Revival-style apartment building. Several of the houses date back to the early sub-division of the land in the mid-19<sup>th</sup> century, while the bulk range in date from the 1890s to 1920s, when much of the surrounding area, including the Douglaston and Douglaston Hill Historic Districts, was developed as a commuter suburb. The buildings in the proposed extension retain the form, massing and character-defining features of the styles in which they were designed, including vernacular Greek Revival, Italianate, Colonial and Dutch Colonial Revival, Tudor Revival, Mediterranean Revival, and Arts and Crafts, giving the area a distinct sense of place.

The land that comprises the proposed district extension was part of the 1853 *Marathon* subdivision, one of the earliest of its type in northeastern Queens. Created by local farmer, Jeremiah Lambertson, who had purchased the property 10 years earlier, the land was laid out in an urban grid of large, almost-one-acre lots, which were sold at auction. Three buildings in the proposed district, 38-60, 38-80 and 39-18 Douglaston Parkway, date from the development of this subdivision during the 1850s and 1860s. These vernacular farmhouses, which feature Greek Revival- and Italianate-style details, mark the area's transition from its rural origins to smaller farms and suburban estates. The house at 38-80 Douglaston Parkway has a Queen Anne-style addition that appears to have been built in the late nineteenth century.

In 1866-67, the Flushing and Northside Railroad reached the Little Neck area and the local station and village were renamed "Douglaston" for William Douglas, who donated a building on his estate as the station house. The facilitated commute to Manhattan (although it still involved ferry service from Long Island City) encouraged the key period of the area's development, the suburban growth that took place in Douglaston from 1890 to 1930. Several buildings in the proposed district, built in the 1890s or first decade of the 20<sup>th</sup> century in the Colonial Revival or Art and Crafts styles, retain the form and character-defining features of these styles. Notably, the stucco house at 18 Cherry Street (1900-01) with its rubble stone foundation, multi-light wood casement windows and exposed roofed beams and rafters, is an excellent example of a high-style, Arts and Crafts residence. Suburban development increased once the railroad tunnel under the East River was completed in 1909, as the direct train link to Manhattan stimulated the construction of most of the buildings in the proposed Douglaston Historic District extension from 1910 until 1930. Although some of the lots were further subdivided during this period, the setbacks and layouts of the new buildings maintained the area's park-like setting. The nine houses in the proposed extension built during this period were designed in the Arts and Crafts, Mediterranean Revival, and Colonial Revival styles, including two mirror-image, gambrel-roofed, Dutch Colonial Revival houses at 39-15 and 39-27 Douglaston Parkway.

Necessitated by the increased population of Douglaston in the early 20<sup>th</sup> century, the Community Church was formed about 1915. A temporary church (now demolished) was

Paul DiBenedetto  
36-15 210<sup>th</sup> Street  
Bayside, NY 11361  
718-279-1845

Hon. Robert Tierney, Chair Landmarks Preservation Commission  
The Municipal Bldg., 9<sup>th</sup> Floor  
1 Center Street  
NY, NY 10007

I am writing this letter in support of the Douglaston Historic District extension.

While I am a standing member of Queens Community Board #11, advisor to the Historic Districts Council, and the President of the Bayside Civic Database, I am appearing before you today as a Vice-President of the Bayside Historical Society.

This district extension is critical to the integrity of the Douglaston neighborhood and in fact acts as a bridge between the Douglaston Historic District and the Douglaston Hill Historic District.

Given the fact that the buildings being considered are some of the oldest and most intact remaining in Douglaston today and that the five Quade farmhouses have miraculously survived, it would be a great and tragic loss if the proposed district would not be designated.

While a number of property owners seem to be against designation, it must be remembered that a very large percentage of the surrounding district fully support designation.

As the VP of the Bayside Historical Society in neighboring Bayside, this fight is not just about property rights, it is about protecting the heritage of all of Northeast Queens.

Bayside Historical Society whole-heartedly supports the Douglaston Historic District extension.

Sincerely,

Paul DiBenedetto



The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9TH FL. NORTH, NEW YORK, NY 10007
212-669-7700 TEL. 212-669-7960 FAX
http://nyc.gov/html/lpc//

PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/24/08 ITEM NAME: Douglaston Extension
LP#

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Form with fields for Name (Councilman Avella), Address, Representing, and checkboxes for In Favor of Designation, Against Designation, and Unsure of Position.

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

Three horizontal lines for additional information or comments.



# The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9<sup>TH</sup> FL. NORTH, NEW YORK, NY 10007  
212-669-7700 TEL. 212-669-7960 FAX

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## PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/24/2008 ITEM NAME: Douglasston H.D. Ex  
LP# 2301

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

<u>Simcon Bankoff</u>	
NAME	<input type="checkbox"/> PLEASE CHECK IF OWNER
<u>Historic Districts Council</u>	
ADDRESS	
REPRESENTING	
<input checked="" type="checkbox"/> IN FAVOR OF DESIGNATION	<input type="checkbox"/> AGAINST DESIGNATION
	<input type="checkbox"/> UNSURE OF POSITION

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9<sup>TH</sup> FLOOR, NEW YORK NY 10007 TEL: 212-669-7700 FAX: 212-669-7797



<http://nyc.gov/landmarks>

If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**

Date 6 / 24 / 08

Public Hearing

Item # 1 Item Address Douglaston Historic District  
EXTENSION

xx In favor of proposal            Against proposal            Other position

Arthur Kelley  
*Name*

325 Beverly Rd., Douglaston, NY 11363, self  
*Address*

*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of External Affairs.

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If you need additional space, please use the other side.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9<sup>TH</sup> FLOOR, NEW YORK NY 10007 TEL: 212-669-7700 FAX: 212-669-7797



<http://nyc.gov.landmarks>

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Date 6 / 24 / 08

Public Hearing

Item # 1 Item Address Douglaston Historic District  
EXTENSION

In favor of proposal  Against proposal  Other position

Julia Schoeck

*Name*

328 Manor Road, Douglaston, NY 11363

*Address*

Douglaston and Little Neck Historical Society

*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of External Affairs.

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If you need additional space, please use the other side.



The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9TH FL. NORTH, NEW YORK, NY 10007
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IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/24/08 ITEM NAME: DOUGLSTON EXTENSION
LP# 2301

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Form with fields for Name (CHARISABEL GOUGH), Address (45 CHRISTOPHER ST NY NY 10014), Representing (SOCIETY FOR THE ARCHITECTURE OF THE CITY), and checkboxes for In Favor of Designation, Against Designation, and Unsure of Position.

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

Three horizontal lines for additional information or statements.



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PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: June 24 2008 ITEM NAME: DOUGLASTON HISTORIC
LP# LP-2301 DISTRICT EXTENSION

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Form with handwritten entries: NAME Joseph Hellmann, ADDRESS 240-34 43 AVE DOUGLASTON NY 11363, REPRESENTING QUEENS HISTORICAL SOCIETY, QUEENS PRESERVATION COUNCIL, FOUR BOROUGH PRESERVATION ALLIANCE. Includes checkboxes for IN FAVOR OF DESIGNATION, AGAINST DESIGNATION, and UNSURE OF POSITION.

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

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<http://nyc.gov/landmarks>

If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**

Date 6 / 24 / 08

Public Hearing

Item # 1 Item Address Douglaston Historic District  
EXTENSION

xx In favor of proposal            Against proposal            Other position

DAN O'BYRNE  
*Name*

223 Grosvenor St., Douglaston, NY 11363  
*Address*

Douglaston and Little Neck Historical Society  
*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of External Affairs.

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If you need additional space, please use the other side.



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If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

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Date 6 / 24 / 08

Public Hearing

Item # 1 Item Address Douglaston Historic District  
EXTENSION

xx In favor of proposal            Against proposal            Other position

Cindy (Mrs. James J.) McCann

*Name*

39-12 Douglaston Parkway, Douglaston, NY 11363, resident of proposed  
Douglaston Extension

*Address*

*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of External Affairs.

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If you need additional space, please use the other side.



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IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/24/08 ITEM NAME: DONGHASTON HISTORIC DISTRICT EXT.
LP#

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Form with fields for Name (Franklin White), Address (38-80 Donghaston Parkway), Representing (Homeowner - Sub Area "A"), and checkboxes for In Favor of Designation, Against Designation (checked), and Unsure of Position.

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

Three horizontal lines for additional comments or statements.



The New York City Landmarks Preservation Commission

MUNICIPAL BUILDING, 1 CENTRE STREET, 9<sup>TH</sup> FL. NORTH, NEW YORK, NY 10007

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**PUBLIC HEARING SPEAKERS' SIGN-IN SHEET**

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/20/08 ITEM NAME: Douglston Extension  
LP# \_\_\_\_\_

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

NAME	<u>Joe Torres</u>	<input checked="" type="checkbox"/> PLEASE CHECK IF OWNER
ADDRESS	<u>9 Willow St</u>	
REPRESENTING	<u>self</u>	
<input type="checkbox"/> IN FAVOR OF DESIGNATION <input checked="" type="checkbox"/> AGAINST DESIGNATION <input type="checkbox"/> UNSURE OF POSITION		

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9<sup>TH</sup> FLOOR, NEW YORK NY 10007 TEL: 212-669-7700 FAX: 212-669-7797



<http://nyc.gov.landmarks>

If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**

Date 6 / 24 / 08

Public Hearing  
Item # 1 Item Address Douglaston Historic District  
EXTEMSOPM

xx In favor of proposal            Against proposal            Other position           

Jeannette Segal  
Name

24057 Depew Ave  
Address

self  
Representing

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of External Affairs.

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**

Date 6 / 24 / 08

Public Hearing

Item # 1 Item Address Douglaston Historic District  
EXTEMSOPM

In favor of proposal  Against proposal  Other position

Anne Ronan

*Name*

259 Forest Rd.

*Address*

self

*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of External Affairs.

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The New York City Landmarks Preservation Commission

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PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/24/08 ITEM NAME: Douglaston Historic District extension
LP#

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Form with handwritten entries: NAME: JANA SCHNEIDER, ADDRESS: 14 Cherry Street, REPRESENTING: Mary Koch / Marie Rafferty. Includes checkboxes for 'IN FAVOR OF DESIGNATION', 'AGAINST DESIGNINATION', and 'UNSURE OF POSITION'.

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

Three horizontal lines for additional comments or statements.



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PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/24/2008 ITEM NAME: DOUGLSTON HISTORIC DISTRICT EXTENSION
LP# SUB AREA "A"

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Form with fields for NAME (Simon Whitley), ADDRESS, REPRESENTING (Jo-Ann Frey + Steven Pereira), and checkboxes for IN FAVOR OF DESIGNATION, AGAINST DESIGNATION (checked), and UNSURE OF POSITION.

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

Three horizontal lines for additional information or comments.



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**PUBLIC HEARING SPEAKERS' SIGN-IN SHEET**

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: June 24, 08 ITEM NAME: Douglston Historic  
LP# \_\_\_\_\_ District EXTENSION

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

<u>STEVEN BOUTIS</u>		<input checked="" type="checkbox"/> PLEASE CHECK IF OWNER
NAME		
<u>10 CHERRY STREET, DOUGLSTON NY 11363</u>		
ADDRESS		
REPRESENTING		
<input type="checkbox"/> IN FAVOR OF DESIGNATION <input checked="" type="checkbox"/> AGAINST DESIGNATION <input type="checkbox"/> UNSURE OF POSITION		

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
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<http://nyc.gov.landmarks>

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**

Date 6 / 24 / 08

Public Hearing  
 Item # 1 Item Address Douglaston Historic District  
EXTEMSOPM

In favor of proposal  Against proposal  Other position

Elliott Soggi

*Name*

46-50 241 St. Douglaston, NY 11362

*Address*

Douglaston Civic Association

*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of External Affairs.

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PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/24 ITEM NAME: DOUGLASSON EXTENSION
LP#

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Form containing handwritten information: NAME: RAUL ROTHBLATT, ADDRESS: 119 PROSPECT PLACE, BROOKLYN 11217, REPRESENTING: FOUR BOROUGH NEIGHBORHOOD PRESERVATION ALLIANCE, and checkboxes for IN FAVOR OF DESIGNATION, AGAINST DESIGNATION, and UNSURE OF POSITION.

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

Three horizontal lines for additional information or comments.



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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**

Date 6 / 24 / 08

Public Hearing  
Item # 1 Item Address Douglaston Historic District  
EXTENSOPM

xx In favor of proposal \_\_\_\_\_ Against proposal \_\_\_\_\_ Other position \_\_\_\_\_

Michael Gannon  
*Name*

132 Park Lane Douglaston NY 11362  
*Address*

Douglaston Little Neck Historical Society  
*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of External Affairs.

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The New York City Landmarks Preservation Commission

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PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 24 JUN 2008 ITEM NAME: Douglaston Historic District extension
LP# 2301

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Form with handwritten entries: NAME PAUL DiBENEDETTO, ADDRESS 36-15 210TH STREET BAYSIDE NY 11361, REPRESENTING BAYSIDE HISTORICAL SOCIETY, and checkboxes for IN FAVOR OF DESIGNATION, AGAINST DESIGNATION, and UNSURE OF POSITION.

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

Three horizontal lines for additional information or comments.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9<sup>TH</sup> FLOOR, NEW YORK NY 10007 TEL: 212-669-7700 FAX: 212-669-7797



<http://nyc.gov/landmarks>

If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**

Date 6 / 24 / 08

Public Hearing  
Item # 1 Item Address Douglaston Historic District  
EXTENSION

xx In favor of proposal            Against proposal            Other position

LORI FINCK  
*Name*

372 Grosvenor St. . . Douglaston, NY 11363  
*Address*

Douglaston & Little Neck Historical Society  
*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of External Affairs.

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If you wish to speak, please complete this form. In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**

Date 6 / 24 / 08

Public Hearing  
Item # 1 Item Address Douglaston Historic District  
EXTENSOPM

xx In favor of proposal                      Against proposal                      Other position                     

Kev M Wolfe  
*Name*

323 FOREST ROAD, DOUGLASTON  
*Address*

Douglaston-Little Neck Historical Society  
*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of External Affairs.

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**

Date 6 / 24 / 08

Public Hearing  
Item # 1 Item Address Douglaston Historic District  
EXTENSOPM

xx In favor of proposal  Against proposal  Other position

SUZANNE CAMPESE  
Name

42-25 240<sup>th</sup> STREET DOUGLASTON NY 11363  
Address

\_\_\_\_\_  
Representing

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The New York City Landmarks Preservation Commission

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PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/24/08 ITEM NAME: DOUGLASTON EXTENSION
LP#

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Form with fields for Name (JULIAN BAZEL), Address (240-22 43RD AVENUE, DOUGLASTON), Representing (SELF), and checkboxes for In Favor of Designation, Against Designation, and Unsure of Position.

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

Three horizontal lines for additional information or comments.



The New York City Landmarks Preservation Commission

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PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: JUNE 24th 2008 ITEM NAME: DOUGLSTON HISTORIC DISTRICT EXTENSION
LP# 2301

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Form with fields for Name (PAUL GRAZIANO), Address (146-18 32ND AVENUE FLUSHING, NY 11354), Representing (ASSOCIATED CULTURAL RESOURCE CONSULTANTS), and checkboxes for In Favor of Designation, Against Designation, and Unsure of Position.

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

Three horizontal lines for additional information or comments.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**

Date 6 / 24 / 08

Public Hearing

Item # 1 Item Address Douglaston Historic District  
EXTENSION

xx In favor of proposal          Against proposal          Other position

ALICE FUCIGNA

*Name*

14 Kenmore Rd., Douglaston, NY 11363, self

*Address*

*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of External Affairs.

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**PUBLIC HEARING SPEAKERS' SIGN IN SHEET**

Date 6 / 24 / 08

Public Hearing

Item # 1 Item Address Douglaston Historic District  
EXTENSION

xx In favor of proposal            Against proposal            Other position

VICTOR DADRAS  
*Name*

41-11 Glenwood Ave., Douglaston, NY 11363, self  
*Address*

            
*Representing*

If you would rather leave a statement, complete and return to the Reception Desk, or mail the form to the Commission at the above address, attention: Diane Jackier, Director of External Affairs.

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**PUBLIC HEARING SPEAKERS' SIGN-IN SHEET**

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/24/08 ITEM NAME: Doug. Historical Extension  
LP# \_\_\_\_\_

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

NAME	<u>Nancy SAKAS</u>	<input checked="" type="checkbox"/> PLEASE CHECK IF OWNER
ADDRESS	<u>18 CHERRY ST</u>	
REPRESENTING	_____	
<input type="checkbox"/> IN FAVOR OF DESIGNATION <input checked="" type="checkbox"/> AGAINST DESIGNATION <input type="checkbox"/> UNSURE OF POSITION		

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

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PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/24/08 ITEM NAME: Douglaston H.D.
LP# 2301

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Form with handwritten entries: Name (Melissa Baldock), Address (457 Madison Avenue), Representing (Municipal Art Society), and checked box for 'IN FAVOR OF DESIGNATION'.

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

Three horizontal lines for additional comments or statements.



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PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/24/08 ITEM NAME: Douglaston Historic District Extension
LP#

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Form with fields for Name (Roger White), Address (39-04 Douglaston Pkwy), Representing (Myself Homeowner Sub Area 'A'), and checkboxes for In Favor of Designation, Against Designation, and Unsure of Position.

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

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PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/24/08 ITEM NAME: Doug Historic District EX
LP#

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Form with handwritten entries: NAME: PETE KRISTIANSEN, ADDRESS: 39-05 DOUG PKWY, REPRESENTING: My Self Homeowner - Sub Area 'A'. Includes checkboxes for 'IN FAVOR OF DESIGNATION', 'AGAINST DESIGNATION', and 'UNSURE OF POSITION'.

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

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PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: 6/24 ITEM NAME: Douglaston Manor Historic District extension
LP#

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Form with handwritten entries: Anna Cho (Daughter FLLA), 3921 Douglaston Plwy, Homeowners (Sub Area "A"), and checkboxes for In Favor of Designation, Against Designation, and Unsure of Position.

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

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PUBLIC HEARING SPEAKERS' SIGN-IN SHEET

IF YOU WISH TO SPEAK, PLEASE COMPLETE AND RETURN TO THE PERSON AT THE RECEPTION DESK.

DATE: June 24, 08 ITEM NAME: Douglaston Annex
Historic District Extension
LP# 2301

IN ORDER TO GIVE OTHERS AN OPPORTUNITY TO SPEAK, ALL SPEAKERS ARE ASKED TO LIMIT THEIR REMARKS TO THREE MINUTES.

Form with handwritten entries: Name: Linda Eskenas, Address: 1674 Richmond Terrace, Representing: West Brighton Restoration Society, In Favor of Designation checked.

IF YOU WOULD PREFER TO LEAVE A STATEMENT, PLEASE COMPLETE AND RETURN TO THE RECEPTION DESK, OR MAIL THE FORM TO THE COMMISSION AT THE ADDRESS ABOVE, ATTENTION: LORRAINE ROACH STEELE.

Three horizontal lines for additional information or statements.



Community Board No. 11  
46-21 Little Neck Parkway, Little Neck, New York 11362

(718) 225-1054  
FAX (718) 225-4514

email: [QN11@cb.nyc.gov](mailto:QN11@cb.nyc.gov)  
website: [www.nyc.gov/queensch1](http://www.nyc.gov/queensch1)

Steven Newman  
Chair

Susan Seinfeld  
District Manager

Helen Marshall, President  
Borough of Queens

Karen Koslowitz, Deputy Borough President  
and Director of Community Boards

May 8, 2008

Robert Tierney  
Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street – 9<sup>th</sup> Floor  
New York, New York 10007

RE: Douglaston Historic District Extension

Dear Mr. Tierney:

Please be advised that at our Community Board 11 meeting of May 5, 2008 a public hearing was held on the proposed Douglaston Historic District Extension.

At the meeting, there were several speakers both in favor and in opposition to the proposal. Those in favor pointed out the importance of preserving the historic significance of the properties involved. However, a clear majority of the homeowners within the designated proposed district were opposed to the landmarking. They expressed concerns as to additional financial burdens when making repairs and renovations to their homes and property. The homeowners also complained that they were never consulted as to whether or not they wanted their homes to be included within the landmarking extension.

Following the meeting, we received correspondence from the Community Church of Douglaston stating that they wish the church and its property be excluded from the proposed historic district.

The Board made a motion to recommend approval of the extension of the Douglaston Historic District. The motion was defeated by a vote of 14 in favor and 24 opposed feeling that there was not sufficient benefit to the City and its history to override the wishes of the residents of the proposed district.

Sincerely,

Steven Newman  
Chair

cc: Bernard Haber  
Joseph Hellmann

204-05 43 Avenue  
Bayside, NY 11361-2617  
June 22, 2008

Commissioner Robert Tierney  
New York City Landmarks Preservation Commission  
1 Centre Street, 9th Floor  
New York, NY 10007

LANDMARKS PRESERVATION COMMISSION  
2008 JUN 23 PM 3:38

Dear Commissioner Tierney:

I am writing to you to urge that the Landmarks Preservation Commission designate the proposed Douglaston Extension district with landmark status. As a member of the Queens Preservation Council and the first vice president of the Auburndale Improvement Association, I understand the importance of preserving those buildings and neighborhoods that have architectural and historic significance. I believe that the homes in the Douglaston Extension area have such significance, especially since this area lies between two already designated districts.

As a member of Community Board 11, Queens, I attended a meeting where a hearing took place regarding the landmarking of the Douglaston Extension. Some residents spoke in favor of designation, while others spoke against it. I understand the trepidations of those who were against the designation, however, I feel that if a building or district truly is landmark worthy, it should be designated as such, despite objections from some. If we don't act to protect significant building or districts, we may lose them forever at any moment. We must think not just of our own self interests but for the interests of the generations to come.

Thank you and the Commission for your consideration in this matter.

Sincerely,



Henry Euler

cc: Douglaston, Little Neck Historical Society

**Raul Rothblatt, Exec. Director**  
**James Trent, Chairman**  
*Treasurer, Queens Civic Congress*  
*Pres., Queens County Farm Museum*  
**Linda Eskenas**  
*Vice Chair - Staten Island*  
*Preservation League of S I*  
*Northshore Waterfront Greenbelt*  
**James Driscoll, Vice Chair - Qns**  
*President, Queens Historical Soc.*  
**Mitchell Grubler, Chair**  
*Queens Preservation Council*  
*Vice Chair - Administration*  
**Linda Mandell, Treasurer**  
*Waldheim Neighborhood Assn*  
**Margaret Elwert, Secretary**  
*Prospect Heights Nbrhd Devel Cnd*  
**Kim Kindya, COMET (Queens)**  
*Assistant Recording Secretaries*  
**Stanley Cogan, Chairman Emeritus**  
*Queens Borough Historian*  
**Norman Siegel, Counsel**  
**DIRECTORS**  
**Hannah Bloch**  
*S. Williamsburg Historical Society*  
**Burnley Duke Dame, Exec. Dir.**  
*Brownstone Revival Coalition*  
**Judith Guttman, President**  
*Parkway Village Historical Society*  
**\*Joseph Hellmann**  
*Douglston Civic Association*  
**Monica Stabin**  
*Concerned Citizens Grwd Hgts*  
**\*ORGANIZATIONAL DIRECTORS**  
**\*Joy Chatei**  
*Duffield St. Block Association*  
**\*Ed & Kathy Jaworski**  
*Madison-Marine Civic Assn*  
**\*Daniel McCalla, Fort Greene Assn**  
**\*Raul Rothblatt**  
*Develop Don't Destroy Brooklyn*  
**\*Jeffrey Saunders**  
*Jackson Heights Garden City Soc*  
**MEMBERS**  
**Judy Baron**  
*Manhattan Bch Community Group*  
**Neil Cohen, R.A.**  
**Steven Bieber**  
*Manne Park Civic Association*  
*Bay Ridge Community Council*  
*Aline Euler, Bayside Historical Society*  
**Vincent J. Favorito, Esq.**  
*Brooklyn Community Board Six*  
**Lewis Greenstein**  
*Duffield Street Block Association*  
**Steve Levine, Architect**  
**Mary Matzner**  
*Carrall Gardens Neighborhood Assn*  
**Jan Robinson McCray**  
*Agate/Alice Court Block Assn*  
**Bernadette Morrissey**  
*Antoinette Vesile, Vice President*  
*Madison-Marine Civic Assn.*  
**Michael Perlman**  
*Rego-Forest Preservation Council*  
**Ron Schweiger, Bklyn Bor Hist**  
**Judy Shack, Patricia Sherwood**  
*Parkway Village Historical Soc*  
**Jerry Snowwhite**  
*South Williamsburg Historical Soc*  
**Organizations for Identification only**  
**ORGANIZATIONAL MEMBERS**  
**Steve Bamson, Esq. Pres. BIG**  
**Barbara Berardelli, Secretary**  
*Shpsd Bay/Plumb Boh Civic Assn*  
**Henry Euler**  
*Auburndale Improvement Association*  
**Steven Kaye**  
*South Canarsie Civic Association*  
**John Manzola**  
*Manne Park Civic Association*



June 18, 2008

Mr. Robert Tierney, Chair  
 The Landmarks Preservation Commission  
 1 Centre Street  
 The Municipal Building/ 9th Floor North  
 New York, N.Y. 10005

Re: Extension of the Douglaston Historic District

Dear Mr. Tierney,

The Four Borough Neighborhood Preservation Alliance Foundation, representing a coalition of over 40 historic, preservation and civic associations in the four outer boroughs supports the extension of the Douglaston Historic District scheduled to be heard by the Landmarks Preservation Commission on June 24, 2008.

This extension would include historically and architecturally significant properties between the Douglaston and Douglaston Hill historic districts thereby linking the districts and contributing to the overall sense of place of the northern Douglaston community. The foundation directors unanimously voted their support at their May 14, 2008 monthly meeting.

Sincerely,

Raul Rothblatt  
 Executive Director, Four Borough Neighborhood Preservation Alliance

**Landmarks Commission  
DCA Statement on  
Douglaston Parkway Farmhouses  
June 24, 2008**

My name is Elliott Socci. I am president of the Douglaston Civic Association. I hasten to state that I am not a resident of the area being considered for Landmark status at this hearing and I am not a resident of a Landmark district. However, I do support Landmark status for the area being considered.

The history of early Douglaston includes many estates and farms. As the area became more populated in the late 1800s and early 1900s, homes were built for trades people and merchants. These people and their families formed the fabric of a community that became Douglaston. The area under consideration was referred to as "downtown Douglaston". During the early days of growth, residents considered this area to be the center of the Douglaston community.

I believe that the commission recognizes the historical value of this area in light of it's inclusion for Landmark consideration.

Many, if not most, of the opponents of Landmark status for this area were previously in support of the proposal. However, it seems that through the efforts of several individuals, those who were once in favor became opponents. One of these individuals who convinced supporters to become opponents explained to me that he explained the facts behind land marking. There was one fact that he did not explain and that is he intends to restore his family's house and he did not want to be burdened with the requirements of a Landmark district. His efforts to oppose the Landmark district were and still are to serve his own purposes and not for preserving the historical value of the community.

It is my position that the efforts of this individual to oppose the Landmark status should not be rewarded.

In closing, I raise the following question. For the commission and the supporters of landmark status, the question is rhetorical. For the opponents, the question should be taken seriously. I ask you "Does the value of Douglaston exist in what it is or what it might become?"

I believe that the value lies in what it is today and the historical value that is worth preserving. I urge the commission to standby its judgment and make this area a landmark district.

Thank you.

Elliott Socci,  
President,  
Douglaston Civic Association



Testimony of the Municipal Art Society  
Before the Landmarks Preservation Commission  
Douglaston Historic District Extension, Queens  
By Melissa Baldock, Municipal Art Society  
June 24, 2008

The Municipal Art Society is a private, non-profit membership organization whose mission is to promote a more livable city. Since 1893, the Society has worked to advocate excellence in urban design and planning, contemporary architecture, historic preservation and public art.

I am Melissa Baldock, speaking on behalf of the Municipal Art Society in support of this designation, which furthers the community's and the Commission's work to protect the special and irreplaceable character of the Douglaston neighborhood.

The Douglaston neighborhood represents the suburban planning ideals of the mid-nineteenth century, with tree-lined, curving streets. Today, the area showcases a variety of remarkably-intact residences, built in an array of architectural-revival styles situated on 200-ft-deep-lots in a park-like setting. The expanded district would include several significant buildings, such as the Colonial Revival style Community Church, which was built in 1923-24; the church's complementary annex Public School building, built in 1953 and also designed in the Colonial revival style; and a Tudor-revival co-op. Of note are also a number of immaculately well-preserved 1850s farmhouses that were built to once support the original Douglas Manor.

Like the other two Douglaston districts, this extension would protect this important part of suburban Queens. Moreover, districts like the two already designated in Douglaston and the more-recently designated district in Fieldston have shown that the regulations of the Commission can be fairly and appropriately applied to single-family, detached, suburban-style homes. Without historic district designation, the cohesiveness, unique history, and social fabric of the previously-designated Douglaston and Douglaston Hill Historic Districts remain at risk. I urge the Commission to move forward with the designation of this district and ensure that these buildings are protected like their neighbors in Douglaston.

# **West Brighton Restoration Society**

1674 Richmond Terrace

917 545 3060

Staten island, NY 10310

## **Landmarks Commission Hearing Douglaston Annex Historic District Extension June 24, 2008**

**We strongly support the designation of the Douglaston Annex Historic District Extension.**

Please designate this lovely historic neighborhood so that the historic residential Douglaston area can be preserved in tact from the ravages of demolition, destructive encroachment and overdevelopment.

The historic neighborhoods of America and of New York City must survive for future generations. They cannot be replaced, and create a way of life for people to enjoy and learn from that is enduring. We need these neighborhoods.

Douglaston is rare in that its lovely homes stand in tact until today. The extension is an integral and important part of this Historic District. It is important that American residential architecture be saved. The quality, materials and craftsmanship of these buildings does not exist today. A neighborhood of them is truly a gift and strength for the future. Of course the "Greenest" building is the historic building that is already there. Please designate this historic American neighborhood as a New York City Landmark.

**Linda Eskenas  
West Brighton Restoration Society  
FOUR BOROUGHES NEIGHBORHOOD PRESERVATION ALLIANCE  
The North Shore Waterfront Greenbelt**

Phillip Seven Esser

Paul D. Graziano

*Associated Cultural Resource Consultants*

146-18 32<sup>nd</sup> Avenue  
Flushing, NY 11354  
(P) 718.358.2535  
(F) 718.359.6108

Hon. Robert Tierney, Chair  
Landmarks Preservation Commission  
The Municipal Building, 9th Floor  
One Centre Street  
New York, NY 10007

June 24<sup>th</sup>, 2008

Dear Commissioner Tierney,

At today's hearing, I am representing my company, Associated Cultural Resource Consultants. We were hired by the Douglaston-Little Neck Historical Society to conduct a cultural resources survey and write a report entitled the *Douglaston Historic District Proposed District Extensions* which was completed in September of 2007 and revised in January of 2008. Both versions of this report were forwarded to the Landmarks Preservation Commission at the time of their completion.

Conducting an independent, dispassionate assessment in a neighborhood that I have known as a nearby resident for my entire life was difficult. However, it was achieved by examining the context of what we had proposed as extensions to the existing Douglaston and Douglaston Hill historic districts. What makes the proposed extensions so important is their relationship to both of the existing districts as well as their continued threat of demolition or significant alterations due to lack of landmark designation.

Our proposal included three discrete areas for immediate consideration: Sub-Area A, along Douglaston Parkway and the western parts of Cherry and Willow streets; Sub-Area B, which included 240<sup>th</sup> Street and the eastern part of Cherry Street; and Sub-Area C, which included the western portion of Bay Street at Little Neck Bay. These three areas, all residential in nature, totaled 35 properties. The Landmarks Preservation Commission decided to consider Sub-Area A, with a total of 18 properties, and two parcels to the south that we did not include in our proposal: the Community Church and the Public School directly south.

Without question, Sub-Area A is incredibly important to the history and development of all of Douglaston. When Marathon Village was laid out in 1853 on the former Jeremiah Lambertson farm, the first settlers were the extended Quade family, who constructed a series of farmhouses along Douglaston Parkway between 1853 and 1910. Five of those vernacular farmhouses, all on the west side of Douglaston Parkway, are still extant and in good condition today, although three are in immediate danger of being compromised due to development threats.

Additionally, the other buildings in the proposed district on the east side of Douglaston Parkway and Willow and Cherry streets are contextual to the current Douglaston Historic District. What makes them even more interesting is the fact that the lot depths on Cherry and Willow streets are 200' deep – a remnant of the original Marathon Village plan, which also created the deep lots in neighboring Douglaston Hill – even though they are north of the Long Island Railroad tracks. The result is a collection of houses that would not, and could not, be developed in Douglas Manor proper, due to the 100' maximum depth of parcels in that development. These high-style mansions and near-mansions, constructed between 1910 and 1917, include 14 and 18 Cherry Street and 7 and 9 Willow Street. These properties are immediately adjacent to the existing Douglaston Historic District – four houses on the south side of Cherry Street were included in 1997, while these were left out – and will have a devastating effect on the larger Douglaston community if they were to be demolished or altered beyond recognition in the future.

As the originator and incubator of what is now Douglaston, as well as acting as a bridge between that early planned community and the later Douglas Manor, it is my professional opinion that it is critical to the neighborhood health, history and development of Douglaston that the proposed Douglaston Historic District Extension be designated an historic district as soon as possible.

Very Truly Yours,

Paul Graziano  
Associated Cultural Resource Consultants

325 Beverly Rd.  
Douglaston, NY, 11363  
June 24, 2008

Robert Tierney , Chairman  
NYC Landmarks Preservation Commission  
The Municipal Building  
1 Centre Street / 9 th floor North

Dear Sir:

Landmarks Historic District Extension

I have lived in Douglaston for 83 years. Starting in 1925 I lived on the 300 block of Cherry Street until well after WW II and I finished college. The area of the Historic District Extension under consideration today looks very much as it did in those days, "Our Home Town".

This area of Douglaston is part of what makes Douglaston so beautiful. Do not allow changes to take place such as happened on Douglaston Parkway south of Northern Blvd. That is a real "Culture Shock." It sets a whole new and different tone to that part of Douglaston

Right now the school and the church are a part of our community, as are the houses immediately to their north. This is the front door to Douglaston - the "Entrance" so to speak. Do not let us become a second Bayside!

Sincerely,

*Arthur F. Kelley*

Arthur F. Kelley

*P.S. the drawing of this proposed construction with the great amount of fill to be added <sup>that</sup> will very likely create a new flood plain on Douglaston Pkwy. That the current catch basin can not accommodate. That means 600 people will have a new water problem.*

*Arthur Kelley*



## THE SOCIETY FOR THE ARCHITECTURE OF THE CITY

### **Douglaston Historic District Extension, Queens**

**Landmarks Preservation Commission designation hearing, June 24, 2008, Item #1**

For more than twenty years, preservation people have been looking at ways to protect the margins of designated historic districts. The Women's City Club published a report on this topic which did not lead to action by City Planning, and so the remaining option is to respond to threats to the important edges and approaches to a district with a district extension. The houses here, earlier than many in the original district, opened the door to the colonial revival of the Douglaston we already know. They remind us of an earlier, more rural Queens that has almost disappeared. Here are examples of the very American small country house, modest and painted white, that is still a part of greater New York, and should remain so. We strongly support the designation of these blocks, to preserve the integrity of Douglaston, and let the traveler approach it along a road that would be familiar and still an inspiration to the builders of the center of the historic district.

45 CHRISTOPHER STREET APT. 2E, NEW YORK, N.Y. 10014 (212) 741-2628

Ronald Kopnicki, President • Matt McChee, Treasurer • Christabel Gough, Secretary

The Society for the Architecture of the City, Inc. publishes the review, *Village Views*



June 24, 2008  
New York City Landmarks Preservation Commission  
Public Hearing Item #1: Douglaston Historic District Extension

Good morning. I'm Julia Schoeck, President of the Douglaston and Little Neck Historical Society. Would everyone here today in support of the Douglaston Historic District Extension please stand. Thank you. May I also present 214 cards in support of the proposal, bringing the total number of cards submitted to 361.

It is essential that the Extension be designated for reasons already abundantly demonstrated:

1. Preservation of this historically significant part of the Borough of Queens, and the housing stock as it relates to the neighboring Historic Districts.
2. A fulfillment of the 1990s plan for designation of the entire Douglaston historic community.
3. Further strengthening of the mission of the NYC Landmarks Preservation Commission to preserve the history of the city.

There is not another intact ensemble of houses like the nineteenth and early twentieth century farmhouses along Douglaston Parkway, illustrating the rural nature of Queens before it was suburbanized. The other buildings in the Extension, also intact, tell the story of New York City following the annexation of Queens.

An essay on one of the buildings in the extension recalls an early owner's diary of family activities. The author chronicles the activities of her brother, a gardener working for a nearby nurseryman. He would walk down his backyard to the then-salt marsh behind the house, and paddle to the nursery; he would cut flowers in the gardens, row over to Throgs Neck and be carried down the East River by the tide to reach the flower markets of lower Manhattan. He would return, as the tide changed directions, carried by the current until he reached Little Neck Bay. Why would there not be interest in seeing that part of this environment is preserved to the extent that it can be?

Efforts to landmark the Extension have been criticized. It is said that residents of the Extension were unaware of the initiative by the Landmarks Commission as a part of their 2007 survey of sites. The Summer, 2007, newsletter of the D/LN H.S., distributed throughout the area, featured an article on research, proposal and support for the Extension. A huge mailing publicized the February 7, 2008, public meeting of the Commission in Douglaston, hosted by the Historical Society. Individual calls with information packets were made to residents of not only Section A, but also to the other 3 sub-sections adjoining the Douglaston District, where there was substantial support for designation. Section A residents were invited to two special meetings; the first was incredibly confrontational and assertive to the extent that it was not productive. Only 3 bothered to attend the second. An unrelenting campaign of distortion, untruth, and intimidation launched and pursued by two residents of Section A has precluded any meaningful effort to inform. A recent newspaper article, reflecting the opposition to designation, refers to those in favor of the proposal as "elitist" and "rich snobs." How can an education program be effective in this atmosphere.

The proposed Douglaston Extension is facing not only the loud opposition of a self-interested and uninformed few, but . unfathomable development pressure. The many oversized and inappropriate buildings appearing almost daily on Douglaston Parkway south of Section A are an alert to all. It is the mandate of the Commission to designate and protect buildings and areas of historic interest and sense-of-place architecture. Once these areas are damaged by alteration, demolition, and inappropriate building, they are gone forever. Perhaps another era of building will take place and re-define a community, but carefully planned new buildings can also enhance an area and add another dimension without destroying the historic context. As administrative chair of the architecture committee of the Historical Society I have attended over a hundred hearings by LPC for building-alteration proposals in our two districts. There is no question about the great care the Commission has shown in evaluating proposals and offering influential and mostly well-received advice with the goal of allowing district residents to realize their ideas for improving their homes within the context of appropriate oversight.

We ask the Commission to consider our position, recognize the overwhelming support of the community-at-large and designate the Douglaston Historic District Extension. Thank you.

**Raul Rothblatt, Exec. Director**  
**James Trent, Chairman**  
*Treasurer, Queens Civic Congress*  
*Pres., Queens County Farm Museum*

**Linda Eskenas**  
*Vice Chair - Staten Island*  
*Preservation League of S. I.*

*Northshore Waterfront Greenbelt*  
**James Driscoll, Vice Chair - Qns**  
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**Vincent J. Favorito, Esq.**  
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**Lewis Greenstein**  
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**Mary Mattner**  
*Carroll Gardens Neighborhood Assn*

**Jan Robinson McCray**  
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*Antoinette Vasile, Vice President*  
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**Michael Perlman**  
*Rego-Forest Preservation Council*

**Ron Schweiger, Bklyn Bor. Hist.**  
*Judy Shack, Patricia Sherwood*  
*Parkway Village Historical Soc.*

**Jerry Snowwhite**  
*South Williamsburg Historical Soc.*

Organizations for Identification only  
ORGANIZATIONAL MEMBERS

**Steve Barrison, Esq. Pres., BIG**  
**Barbara Berardelli, Secretary**  
*Shpshd Bay/Plumb Bch Civic Assn*

**Henry Euler**  
*Auburndale Improvement Association*

**Steven Kaye**  
*South Canarsie Civic Association*

**John Manzola**  
*Marine Park Civic Association*



MSB

June 18, 2008

LP-2301

Mr. Robert Tierney, Chair  
The Landmarks Preservation Commission  
1 Centre Street  
The Municipal Building/ 9th Floor North  
New York, N.Y. 10005

Re: Extension of the Douglaston Historic District

Dear Mr. Tierney,

The Four Borough Neighborhood Preservation Alliance Foundation, representing a coalition of over 40 historic, preservation and civic associations in the four outer boroughs supports the extension of the Douglaston Historic District scheduled to be heard by the Landmarks Preservation Commission on June 24, 2008.

This extension would include historically and architecturally significant properties between the Douglaston and Douglaston Hill historic districts thereby linking the districts and contributing to the overall sense of place of the northern Douglaston community. The foundation directors unanimously voted their support at their May 14, 2008 monthly meeting.

Sincerely,

Raul Rothblatt  
Executive Director, Four Borough Neighborhood Preservation Alliance

THANK YOU FOR  
YOUR SUPPORT ON  
THIS ISSUE!

Raul Rothblatt, Executive Director  
Four Borough Neighborhood Preservation Alliance Foundation  
c/o Neighborhood Preservation Center  
232 East 11th St. New York, NY 10003  
646-498-6093 / rothblatt@gmail.com

HB B

29 July 2008

Robert Tierney, Chair  
Landmarks Preservation Commission  
The Municipal Building  
1 Centre Street/ 9<sup>th</sup> Floor North  
New York, NY 10007

Dear Chairman Tierney and members of the Commission:

I am writing to strongly endorse the extension of the Douglaston Historic District to include all the areas under your current consideration (and then some...)

I was recently in Douglaston and happened to see the hideous travesty of land-fill that was permitted behind a lovely old house at 39-12 Douglaston Parkway. It compelled me to write this letter.

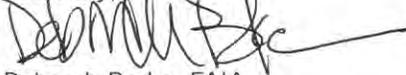
Although now an architect in and resident of Manhattan, I grew up in Douglaston. My 86 year old mother still lives in the house I grew up in, and I go there often. Walking the streets of Douglaston as a teenager was what inspired me to be an architect, and the neighborhood continues to be an inspiration for me. It is architecturally diverse in an authentic way, it is well-scaled and completely walk-able, the buildings are richly detailed and visually accessible.

Douglaston is an unusual place in the context of New York City. Houses, many from that great period of American residential architecture, the early part of the 20th century; built close together enough to create real streetscape; wonderful mature trees; community spaces enhanced by their presence. It is a treasure to be preserved.

The original outline of the district did not go far enough, but was a great accomplishment in its day. Now other parts of this wonderful neighborhood are threatened. Please preserve the area along Douglaston Parkway and the area by the train station and the school (A, B, and D), and the houses by the water in sub-area C and the ones around sub-area E.

New York City will be a lesser place without the richness of architectural character that neighborhoods like Douglaston provide. I strongly encourage you to make all of Douglaston a historic district.

Sincerely,



Deborah Berke, FAIA  
Professor (adjunct) of Architecture, Yale University

MBB

James J. McCann, III  
39-12 Douglaston Pkwy  
Douglaston, NY 11363

Mr. Robert Tierney, Commissioner  
NYC Landmarks Preservation Commissioner  
Municipal Building  
One Center St. 9<sup>th</sup> Floor  
New York, NY 10007



Dear Commissioner Tierney,

I hope this letter finds you well and enjoying the summer despite your hectic schedule.

I dropped a note off to Board member Joan Gerner several days ago, and I'm sure she will mention it to you as time permits. This correspondence just sheds somewhat more light on the situation regarding the Douglas Extension and the property at 39-12 Douglaston Parkway in particular.

The new owner, David Huang, has said on two separate occasions in the last three weeks that it is his intention to demolish the house at 39-12 Douglaston Pkwy, "when Landmarks goes away." His words. He said this once to me and once to Kevin Wolfe the Vice President of the Douglaston Preservation Committee.

The reasons for this decision are two fold and have just developed in the last several weeks.

First, in a letter dated June 30, 2008 from Dorothy Lewandowski, Queens Borough Commission of City Parks & Recreation, Mr. Huang was told he is prohibited from destroying or removing any trees in front of his property. I got a copy of the letter.

Secondly, the Department of Environmental Protection has reversed itself, and no longer has granted permission to Mr. Huang to move the city fire hydrant in front of his property.

The trees and the fire hydrant Commissioner Tierney block the only access that Mr. Huang has to build his second driveway on 39-12 Douglaston Pkwy.

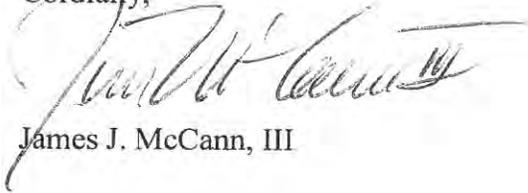
The enclosed photo illustrates where the trees and fire hydrant are located.

His only obvious alternative is to knock the house down.

This would be a disaster for all the reasons that you and your commission are already so well aware of.

I thought it important that you be made aware of his intentions, and look forward to the Land marking of our beautiful little extension.

Cordially,

A handwritten signature in cursive script, appearing to read "James J. McCann, III". The signature is written in dark ink and is positioned above the printed name.

James J. McCann, III

June 20, 2008

NYC Landmarks Preservation Commission  
Public Hearing - June 24, 2008  
Douglaston Historic District Extension - proposed  
**Homeowners in opposition - Sub Area "A"**



Dear Commissioners,

Our small group of thirteen (13) single-family homeowners in Douglaston have been under siege since last January, and are calling upon the Landmarks Commission to extricate our homes and properties from a proposed Landmarking situation which we never wanted, never requested, and were never consulted about!

This landmarking proposal is being zealously pursued by the Douglaston/Little Neck/Historical Society, whose members, with the exception of one, do not even live within the boundaries of the targeted area (Sub Area "A"). They have blithely proceeded to shove their agenda upon our group of homeowners without even bothering to inquire as to whether we were in accord with their plans.

In our group of thirteen dissenting homeowners there are three families in residence over **50 years**, one over **45 years**, two over **30 years**, and six others have lived at their homes **10 years** or more.

It should be abundantly clear to both the Historical Society and the Landmarks Commission that you just don't cavalierly swoop down upon these long-term residents and summarily annex their property rights. After such long term residencies, I'm sure these homeowners feel perfectly capable of living in, maintaining, renovating etc. their homes without interference by a local historical society or intrusive municipal agency. Hopefully, we still live in a democracy, Commissioners, not in a totalitarian state!

The preponderance of facts and documentation on this issue, from the standpoint of the homeowners, is overwhelmingly in opposition to landmarking, and has been since even before calendaring on 3/18/08. Our homeowners are incredulous that this matter has proceeded even to this stage in the process.

To set the record straight, our petition and certified letters, and a complete file covering the issue, from all our homeowners in opposition to this proposal, were mailed out to Kate Daly and all the Landmark Preservation Commissioners before the 3/18/08 calendaring date. Since that date there has been a Public Hearing at Community Board #11 regarding the landmarking proposal, on 5/5/08, and a meeting with our local Councilman, Tony Avella, at his office on 5/1/08.

As the matter now stands in regard to opposition to the proposed Historic District Extension -

- (A) 75% of the homeowners in Sub Area "A" are opposed (per petition and letters).
- (B) Community Board #11 voted down this landmarking proposal 24-14 (almost two to one).
- (C) State and Federal law requires the property owner's consent before listing (designation) on their historic registers.
- (D) It is widely acknowledged that the Douglaston/Little Neck Historical Society never consulted with the targeted homeowners, or asked for their consent, before submission of their proposal to the Landmarks Preservation Commission.
- (E) On May 1, 2008, at a meeting with Councilman Tony Avella at his office in Bayside, with nine of our home owning families represented, the Councilman assured us, gave his word, that in view of this overwhelming opposition of the directly involved Sub Area "A" homeowners, he would see that this landmarking proposal would be canceled (killed).

In view of these facts, and in deference to the strong feelings of our individual homeowners who have been in residence for so many years here in Douglaston, we are requesting that the Landmark Preservation Commission remove our homes and properties from the proposed Extension.

For in the final analysis, when all is said and done, it should be the decision of the homeowner, and his alone, whether or not he chooses to be included in any landmarking process.

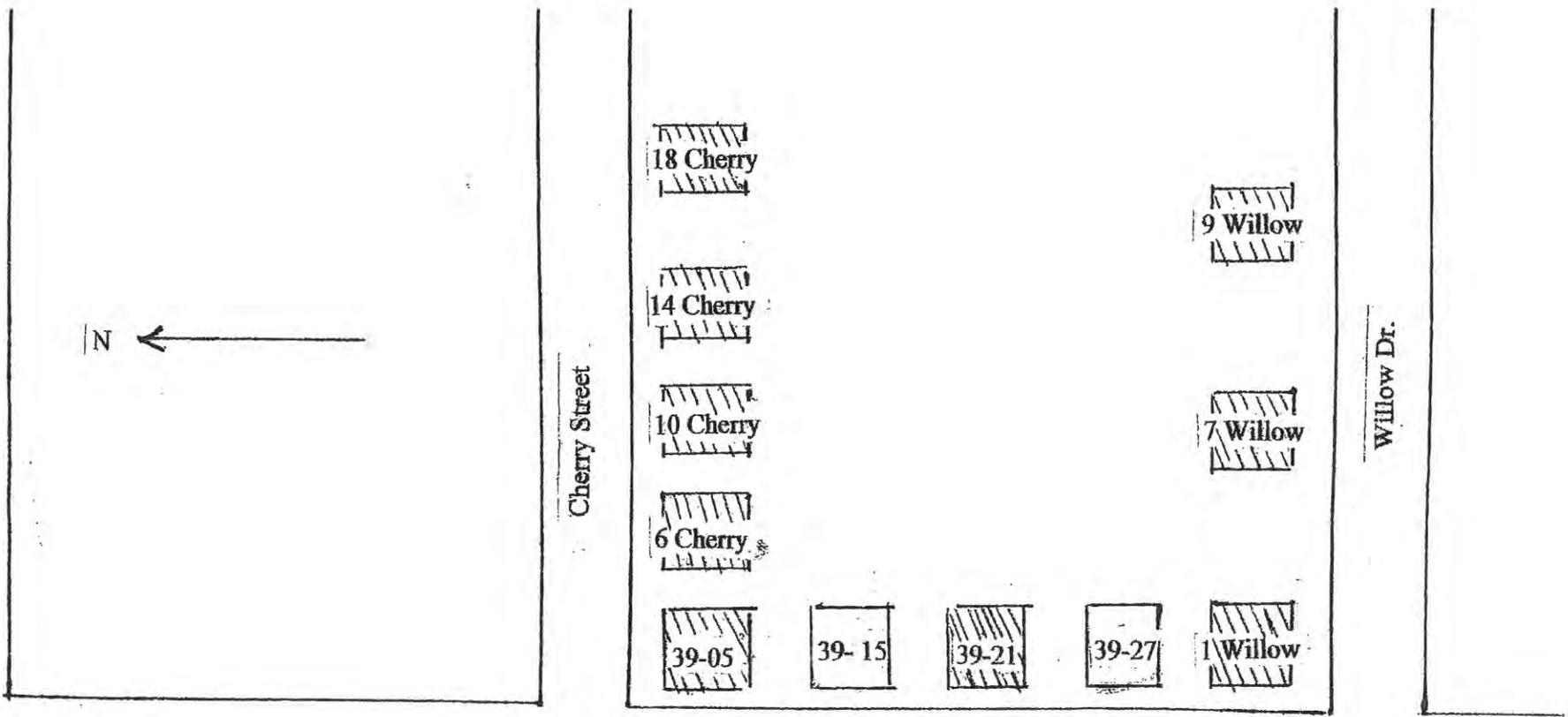
Thank you, Commissioners.

Respectfully submitted

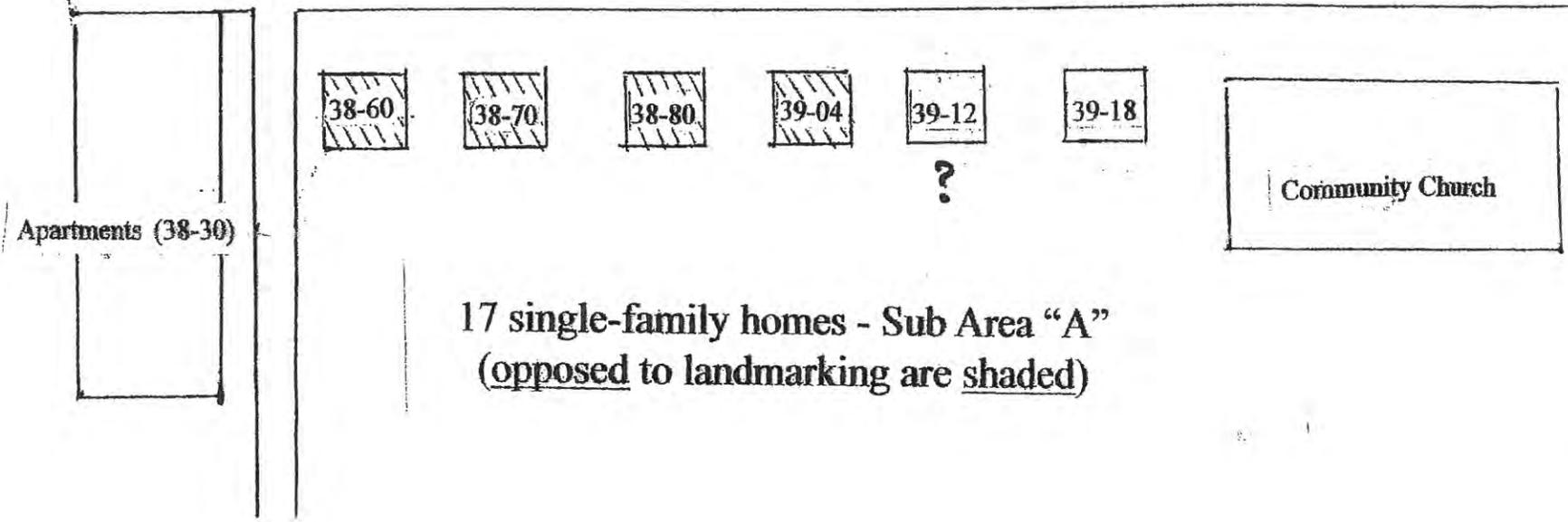
**HOMEOWNERS IN OPPOSITION - SUB AREA "A"**

Enc.

- \* Letters to Commissioner Tierney from homeowners Sub Area "A" in regard to this Public Hearing 6/24/08
- \* Letter to CB #11 from homeowners Sub Area "A" in regard to Community Board #11 Public Hearing on 5/5/08 (petition etc. attached)
- \* Lot sketch noting those properties in **opposition** to the proposed Extension - Sub Area "A"
- \* Community Board #11 letter of 5/8/08 to Chairman Robert Tierney regarding Public Hearing (5/5/08) decision
- \* Newspaper articles regarding landmarking issue in Douglaston
- \* Letter of 6/16/08 from Stallworth Larson to Commissioner Tierney in regard to Public Hearing 6/24/08. Mr Larson is a long-term resident of Douglas Manor and has lived within the Douglaston Historic district since its inception.
- \* Miscellaneous items



Douglaston Parkway



Community Board #11  
46-21 Little Neck Pkwy.  
Little Neck N.Y. 11362

April 29, 2008

**Re: Public Hearing - Douglaston Historic District Extension**

**To Community Board Members - HELP !**

**Thirteen (13) beleaguered homeowners, long-term residents of Douglaston (30,40, 50 years), requesting assistance from our Community Board in saving our homes and properties from being swallowed-up, without our consent, by the pending Landmarking proposal.**

Dear Board Members,

We are a small group of homeowners (13) along Douglaston Parkway, just outside Douglas Manor, who are under siege by a band of determined and single-minded preservationists, the Douglaston/Little Neck Historical Society, whose core nucleus lives in the Manor, and not within the proposed area to be landmarked.

These zealots are bound and determined to shove landmarking status down our throats despite being told over and over again, in no uncertain terms, that we do not want any part of landmarking, never did, and never will.

At the request of Councilman Tony Avella, our homeowner group met face-to-face with the Historical Society's Executive Committee at the Zion Church in Douglaston on Saturday, April 5<sup>th</sup>, to allow the Society to present their views to us one more time. It is unfortunate that the meeting was not recorded and taped - Councilman Avella would have been "enlightened" by the reaction, to say the least.

We listened patiently to their views and agenda until it reached the point it became abundantly clear that those self-proclaimed "saviors" of Douglaston were just not going to take "no" for an answer. Apparently, they just will not cease and desist!

As a result, our group of homeowners, which includes several elderly people (one lady is 97), several middle-aged single mothers with serious domestic problems and young children at home, two nice Asian families who have difficulty with the English language and are bewildered by the prospect of stringent and complex landmarking regulations and restrictions, are being dragged at great inconvenience from meeting to meeting, public hearing to public hearing, with no end in sight to this process.

Consequently, our thirteen beleaguered homeowners are requesting the Community Board members give us urgently needed assistance, and send a strong message to the Landmarks Preservation Commission urging them to remove our homes and properties from this Historic District Extension proposal.

To set the record straight, there is a total of only 17 single-family homes being targeted for landmark status (the other four structures proposed for designation are a school, a church and out-building, and an apartment house).

Thirteen (13) or **75%** of the homeowners are strenuously opposed to landmarking and have signed a petition and sent certified letters to the Landmarks Preservation Commission in opposition.

Only three (3) homeowners are in favor, and there is one abstention (leaning heavily toward opposition).

Clearly, the overwhelming majority of the homeowners in the targeted area (Sub Area "A") are in strong opposition, and the Historical Society and the Landmarks Commission are acutely aware of this fact. Yet still the process grinds on.

Obviously, this landmarking process is being accelerated by the determined and persistent efforts of the Historical Society, whose members, with the exception of two, do not even live within the boundaries of the proposed Extension. They have blithely and arrogantly proceeded to push their agenda upon our group of homeowners without even bothering to inquire as to whether we were in accord with their program. Had they initially taken the basic and elementary step of merely canvassing the seventeen homeowners involved here, this issue would have died right then and there. But they just ignored the other side of the equation, the human aspect - the flesh and blood occupants of these homes. Long-term resident families who might have chosen not to be included in this process. But no one even bothered to ask us!

In our group of thirteen dissenting homeowners there are three families in residence over **50 years**, one over **45 years**, and two over **23 years**. Five others have lived at their addresses **10 years** or more.

It should be abundantly clear to both the Historical Society and the Landmarks Commission that you just don't swoop down upon long-term residents and summarily annex their property rights. After so many pleasant years of ownership and occupancy, I'm sure our homeowners feel perfectly capable of living in, maintaining, renovating and eventually selling their properties without interference by some self-serving Historical Society or meddling municipal agency. Hopefully, we still live in a democracy, not in a totalitarian state!

Accordingly, members of Community Board #11, once again, on behalf of the besieged homeowners in Sub-Area "A", we urge the Board to direct the Landmarks Preservation Commission to remove us from the Historic District proposal on the following grounds -

- (1) Seventy five percent (13 out of 17) of the single family homeowners in Sub Area "A" are unalterably opposed to Landmarking.**
- (2) This section of Douglaston was already previously rejected for designation by the Landmarks Commission ten years ago, in the 1997 designatory process. Are not the reasons for rejection at that point in time still applicable today? With two (2) Historic Districts in Douglaston already in place, are there really compelling reasons for yet another, third District, with the overwhelming majority of the targeted homes and families in resolute opposition?**
- (3) Sub Areas B, C, part of D, and E have already been eliminated from consideration by the Landmarks Commission as not meeting the proper criteria. Why then is Sub Area "A" still being considered? Apparently, to appease the intensive lobbying campaign of our local Historical Society, which is utilizing the vehicle of historic preservation as a zoning tool to deter the incidence of McMansions.  
We homeowners in Sub-Area "A" along Douglaston Parkway find it intolerable and outrageous to be utilized as a "doormat" in order to "protect" the entranceway to the Manor. If its not too much of an inconvenience, we'd really prefer to end up with our property rights intact.**
- (4) Landmarking, as indicated above, would constitute a grievous expropriation of property rights. In effect, it is a subtle and insidious variation of Eminent Domain, whereby the homeowner loses control and autonomy over his property.**

**It is particularly distasteful to our long-term residents (30 to 50 years) - homeowners who have always run and managed their own lives and properties according to their own plans and design, without the annoying and intrusive interference of additional bureaucracy.**

- (5) Landmarking can constitute a financial and economic burden or hardship on homeowners who live in older homes in need of major repairs, or on homeowners whose properties require grading, land contour, or major landscaping work.**

**The regulations and restrictions as set forth in the Douglaston Historic District Master Plan are voluminous and suffocating - they encompass not only restrictions upon alteration and modification of the exterior of a home (siding, roofing, windows, shutters, doors etc.), but extend also to trees, retaining walls, paths, walkways, fences, steps, fountains, and sculptures; right down even to the color (shade) of your sidewalk.**

**Additionally, landmarking can obviously interfere with the sale of a homeowner's property, by severely limiting the field of potential buyers.**

- (6) These Historic Districts spawn self-appointed "preservation enforcers", nosy neighbors, with little else to occupy their time than to "patrol" the District with pad and camera in hand, and snitch anonymously to the Buildings Dep't. or Landmarks Preservation Commission, upon ferreting out any perceived infraction, resulting in a nasty letter or hefty fine from those municipal agencies. Take a look at the excessive fines involved if one of these neighborhood enforcers reports you anonymously. Such is life in Douglas Manor!**
- (7) In the White family's case, landmarking designation would effectively nullify 35 years of effort expended to extricate themselves from City rule and subjugation, and fully regain autonomy over their property and lives. (Please note "Anatomy of a Condemnation" and "White Family's track record".)**
- (8) In the final analysis, when all is said and done, it should be the decision of the homeowner, and his alone, whether or not he chooses to be included in any landmarking process.**

**In our group of dissenting homeowners, the impetus and request for landmarking status did not emanate from any of us, but rather from a small band of individuals who live outside the targeted area and who wish to impose their design and agenda upon others. They did not even do us the courtesy of checking with us first!**

**Respectfully submitted,**

**HOMEOWNERS IN OPPOSITION - Sub Area "A  
(As per petition summary attached)**

(1)

**HOMEOWNERS INCLUDED WITHIN THE BOUNDARIES OF THE PROPOSED DOUGLSTON HISTORIC DISTRICT EXTENSION - SUB AREA "A" WHO ARE OPPOSED TO THIS PLAN AND SIGNED A PETITION ACCORDINGLY.**

<b><u>HOMEOWNER</u></b>	<b><u>ADDRESS</u></b>	<b>(years at address)</b>	<b><u>LETTER SENT TO LPC</u></b>
Nawrocki & Firmery	38-60 Douglaston Pkwy. Block 8081 - Lot 246	(56 years)	YES
Koutsoubis	38-70 Douglaston Pkwy. Block 8081 - Lot 250	(23 years)	YES
White	38-80 Douglaston Pkwy. Block 8082 - Lot 255	(52 years)	YES
White	39-04 Douglaston Pkwy. Block 8082 - Lot 261		YES
Huang	39-12 Douglaston Pkwy. Block 8082 - Lot 263		YES
Kristiansen	39-05 Douglaston Pkwy. Block 8098 - Lot 41	45 years)	YES
Cho	39-21 Douglaston Pkwy. Block 8098 - Lot 47	(13 years)	YES
Pereira & Frey	6 Cherry St. (236-12 39 <sup>th</sup> Ave.) Block 8098 - Lot 37	(14 years)	---
Boutis	10 Cherry St. (236-18 39 <sup>th</sup> Ave.) Block 8098 - Lot 35	(32 years)	YES
Koch	14 Cherry St. (236-14 39 <sup>th</sup> Ave.) Block 8098 - Lot 33	(59 years)	YES

(2)

Sakas	18 Cherry St. Block 8098 - Lot 29	(30 years)	YES
Cheung	1 Willow Drive (236-05 40 <sup>th</sup> Ave.) Block 8098 - Lot 52	(10 years)	YES
Rafferty	7 Willow Drive (236-13 40 <sup>th</sup> Ave.) Block 8098 - Lot 56	(10 years)	YES
Torres	9 Willow Drive (236-25 40 <sup>th</sup> Ave.) Block 8098 - Lot 59	(10 years)	YES

**NUMBER OF PETITON SIGNING HOMEOWNERS OPPOSED TO LANDMARKING**

**FOURTEEN (14) OUT OF 17 = 80% (OPPOSED)**







Robert B. Tierney  
Chairman  
NYC Landmarks Preservation Commission  
1 Centre St. - 9<sup>th</sup> Floor North  
New York, N.Y. 10007

June 19, 2008

Re: Public Hearing - June 24, 2008  
Douglaston Historic District Extension  
Area A Homeowner in opposition

Dear Commissioner Tierney,

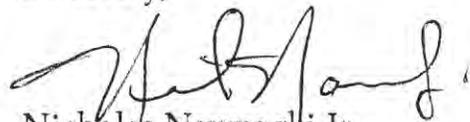
Our property lies within the boundaries of the proposed Historic District Extension - Sub Area A.

As long term owners and residents of this property since 1952 (56 years), our family wishes to go on record as opposing the inclusion of our property in the planned extension. Please remove 38-60, Block 8081 Lot 246 from this landmarking proposal. We have already personally voiced our concern regarding this matter to Kate Daly, Executive Director of the LPC in a letter in early March 2008.

As you are undoubtedly aware, Commissioner Tierney, the large majority of homeowners in the Area A section of Douglaston are against this plan (80% in opposition). We never requested designation, were never consulted or consented to designation, yet still it is being shoved upon us by the local historical society, who will not take no for an answer.

Kindly put this issue to rest once and for all Commissioner, and remove our homes and properties from this unwanted proposal.

Sincerely,



Nicholas Nawrocki Jr.  
38-60 Douglaston Pkwy.  
Douglaston, N.Y. 11363  
Block 8081 Lot 246

Robert B. Tierney  
Chairman  
NYC Landmarks Preservation Commission  
1 Centre St. - 9<sup>th</sup> Floor North  
New York, N.Y. 10007

June 18, 2008

Re: Douglaston Historic District Extension Proposal  
Public Hearing - June 24, 2008  
Sub Area A Homeowner Against!

Dear Commissioner Tierney,

My name is Alex Koutsoubis, and my wife and I are the owners of the house at  
38-70 Douglaston Parkway BLOCK 8081 LOT 250

The Landmarks Preservation Commission has sent me notices saying they  
intend to Landmark my property, which is in the proposed area.

I do not want to be included in this plan, and would appreciate your help in taking  
my home out of this proposal, Commissioner Tierney.

We bought this property in 1985, and I spent a lot of time energy, and money in  
turning an old and falling down house into a modern and comfortable home. I  
pay the highest property taxes on the block.

I completely landscaped my backyard into a beautiful grassy area with new sod,  
shrubs, and fencing. My two children and their friends spent many enjoyable  
hours playing in our back yard as they grew up.

After all these years here, I do not want the City of N.Y. to step in and start telling  
me how to maintain my property - what windows I can replace, what trees I can't  
cut down, what color I can paint my house, etc., etc.

Please take me out of this plan!

Sincerely,

Alex Koutsoubis  
38-70 Douglaston Pkwy.  
Douglaston, N.Y. 11363  
Block 8081 Lot 250



Robert B. Tierney Chairman  
NYC Landmarks Preservation Commission  
1 Centre St. - 9<sup>th</sup> Floor North  
New York, N.Y. 10007

June 22, 2008

Public Hearing - June 24, 2008  
Douglaston Historic District Extension (proposed)  
Homeowner - Sub Area A - in **OPPOSITION**

My name is Roger White

AND I AM AGAINSTS THIS LANDMARK EXTENSION PROPOSAL

Private property rights are the foundation on which this great country of ours was built...and, I don't want to lose these precious rights, a second time!

In 1968 the City of NY took our house and property, located at 38-80 Douglaston Pkwy., by the use of Eminent Domain.

In 1979 the City canceled the project (an unnecessary 375 foot road extension) which would have run through the center of our house.

In 2006, after a protracted, and difficult 38 year struggle, the City finally returned the house and property to us... at last I was free from City rule, or so I thought. Now the specter of Landmarking hangs over me like a dark cloud...

In Kevin Wolfe's letter of Oct. 2007 to you Commissioner Tierney, he states, "DLNHS" has built support among the homeowners in the Extension, who enthusiastically endorse its creation, and, that you will be receiving letters from them attesting to this in the coming weeks." This Commission has already dropped Sub Areas B, C, D, and E from this proposed Extension. And, I hardly think that the letters you received from our dissenting group of Sub Area A homeowners constitute a "ringing endorsement" of this proposed Extension. In fact, the DLNHS never even bothered to consult us, before submitting our homes for designation.

Community Board 11, at it's Public Hearing of May 5, 2008, voted overwhelmingly in favor of the homeowners in opposition to the proposed Extension. Although advisory in capacity, the Board's vote is in concurrence with State and Federal Landmarking regulations, which state, that the **individual** has the final say, whether or not his or her property is to be landmarked. And, this is as it should be!

These homes have already been submitted, and rejected, once before in 1997, as part of the original proposal for the Douglas Manor Historic District.

This headlong rush for landmark designation, along Douglaston Parkway, is to prevent the construction of an "inappropriate" home, marring the entranceway to the Manor. Who's to say what's appropriate, and what's not?

What troubles me, sir, is that this Commission appears to care more about these structures, than the people that live in them. You've inserted yourselves, uninvited, into the lives of people who have lived in these homes, some of us, for 30, 40, 50 years and more. Remember, Commissioner, we didn't ask for this landmark designation... The DLNHS (whose core group live in the Manor) took it upon themselves to ask for us!

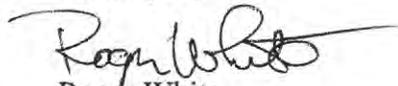
Being dragged from meeting, to meeting, to meeting. From public hearing, to public hearing, has been a daunting, and intimidating experience for our group. Especially for those of us dealing with significant health issues, and in difficult family situations.

This should have been a dead issue from the start. You had our petition, and certified letters in opposition to this proposal before it was even calendared. I hope our fate has not been preordained from the start.

Please, free us from this landmarking net you've snared us in...all we want is to be left alone!

THE QUALITY OF A COMMUNITY IS DETERMINED BY THE SUBSTANCE OF ITS RESIDENTS, **NOT** BY THE DESIGN OR PROPORTION OF ONE'S HOME.

Thank you,



Roger White  
39-04 Douglaston Pkwy.  
Douglaston, N.Y. 11363  
Block 8082 - Lot 255 & Lot 261

Robert B. Tierney  
Chairman  
NYC Landmarks Preservation Commission  
1 Centre St. (Municipal Building) - 9<sup>th</sup> Floor North  
New York, N.Y. 10007

June 18, 2008

Re: Public Hearing - June 24, 2008  
Douglaston Historic District Extension - proposed  
**In opposition - Sub Area "A" Homeowner  
Franklin and Roger White**

Dear Commissioner Tierney,

It has been a long and difficult up-hill struggle, since January of this year, for our small group of dissenting homeowners (Sub Area "A") in our fight to be extricated from the landmarking net. Having been dropped upon us unknowingly, and without our consent, by the Douglaston/Little Neck Historical Society.

We sorely hope that yourself and the other Landmarks Preservation Commissioners will "protect" the flesh and blood occupants of these homes, some of us in residence for 30, 40, and 50 plus years, and in so doing, preserve our individual private property rights, by removing our homes and properties from the designatory process. No finer precedent for such determination exists than with the State and National historic designation (listing) process, **(whereby an individual privately owned property cannot be listed over the objection of its owner, and a district cannot be listed over the objection of a majority of owners.)**

By now, through, petitions and certified letters, and files mailed to each individual commissioner (all even before calendaring on March 18<sup>th</sup>), the preponderance of documentation on this issue, from the standpoint of the homeowner, is overwhelmingly in opposition to Landmarking -

- (1) 75% - 80% of the homeowners in Sub Area "A" are opposed (per petition and certified letters).
- (2) Community Board #11 voted down this landmarking proposal 24-14 (almost two to one).
- (3) State and Federal law requires the property owner's consent before listing (designation) on their historic registers.

- (4) It is widely acknowledged that the Douglaston/Little Neck Historical Society never consulted with the targeted homeowners, or asked for their consent, before submission of their proposal to the Landmarks Preservation Commission. The Historical Society itself has now finally acknowledged this crucial omission.

The facts on this issue cry out for dismissal now, as they did before, back in March of 2008. In our group of homeowners, Commissioner Tierney, there are three families in residence over **50 years**, one over **45 years** and two over **30 years**. Six others have lived at their addresses **10 years** or more.

It should be abundantly clear to both the Historical Society and the Landmarks Commission, that you just do not swoop down upon these vulnerable long-term homeowners and summarily annex their property rights. After such long-term residencies, I'm sure these homeowners feel perfectly capable of living in, maintaining and renovating their properties without interference by outside organizations (i.e. Historical Society) or municipal agency (i.e. LPC). Hopefully, we still live in a democracy, not in a totalitarian state!

In regard to our own family's individual concerns, Commissioner Tierney, my brother and I spent 35 years fighting to regain title and control over 38-80, which was needlessly condemned via Eminent Domain back in 1969. Additionally, we spent 20 years laboriously renovating the very dilapidated house next door (39-04), which our father purchased after the City's second eviction attempt to remove us from 38-80 back in 1974.

I can tell you with certainty, Commissioner, that we didn't undertake and expend these Herculean efforts to finally regain full autonomy over our lives and properties only to hand back control once again to yet another municipal agency, thirty five years down the line. This proposed expropriation of property rights is tantamount to yet just another injudicious exercise of Eminent Domain by governmental powers. A virtual "second" condemnation for our family. Roger and I were stunned and sickened when the realization set in.

Robert B. Tierney

- 3 -

June 18, 2008

So, Commissioner Tierney, in the final analysis, when all is said and done, it should be the decision of the homeowner, and his alone, whether or not he chooses to be included in any landmarking process.

We certainly hope you and the other Commissioners, who wield "awesome power" by virtue of the landmarking law, concur with our "beleaguered" homeowners, and hold our individual property rights sacrosanct!

Thank you.

Sincerely,



Franklin M. White  
38-80 Douglaston Parkway  
Douglaston, N.Y. 11363

Block 8082 Lots 255 and 261  
Sub Area "A"

P.S. Please note the "WHITE FAMILY'S TRACK RECORD IN DOUGLASTON (1956-2008)" - *see attached*

**OUR FAMILY HAS BEEN HERE SINCE 1946 - 62 YEARS**

## WHITE FAMILY'S TRACK RECORD IN DOUGLSTON (1956-2008)

- \* Staunchly opposed construction of the proposed and ill-advised 39<sup>th</sup> Avenue street extension (1969-1983).  
Fended off three forceful court eviction proceedings (1969-1974-1979).  
Saved 38-80 colonial frame home and towering trees from destruction.
- \* After father purchased adjacent house (39-04) and property in 1974 (following second eviction attempt by Highway Dep't. (D.O.T.), freely gave up the opportunity to throw in the towel, let road construction proceed, and cash in as an abutting property owner through subdivision and sale of land adjacent to roadway.
- \* By halting construction of 39<sup>th</sup> Ave. (along with eleven successive DCA Presidents) saved the entire block (west side of Douglaston Parkway) from future development had the street gone through. And in so doing, retained the line of 19<sup>th</sup> century homes (of which the Historical Society is so enamored), and preserved the natural beauty of the surrounding landscape.
- \* Completely self-renovated (sweat equity) the adjacent and very dilapidated Victorian frame house at 39-04 over a period of twenty years (1980-2000).
- \* Retained all viable mature trees on both properties (**oak, chestnut, maples, willows, pines, cherry and dogwood**) while neighbors on both north and south adjacent properties were unnecessarily cutting down many of their beautiful, full-grown trees over the years.
- \* Fought successfully with Senator Padavan to finally regain title to 38-80 (2002-2006). Despite the completely dilapidated condition of the house, a prime tear-down candidate, determined not to demolish, but instead plan to renovate over the next five years, and hopefully move back into our former home.

**So that's where we stand today people. After battling over 35 years to break free from the shackles of City rule, we certainly don't want to face a virtual second condemnation, this time of two homes no less, by yet another municipal agency.**

**ENOUGH IS ENOUGH!**

Robert B. Tierney - Chairman  
NYC Landmarks Preservation Commission  
1 Centre St. 9<sup>th</sup> Floor North  
New York, N.Y. 10007

June 20, 2008

Public Hearing June 24, 2008  
Douglaston Historic District Extension (proposed)  
Homeowner in opposition Sub Area A

Dear Mr. Tierney,

My wife and I are the owners of the house and property at 39-05 Douglaston Parkway, which is within the boundaries of the proposed Extension.

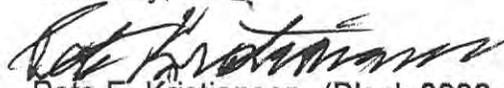
We are against this proposal and request that we be left out of this plan, Mr. Tierney.

As long-term residents since 1963 (45 years) we've raised our two children here, and have been very happy during our stay in Douglaston during these years.

At this point in our lives, we certainly don't want any more governmental restrictions on how we live in or maintain our home and property.

I carried a B.A.R. from Sicily to Rome during WWII, and if the Germans weren't successful in taking away my property rights then, I certainly don't want to hand them over to the local historical society or some municipal agency.

Sincerely,



Pete E. Kristiansen (Block 8098 Lot 41)  
39-05 Douglaston Pkwy.  
Douglaston, N.Y. 11363

Robert B. Tierney  
Chairman  
NYC Landmarks Preservation Commission  
1 Centre St. – 9<sup>th</sup> Floor North  
New York, NY 10007

June 20, 2008

RE: Public Hearing – June 24, 2008  
Douglaston Historic District Extension (proposed)  
Homeowners in **opposition** – Sub Area “A”

Dear Commissioner Tierney:

Please be informed that as one of the homeowners in Sub Area A, I am opposed to the proposed extension plan.

Our house is currently under renovation, and has been steadily renovated at various times over the past 13 years. It would highly inconvenience us to have to undo some of those renovations to fit in with the historic district building code, not to mention that the current renovations would unfortunately have to be halted should a final decision annex our area to the historic district.

It is also of some matter of import that our private property rights be respected. As proud longtime homeowners in this picturesque neighborhood, we would like to be able to beautify our home as we see best.

Thank you very much for your time and consideration in reading this letter. I hope the LPC carefully considers the sentiments of the homeowners within the proposed extension area when making its decision.

Sincerely,



Anna Y. Cho  
39-21 Douglaston Pkwy.  
Block 8098 – Lot 47

Robert B. Tierney  
Chairman  
NYC Landmarks Preservation Commission  
1 Centre St. - 9<sup>th</sup> Floor North  
New York, N.Y. 10007

June 17, 2008

Re: Public Hearing - June 24, 2008  
Douglaston Historic District Extension (proposed)  
Homeowners in **opposition** - Sub Area "A"

Dear Commissioner Tierney,

My wife and I have been homeowners in Douglaston at 6 Cherry St. for over thirteen years. We see that we are now included in the proposed Historic District Extension plan, and we don't like it.

We chose to move from a co-op to this town in order to enjoy the spaciousness and freedom afforded by a single-family home, and a convivial and friendly community atmosphere in which to raise our two children.

Frankly, we were quite pleased to be free of the restrictive regulations of co-op life. Consequently, the specter of a new set of restrictions and regulations, which would be imposed if this landmarking proposal goes through, is cause for concern. We certainly don't want a City agency or community organization looking over our shoulder and passing judgment every time we wish to make repairs or renovations to our home.

We are also greatly concerned that our group of homeowners (Sub Area "A") are unquestionably being shoved into this landmarking situation involuntarily, by a local historical society whose members do not even reside within the boundaries of the proposed extension.

Robert B. Tierney

- 2 -

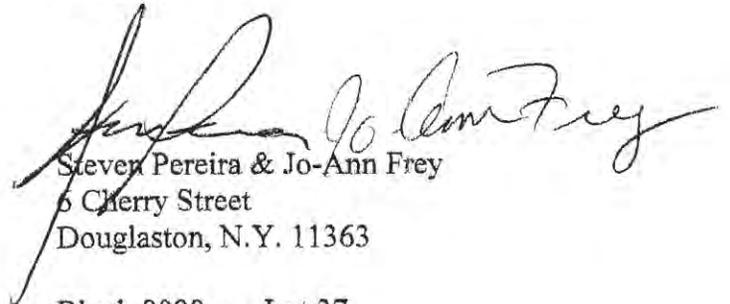
June 17, 2008

The obvious concentration of power in such a small group or clique always leads inexorably to misuse or abuse of authority, and a penchant for dictating to others how they should conduct their lives, and in this specific case, maintain their homes. When this power or authority comes to reside solely with a self-anointed few, watch out!

Accordingly, Commissioner Tierney, we would appreciate our home and property being removed from the Historic District Extension proposal.

We are opposed to this plan!

Sincerely,



Steven Pereira & Jo-Ann Frey  
6 Cherry Street  
Douglaston, N.Y. 11363

Block 8098 - Lot 37

Steven, Bessie Boutis  
10 Cherry Street (39<sup>th</sup> Ave)  
Douglaston, New York 11363  
Block 8098 Lot 35

June 16, 2008

Robert B. Tierney  
Chairman  
N.Y.C. Landmarks Preservation Commission  
1 Centre Street - 9<sup>th</sup> Floor North  
New York, N.Y. 10007

Public Hearing - June 24, 2008  
Douglaston Historic District Extension  
Sub Area A - Homeowner in OPPOSITION

Dear Commissioner Tierney,

My wife and I are homeowners at 10 Cherry Street (39<sup>th</sup> Avenue). Douglaston, New York, which lies within the boundaries of the Proposed extension. We have lived here for the last 32 years. Our children have been raised here and we are quite comfortable not belonging to the Manor. We don't want to relinquish our property rights. We are *strongly* against this proposal.

The Douglaston Historical Society has been very misguided in their efforts to impose their agenda upon our small group of homeowners, who live outside the Douglas Manor Historic District area.

The half-dozen individuals, at the center of the Historical Society, refuse to accept the fact that people outside their organization are entitled to have their own opinion regarding this landmarking issue. They will not take "no" for an answer.

From personal experience, these people have tried to harass and intimidate me by trying to force me to place one of those "Stop the Development of Douglaston" signs on my front lawn. And when I objected, they turned quite nasty. I have had other, similar experiences with these people.

Tactics like these are hardly a reason to convince me to give up my property rights to land marking.

So please, Commissioner Tierney, with do respects, **remove us FROM this proposal.**

Thank you

  
Steven, Bessie Boutis

Robert B. Tierney  
Chairman  
NYC Landmarks Preservation Commission  
1 Centre St. - 9<sup>th</sup> Floor North  
New York, N.Y. 10007

June 19, 2008

RE: Public Hearing - June 24, 2008  
Douglaston Historic District Extension  
Sub Area A homeowner - opposed

Dear Commissioner Tierney,

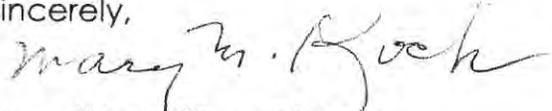
I am the homeowner and long-term resident - 59years - at 14 Cherry Street in Douglaston.

I am opposed to this land marking proposal, Commissioner Tierney, and wish to be excluded from it.

After many happy years here with my husband, Bill, I definitely don't want any more restrictions or regulations imposed by the City of NY, which would affect my home and property. Especially, since they would carry over into the next generations.

We're all doing fine here in Douglaston, so please just leave us alone.

Sincerely,



Mary (Mrs. William E.) Koch  
14 Cherry Street  
Douglaston, N.Y. 11363

Block 8098 - Lot 33  
236-14 39<sup>th</sup> Ave.

**NANCY SAKAS  
18 CHERRY STREET  
DOUGLASTON, NY 11363  
718 631-3388**

June 23, 2008

Mr. Robert B. Tierney, Chairman  
NYC Landmarks Preservation Commission  
1 Centre Street  
New York, NY 10007

RE: Public Hearing, Douglaston Historic District Extension

Dear Mr. Tierney:

My name is Nancy Sakas and I live alone at 18 Cherry Street in Douglaston. I am very much opposed to having my home included in the proposed extension of the Douglaston Little Neck Historic District.. Requiring me to adhere to the rules and regulation of the Landmarks Commission will put a serious financial burden on me in the future as I try to maintain my home which is over 100 years old.

I have lived in my home for 38 years and have maintained it in good condition, making no changes that would detract from its historical significance and will continue to do so wherever possible within my financial power. Please do not put this additional burden on me.

Sincerely,



Nancy Sakas

CC: Ms. Kate Daly, Executive Director

Chairman Robert Tierney  
HYC Landmarks Preservation Commission  
1 Centre St. - 9<sup>th</sup> Floor North  
New York, N.Y. 10007

June 16, 2008

Re: Public Hearing June 24, 2008  
Douglaston Historic District Extension  
Homeowner Sub Area A

Dear Commissioner Tierney,

Our family has lived at 7 Willow Drive (Street) in Douglaston for the past ten years. We are included in the above referenced proposal, and I am opposed to it. It was a blessing from heaven when the 1997 designation process stopped short of us.

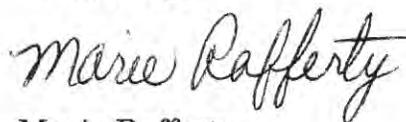
My hands are full at home taking care of two elementary school daughters, an elderly mother in her eighties with a heart condition, and my own medical problems.

Our home needs major repairs in several areas, and the expense and planning with be formidable, without having to contend with the additional bureaucracy of landmark regulations.

Can't those people in the Historical Society and the Landmark Commission find something better to do with their time than try to make things tougher and more complicated for me and my neighbors.

Kindly tell those people, Commissioner, to expend all that excess energy on helping people really in need, instead of telling homeowners what they can or cannot do to their houses.

Sincerely,



Marie Rafferty  
7 Willow Drive  
Douglaston, N.Y. 11363

Block 8098 Lot 56

Robert Tierney  
Chairman - NYC Landmarks Preservation Commission  
1 Centre Street 9<sup>th</sup> Floor North  
New York, N.Y. 10007

Regarding - Public hearing - June 24, 2008  
Proposed Douglaston Historic District Extension  
Homeowner Area A - AGAINST

Dear Commissioner Tierney,

I am the homeowner who lives at 9 Willow St. in Douglaston and my property is being considered for land marking by your Commission.

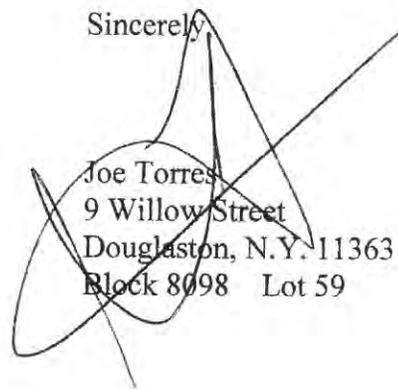
I want to repeat what I wrote to Kate Daly of the LPC back in March, that I want no part of this proposal. Please remove me from this plan!

My experience in dealing with these land marking regulations affecting single family homes has not been a pleasant one. They are very frustrating and at times a hardship in trying to deal with them, particularly when it comes to doing major renovation work.

This proposed Extension is being pushed upon our small group of homeowners by a half dozen or so individuals who run the Douglaston Historical Society, and who don't even live in our section of town. The majority of us (80%) just don't want land marking, period! But the Historical Society refuses to accept our decision and keeps pushing it.

Time for you and the other Commissioners to step in, Commissioner Tierney, and finally put an end to this matter.

Sincerely,



Joe Torres  
9 Willow Street  
Douglaston, N.Y. 11363  
Block 8098 Lot 59

Robert B. Tierney  
Chairman  
NYC Landmarks Preservation Commission  
1 Centre St. - 9<sup>th</sup> Floor North  
New York, N.Y. 10007

June 20, 2008

Re: Public Hearing - June 24, 2008  
Douglaston Historic District Extension (proposed)  
Sub Area A Homeowner - **in opposition**

**Maria Cheung and Pong Wai Wu**  
**1 Willow Drive**  
**Douglaston, N.Y. 11363**  
**Block 8082 Lot 52**

Note - This letter of 3/11/08, previously submitted to Kate Daly - Executive Director (LPC), is hereby submitted to Robert B. Tierney - Chairman (LPC), to be entered into the record for the above referenced Public Hearing of 6/24/08

Note - **Homeowner in opposition - Sub Area "A"**

Maria Yin Cheung  
1 Willow Drive  
Douglaston, New York 11363

March 11, 2008

**BY FAX (212) 669-7797  
AND FIRST CLASS MAIL**

Kate Daly  
Executive Director  
NYC Landmarks Preservation Commission  
Municipal Building  
1 Centre St., 9<sup>th</sup> Floor North  
New York, NY 10007

Re: Douglaston Historic District Extension  
Sub-Area II Home Owner

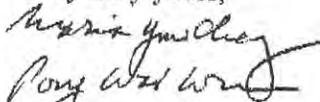
Dear Ms. Daly:

My mother and I are the owners of 1 Willow Drive, Douglaston, New York, Block 8098, Lot 52, which lies within the boundaries of the proposed Douglaston Historic District Extension. We vehemently object having our home subjected to the Historical Laws in Douglaston Manor. Over the years, we have learned that the rules and regulations of a historic district have been extremely intrusive, unreasonable and arbitrary, and negatively impact on the homeowners. Indeed, historic districts have spawned self-appointed preservation enforcers that have created a hardship in owning and maintaining a home. The historic districts have also allowed certain well-connected architects to thrive at the expense of the property owners.

It is undisputed that historic districts are good for the preservation of historic homes and neighborhoods, however, in practice they infringe on the rights of homeowners, without due process.

Based on the foregoing, we object to the inclusion of our home in the proposed Douglaston Historic District Extension.

Very truly yours,



Maria Yin Cheung  
Pong Wai Wu

Robert B. Tierney  
Chairman  
NYC Landmarks Preservation Commission  
1 Centre St. - 9<sup>th</sup> Floor North  
New York, N.Y. 10007

June 16, 2008

Re: Public Hearing - June 24, 2008  
Douglaston Historic District Extension (proposed)

Dear Commissioner Tierney,

In regard to the imminent Public Hearing scheduled for June 24, 2008, I am writing to you and the LPC Commissioners because of my deep regard for private property rights, which are a bedrock of our society.

I am a neighbor of the home owners involved in this question, but to clarify my house is not involved in this. My house is already landmarked and in the Douglaston Manor Historic District. As such, I have direct experience with the consequences of being landmarked. I make my comments also mindful of my deep affection for the study of history.

The proposal before you to landmark some 17 properties follows in the path and pattern of the ever growing purview of the Landmarks Preservation Commission, which provides a livelihood for a good number of folks who's interest over time necessarily tends toward the expansion of their inventory and landmarked properties and neighborhoods.

In this case, as we have heard, 13 of 17 of the affected owners oppose having their properties designated. Their reasons are properly their own, for their properties are their own. 4 of the 17 would like to be designated. Again they want this for their personal reasons, which is entirely reasonable and right. What is not reasonable is for the wishes of the property owners opposing this designation to be forced into it. This would indeed amount to a modified taking without any compensation.

Now there is nothing to prevent the property owners who wish this designation to arrange it by themselves, and importantly, without encumbering their neighbors against their wishes. Those property owners who wish to arrange for the historic preservation of their properties can grant conservation easements to whatever appropriate entity they individually choose.

My direct experience with the consequences of being landmarked had to do with my wife's and my wish to expand our 300 square foot kitchen by approximately 450 square feet. We hired an historic architect to help us plan this to conform to our house's historic character.

In the approval process at the Landmarks Preservation Commission we encountered opposition from members of the Commission, none of whom ever visited our property. At our first hearing at the Commission we were required to redraw our architectural plans at the added cost of \$1,000's and even then, before approval, had to agree and acquiesce at a subsequent hearing to the wishes of one Commission member who objected to the depth of a set back and when asked by our architect how deep they thought the set back should be replied in all seriousness, that they thought the set back should be "about an arms length"

Well, recognizing that we were dealing with arbitrary authorities we did not trouble to inquire whose "arm" but instead gathered our papers, departed meekly and reduced the set back by a few inches, and in due course, after more delay and financial cost obtained the OK of the staff of the Commission. I caution my good friends who do favor the designation before you that similar experiences could await them.

In view of Community Board #11's solid majority decision on May 5, 2008 to **oppose** this landmarking proposal, I would hope that the Landmarks Preservation Commission would concur, and recognize the inalienable nature of private property rights in our great country, and stand behind these 13 single-family homeowners.

Thank you.

Sincerely,



Stallworth M. Larson  
126 West Drive  
Douglaston, N.Y. 11363



Steven Newman  
Chair

Susan Seinfeld  
District Manager

May 8, 2008

Robert Tierney  
Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street – 9<sup>th</sup> Floor  
New York, New York 10007

RE: Douglaston Historic District Extension

Dear Mr. Tierney:

Please be advised that at our Community Board 11 meeting of May 5, 2008 a public hearing was held on the proposed Douglaston Historic District Extension.

At the meeting, there were several speakers both in favor and in opposition to the proposal. Those in favor pointed out the importance of preserving the historic significance of the properties involved. However, a clear majority of the homeowners within the designated proposed district were opposed to the landmarking. They expressed concerns as to additional financial burdens when making repairs and renovations to their homes and property. The homeowners also complained that they were never consulted as to whether or not they wanted their homes to be included within the landmarking extension.

Following the meeting, we received correspondence from the Community Church of Douglaston stating that they wish the church and its property be excluded from the proposed historic district.

The Board made a motion to recommend approval of the extension of the Douglaston Historic District. The motion was defeated by a vote of 14 in favor and 24 opposed feeling that there was not sufficient benefit to the City and its history to override the wishes of the residents of the proposed district.

Sincerely,

Steven Newman  
Chair

cc: Bernard Haber  
Joseph Hellmann

(718) 225-1054  
FAX (718) 225-4514

## Community Board No. 11

46-21 Little Neck Parkway, Little Neck, New York 11362

email: [QN11@cb.nyc.gov](mailto:QN11@cb.nyc.gov)  
website: [www.nyc.gov/queenscb11](http://www.nyc.gov/queenscb11)

Helen Marshall, President  
Borough of Queens

Karen Koslowitz, Deputy Borough President  
and Director of Community Boards

## *Frequently Asked Questions about the State and National Registers of Historic Places in New York State*

### *What are the State and National Registers of Historic Places?*

Administered by the State Historic Preservation Office (SHPO), which is part of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), the registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, archeology and culture within local, state and/or national contexts. More than 80,000 historic properties in New York have received this prestigious recognition.

### *What qualifies a property for listing on the registers?*

The registers criteria recognize the value of all aspects of New York's diverse culture. Properties must represent a significant historic theme (e.g., architecture, agriculture, industry, transportation) and retain sufficient integrity to illustrate their association with that theme -- specifically, properties must possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties less than 50 years of age, with rare exceptions, are not considered eligible for listing.

### *What kinds of properties can be included in the registers?*

Buildings and structures such as residences, churches, commercial buildings and bridges; sites such as cemeteries, landscapes and archaeological sites; districts or groups of buildings, structures or sites that are significant as a whole, such as farmsteads, residential neighborhoods, industrial complexes and cultural landscapes; and objects such as fountains and monuments.

### *What is a historic district?*

A historic district is a group of buildings, structures, and sites related architecturally and/or historically and listed together on the State and National Registers. A district may include any number of properties.

### *What is the process for listing a property on the registers?*

To begin, an application must be submitted to the State Historic Preservation Office for evaluation. If the property is determined eligible for listing, the nomination sponsor is responsible for providing documentation that describes the property's setting and physical characteristics, documents its history, conveys its significance in terms of its historic context and demonstrates how it meets the registers criteria. Once complete, the nomination is reviewed by the New York State Board for Historic Preservation. If the board recommends the nomination, the New York State Historic Preservation Officer (Commissioner of the Office of Parks, Recreation and Historic Preservation) lists the property on the State Register and forwards it to the National Park Service for review and listing on the National Register.

### *Can an owner object to having his or her property listed on the registers?*

Yes. An individual privately owned property cannot be listed over the objection of its owner. A district cannot be listed over the objection of a majority of owners. It is the policy of the SHPO to work closely with nomination sponsors and communities to provide information about the registers program and opportunities for comment.

### *How long does it take to get a property listed?*

In New York State, the length of time required for the preparation and review of an individual nomination proposal typically varies from six to twelve months depending upon the promptness with which a complete nomination form can be prepared. Historic districts often require more time for preparation and public comment.



# C.B. 11 Says No To Landmarking

by **Jillian Abbott**  
*Chronicle Reporter*

In a surprise turnaround, and following a revolt by affected property owners, Community Board 11 voted down a proposal on Monday to extend the Douglaston Historic District.

"Eighty percent of the residents of the proposed landmarking area are opposed to it. This is unheard of," said Frank White, a resident of 56 years. He added that a lot of the homes were old and dilapidated, and owners were worried about the additional cost of repairs if the landmarking went through.

The area in question is one of five additional pockets in Douglaston that were not included in the 1997 landmarking decision. It covers 21 properties between Cherry Street and Willow Street and to the west of Douglaston Parkway from West Street almost to Willow Street.

White claimed that the push for the landmarking came from the Douglaston Little Neck Historical Society, which wanted the neighborhood to serve as a buffer for the Douglaston Historical District. "Owners of these single-family homes weren't notified, or asked our opinion, by the historical society."

Speaking the day after the meeting, Bill Sievers, vice president of the historical society, was very disappointed by the vote. "I thought that the decision was no decision, because the drift of opinion on the part of the opponents missed the point."

He was disheartened by White, who was the prime mover behind the defeat of the proposal to landmark. Community members were polarized with 17 speakers for each side signing up. Steve Newman, chairman of C. B. 11, asked that each side pick three speakers to represent their views.

Kevin Wolf, an architect, speaking in favor of the landmarking, accused White and others of disseminating disinformation.



*(Jillian Abbott)*

**This house in Douglaston is part of an area that the Douglaston Little Neck Historical Society wanted to landmark, but homeowners in the proposed district said no.**

Wolf said that he lived in the area already declared a historical district, and that his property value had soared since 1997, when the Landmarks Preservation Commission landmarked the area.

He wanted to create a historical area for all neighborhoods north of Northern Boulevard. "This proposal is for the greater good. Douglastonians feel strongly about our place. We're interested in the bigger picture."

Paul DeBeneditto, a C.B. 11 board member, speaking prior to the meeting, explained that, "Zoning is the taking of property rights, but we all agree it's a good thing. You will hear landmarking is onerous, but it's not. Three hundred people would be screaming if it was a problem."

He noted that landmarked houses retained their value in hard times because people were always searching for historic homes and that all it really did was give owners peace of mind that no monstrosity will go up next door.

Addressing the question of the state telling homeowners how to manage their own homes, Wolf said, "We are just the caretakers of our own homes."

Thomas Sepe, a homeowner in the proposed district, spoke passionately against the landmarking, calling its proponents elitist and describing state Sen. Frank Padavan, who has supported the proposal in the past, as the historical society's pit bull.

"You might be able to shrug off \$4,000 extra cost for repairs, but I can't," he said, accusing the historical society of dictating to property owners. Mr. Sievers and Senator Padavan attacked my rights and my family's rights, and I won't forget it."

He described what he called a 1950s mentality, whereby members of the historical society set themselves up as the de facto voice of all residents, and make it known that, "If you don't like how we do things in this neighborhood, leave."

Other residents privately expressed dismay at White and his brother. They said that the whole community fought to save Frank White's home years ago. The Department of Transportation wanted to build a road through it. Now he disdains the community.

Stuart Hirsh, speaking at the meeting, pointed out that landmarking could potentially protect owners from losing properties through eminent domain.

Despite reassurances regarding the availability of government loans when requirements of the landmarking lead to additional costs when repairs are needed, the board voted down the proposal 14-24, with most board members not wishing to go against the homeowners affected.

The vote is only advisory, but Lisi de Bourbon, a spokeswoman for the Landmarks Preservation Commission, said prior to the vote, that while the position of the community was not binding, it would be unusual for an area to be landmarked without the support of the community.

She hasn't returned calls since the vote was taken.

# Library Plans Simmer In Glen Oaks. Little Neck

QUEENS COURIER 5/22/08

# Douglaston Historic District plans rankle residents

BY YALDAZ SADAKOVA

editorial@queenscourier.com

In October 2007, Frank White was leafing through a real estate booklet when he came across a picture of his own house. According to the booklet, his home was being considered for landmarking. His neighbors' houses, the booklet said, were also under consideration.

The idea was to make White's neighborhood - a portion of Douglaston considered to be the gateway to Douglas Manor - a part of the Douglaston Historic District. Designated in 1997, this district encompasses the entire Manor, a mile-long residential peninsula in northeast Queens.

White did not like the idea of being included in the historic district and neither did most of his neighbors. They got their chance to express their opposition recently at a meeting of Community Board 11. "We don't want landmarking, no doubt about it," said White.

"More than any other section, the proposed [district] shows the history of Douglaston - from its rural roots as farmland in the 19th century to its development as a garden suburb linked to the city by train in the 20th century," said Kevin Wolfe, an architect and co-founder of The Douglaston/Little Neck Historical Society, the group advocating the landmarking.

Yet, 13 out of the 17 homeowners in the proposed district oppose designation. They fear it will limit their property rights.

Any type of work on a landmarked house requires permission from the city's Landmarks Preservation Commission. The changes must match the architectural style of the building, which in this neighbor-

hood ranges from Mediterranean to Dutch Colonial and English Tudor.

"Landmarking" restrictions are stringent and suffocating," said White. "They tell you what to do with your roof, what kind of siding, what kind of shutters, what kind of porch."

Complying with the Commission's regulations often drives up renovation costs, which is another concern of the residents. Board member Zion Halili, who is a developer, said he paid \$1,000 per window when fixing a landmarked property two years ago - compared to the \$300 for a regular replacement one.

Those disadvantages are insignificant relative to the big picture, said Wolfe.

He explained that originally the historical society proposed a larger region for inclusion in the historic district and the majority of the homeowners in this larger region - along the periphery of the Douglas Manor - supported landmarking.

However, the Landmarks Commission took under consideration only a small part of the proposed region - two blocks of Douglaston Parkway, from 38th Road to P.S. 98, and the west ends of Cherry and Willow Street. The rest of the district did not meet landmarking criteria, Wolfe said.

So although most homeowners in the area the Commission is looking at do not want landmarking, the initiative should continue because the Douglaston community in general supports it, Wolfe explained.

"This is about the community. It's not about individual kingdoms," Wolfe said.

"We are opposed to it and people are trying to shove it down our throats," White complained. "They wouldn't take no for an

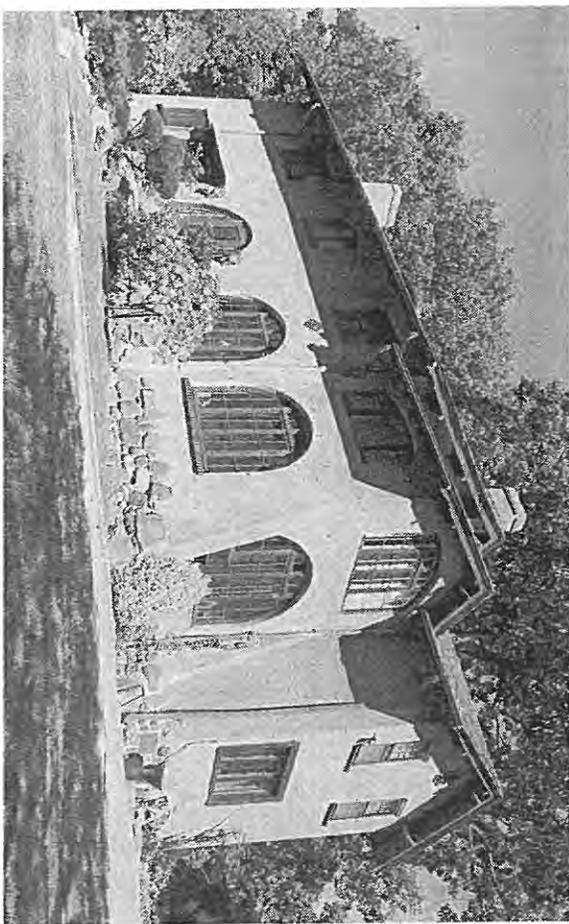


Photo courtesy of Associated Cultural Resources  
This house, on 18 Cherry Street, is one of the 17 homes proposed for landmarking. The area that might become part of the Douglaston Historic District has a few more buildings: the Manor Apartments, a 32-unit co-op, The Community Church of Douglaston and P.S. 98.

answer."

Those against the move also say that the society informed them about its intentions only after it had decided to propose their homes for designation. "All this went on behind our backs," said White. "They should have canvassed the area."

Canvassing before beginning to research the designation possibility was impossible because the society would not have had the answers homeowners would have wanted, explained Wolfe.

"If the majority of the people are against it, it shouldn't go through. You should accept the wish of the people," said Halili,

who sits on Community Board 11.

The board itself voted against the expansion of the historic district. The nature of the vote is advisory, explained Steven Newman, chair of the board.

The opposition - from the residents and the board - will play a significant role when the Landmarks Commission votes on whether to extend the historic district, said Lisi de Bourbon, spokesperson for the Commission.

Before voting, the Commission will hold a public hearing on June 24 and residents will be able to weigh in again, de Bourbon added.

# EAST BAYSIDE HOMEOWNERS ASSOCIATION, INC.

WITH THE BAYSIDE COMMUNITY COUNCIL AND BELL BLVD. RESTORATION COALITION

39-23 219th STREET - BAYSIDE, N.Y. 11361 - (718) 229-3083

Frank Skala, President

A THIRD OF A CENTURY OF WORK TO PRESERVE, PROTECT, AND IMPROVE OUR HOMETOWN

N.Y.C. Landmarks Preservation Commission

June 23, 2008

Re: Douglaston Historic District Extension

Dear Sirs:

On behalf of the members of the East Bayside Homeowners Association, Inc., I am writing to express our support for the residents of Douglaston who are opposed to any extension/expansion of the Douglaston Historic District to cover their properties.

The East Bayside Homeowners Association has established itself as Bayside's largest and most active civic organization, (presently representing 120 blocks in Bayside, since 1974,) and on May 23, 2008 reaffirmed our long-held position that: "The E.B.H.A. opposes any designation of so-called "historical districts," by any name, within the areas we represent, since these put severe restrictions on these properties. At that meeting, the E.B.H.A. members present unanimously voted to: Support the residents of Douglaston, or any other location in Community Board #11, who do not want to be included in any new/expanded "historical district." Note, please, that to my knowledge none of the E.B.H.A. members present are developers/builders, but rather have taken these positions to protect property rights, already well-regulated by our residential zoning.

Personally, I am a retired N.Y.C. history teacher - and occasional author of local history - and find no merit in the attempt by "outsiders" to trample on the property rights of the residents who would be affected, as there is nothing particularly historical or unique about the 18 properties in question - this is not in any way an area like Colonial Williamsburg! To the contrary, it seems the motivation of those proposing this extension is nothing more than elitism by inhabitants of an "exclusive community" to extend their control of development to properties outside their area, in an attempt to create their idea of the "right look" to the streets that lead to their "restricted" peninsula, and as such shows contempt for the less-affluent homeowners to be affected by this plan.

Further, as a member of C.B. #11, (which voted against the extension by 24 to 14, at our May 5th meeting, following full presentations by those "pro" and "con",) for the supporters to try to continue to get approval anyway, shows contempt for C.B. #11...

For the E.B.H.A., therefore, I urge you to say "No!" to expanding the Douglaston Historic District, by supporting the decision of the Community Board and most of the residents who would be affected by an expansion by "outsiders" that is quite without merit!

Copies: Residents who would be affected  
E.B.H.A. and C.B. #11 members  
Officials and community leaders  
Press...

Sincerely,  
  
Frank Skala

- see over -



Steven Newman  
Chair

Susan Seinfeld  
District Manager

May 8, 2008

Robert Tierney  
Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street – 9<sup>th</sup> Floor  
New York, New York 10007

RE: Douglaston Historic District Extension

Dear Mr. Tierney:

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At the meeting, there were several speakers both in favor and in opposition to the proposal. Those in favor pointed out the importance of preserving the historic significance of the properties involved. However, a clear majority of the homeowners within the designated proposed district were opposed to the landmarking. They expressed concerns as to additional financial burdens when making repairs and renovations to their homes and property. The homeowners also complained that they were never consulted as to whether or not they wanted their homes to be included within the landmarking extension.

Following the meeting, we received correspondence from the Community Church of Douglaston stating that they wish the church and its property be excluded from the proposed historic district.

The Board made a motion to recommend approval of the extension of the Douglaston Historic District. The motion was defeated by a vote of 14 in favor and 24 opposed feeling that there was not sufficient benefit to the City and its history to override the wishes of the residents of the proposed district.

Sincerely,

Steven Newman  
Chair

cc: Bernard Haber  
Joseph Hellmann

(718) 225-1054  
FAX (718) 225-4514

## Community Board No. 11

46-21 Little Neck Parkway, Little Neck, New York 11362

email: [QN11@cb.nyc.gov](mailto:QN11@cb.nyc.gov)  
website: [www.nyc.gov/queensch11](http://www.nyc.gov/queensch11)

Helen Marshall, President  
Borough of Queens

Karen Koslowitz, Deputy Borough President  
and Director of Community Boards



Steven Newman  
Chair

Susan Seinfeld  
District Manager

May 8, 2008

Robert Tierney  
Chair  
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New York, New York 10007

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Sincerely,

Steven Newman  
Chair

cc: Bernard Haber  
Joseph Hellmann

(718) 225-1064  
FAX (718) 225-4514

## Community Board No. 11

46-21 Little Neck Parkway, Little Neck, New York 11362

email: [QN11@cb.nyc.gov](mailto:QN11@cb.nyc.gov)  
website: [www.nyc.gov/queensch11](http://www.nyc.gov/queensch11)

Helen Marshall, President  
Borough of Queens

Karen Koslowitz, Deputy Borough President  
and Director of Community Boards

# EAST BAYSIDE HOMEOWNERS ASSOCIATION, INC.

WITH THE BAYSIDE COMMUNITY COUNCIL AND BELL BLVD. RESTORATION COALITION

39-23 219th STREET - BAYSIDE, N.Y. 11361 - (718) 229-3083

Frank Skala, President

A THIRD OF A CENTURY OF WORK TO PRESERVE, PROTECT, AND IMPROVE OUR HOMETOWN

N.Y.C. Landmarks Preservation Commission

June 23, 2008

Re: Douglaston Historic District Extension

Dear Sirs:

On behalf of the members of the East Bayside Homeowners Association, Inc., I am writing to express our support for the residents of Douglaston who are opposed to any extension/expansion of the Douglaston Historic District to cover their properties.

The East Bayside Homeowners Association has established itself as Bayside's largest and most active civic organization, (presently representing 120 blocks in Bayside, since 1974,) and on May 23, 2008 reaffirmed our long-held position that: "The E.B.H.A. opposes any designation of so-called "historical districts," by any name, within the areas we represent, since these put severe restrictions on these properties. At that meeting, the E.B.H.A. members present unanimously voted to: Support the residents of Douglaston, or any other location in Community Board #11, who do not want to be included in any new/expanded "historical district." Note, please, that to my knowledge none of the E.B.H.A. members present are developers/builders, but rather have taken these positions to protect property rights, already well-regulated by our residential zoning.

Personally, I am a retired N.Y.C. history teacher - and occasional author of local history - and find no merit in the attempt by "outsiders" to trample on the property rights of the residents who would be affected, as there is nothing particularly historical or unique about the 18 properties in question - this is not in any way an area like Colonial Williamsburg! To the contrary, it seems the motivation of those proposing this extension is nothing more than elitism by inhabitants of an "exclusive community" to extend their control of development to properties outside their area, in an attempt to create their idea of the "right look" to the streets that lead to their "restricted" peninsula, and as such shows contempt for the less-affluent homeowners to be affected by this plan.

Further, as a member of C.B. #11, (which voted against the extension by 24 to 14, at our May 5th meeting, following full presentations by those "pro" and "con",) for the supporters to try to continue to get approval anyway, shows contempt for C.B. #11...

For the E.B.H.A., therefore, I urge you to say "No!" to expanding the Douglaston Historic District, by supporting the decision of the Community Board and most of the residents who would be affected by an expansion by "outsiders" that is quite without merit!

Copies: Residents who would be affected  
E.B.H.A. and C.B. #11 members  
Officials and community leaders  
Press...

Sincerely,

  
Frank Skala

- see over -

## Michael Owen (LPC)

---

**From:** Kevin Wolfe [kevin@kevinwolfearchitect.com]  
**Sent:** Tuesday, March 26, 2013 4:08 PM  
**To:** Michael Owen (LPC)  
**Subject:** DOUGLASTON EXTENSION

Dear Michael:

Kate asked for a summary of where we are at, who the opponents are, and who is undecided. In a separate email, I am sending you copies of the signed (and dated) petitions endorsing designation of the Extension. The Manor Apartments board, which signed the petition, represents 58 apartment owners.

**We have seven petitions in hand that have signed YES; they are:**

- |   |                                  |
|---|----------------------------------|
| 1) Community Church of Douglaston/Rev. Linden DeBie       | 39-50 Douglaston Parkway         |
| 2) The Manor Apartments/Board of Directors, Cynthia Lynch | 38-30 Douglaston Parkway         |
| 3) Lettie Greaney   | 39-15 Douglaston Parkway         |
| 4) Jim McCann   | 39-18 Douglaston Parkway         |
| 5) Periera/Frey   | 6 Cherry Street                  |
| 6) David Huang  | 39-12 Douglaston Parkway (Kevin) |
| 7) John Buckley<br>McCann)                                | 39-27 Douglaston Parkway (Jim)   |

**A committed yes, but have been unable to collect the petition from:**

- |               |                 |
|---------------|-----------------|
| 8) Chueng/Wu: | 1 Willow Street |
|---------------|-----------------|

**We have one deceased property owner:**

- |         |                  |
|---------|------------------|
| 9) Koch | 14 Cherry Street |
|---------|------------------|

**Opposed:**

- |                       |                                  |
|-----------------------|----------------------------------|
| 10) Cindy Cho         | 39-21 Douglaston Parkway         |
| 11) Nancy Sakas       | 18 Cherry St.                    |
| 12) Kristiansen       | 39-05 Douglaston Parkway         |
| 13) Joe Torres        | 9 Willow Street                  |
| 14-15) White Brothers | 39-04 & 38-80 Douglaston Parkway |

**Contacted but Undecided:**

- |                          |                          |
|--------------------------|--------------------------|
| 16) Zhai (new owner)     | 38-60 Douglaston Parkway |
| 17) Koutsoris<br>Parkway | 38-70 Douglaston         |
| 18) Marie Rafferty       | 7 Willow Street          |
| 19) Boutis               | 10 Cherry Street         |

**City owned**

- |           |                                |
|-----------|--------------------------------|
| 20) PS 98 | 40-20 235 <sup>th</sup> Street |
|-----------|--------------------------------|

## Michael Owen (LPC)

---

**From:** Kevin Wolfe [kevin@kevinwolfearchitect.com]  
**Sent:** Wednesday, March 27, 2013 11:30 AM  
**To:** Michael Owen (LPC)  
**Subject:** SCANNED PETITIONS  
**Attachments:** Scan 1.jpeg; Scan 2.jpeg; Scan 3.jpeg; Scan 4.jpeg; Scan 5.jpeg; Scan.jpeg

Dear Michael: good to talk to you yesterday!

Attached please find the scanned petitions for the Douglaston Extension--6 files with 7 names. Jim McCann and Steve Periera are on the same petition. The petitions are dated from December 2012 to March 2013. We still have some other doors to knock on/revisit, as per our llist sent yesterday. Please confirm you received these--thanks--Kevin

THE PROPOSED DOUGLASTON HISTORIC DISTRICT EXTENSION

To the New York City Landmarks Preservation Commission, I the undersigned support the designation of the proposed *Douglaston Historic District Extension*.

	Name	Address	Signature	Date
1)	David Huang	39-12 Douglaston Parkway		3/24/2013
2)				
3)				
4)				
5)				
6)				
7)				
8)				
9)				
10)				

**THE PROPOSED DOUGLASTON HISTORIC DISTRICT EXTENSION**

To the New York City Landmarks Preservation Commission, I the undersigned support the designation of the proposed **Douglaston Historic District Extension**.

Name	Address	Signature	Date
1)	Linden DeBie		
2)	for the Community Church of Douglaston		
3)	3950 Douglaston Pkwy		March 21, 2012
4)			
5)			
6)			
7)			
8)			
9)			
10)			

**THE PROPOSED DOUGLASTON HISTORIC DISTRICT EXTENSION**

To the New York City Landmarks Preservation Commission, I the undersigned support the designation of the proposed **Douglaston Historic District Extension**.

*Lute M. Jennings*

Name	Address	Signature	Date
1) LUTHE GRENBERY	39-15 DOUGLASS PLAZA	<i>Lute M. Jennings</i>	3/14/13
2)			
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			

**THE PROPOSED DOUGLASTON HISTORIC DISTRICT EXTENSION**

To the New York City Landmarks Preservation Commission, I the undersigned support the designation of the proposed **Douglaston Historic District Extension**.

Name	Address	Signature	Date
1) <i>John Cherny</i>	<i>39-18 Ave C Long Beach</i>	<i>[Signature]</i>	<i>12/1/12</i>
2) <i>Thomas Deanna</i>	<i>90-ave C Long Beach</i>	<i>[Signature]</i>	<i>12/1/12</i>
3) _____	_____	_____	_____
4) _____	_____	_____	_____
5) _____	_____	_____	_____
6) _____	_____	_____	_____
7) _____	_____	_____	_____
8) _____	_____	_____	_____
9) _____	_____	_____	_____
10) _____	_____	_____	_____

**THE PROPOSED DOUGLASTON HISTORIC DISTRICT EXTENSION**

To the New York City Landmarks Preservation Commission, I the undersigned support the designation of the proposed **Douglaston Historic District Extension**.

Name	Address	Signature	Date
1)	Cynthia Lynch 38-30 Douglaston Pkwy 4H Douglaston NY 11363	Cynthia Lynch	3/6/13
2)	Treasurer of 38-30 Douglaston Corporation Board of Directors		
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			

**THE PROPOSED DOUGLASTON HISTORIC DISTRICT EXTENSION**

To the New York City Landmarks Preservation Commission, I the undersigned support the designation of the proposed **Douglaston Historic District Extension**.

Name	Address	Signature	Date
1)	39-27 Douglaston	John Buehly	3/22/13
2)			
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			



**DISTRICT OFFICE**  
 42-40 BELL BOULEVARD, SUITE 507  
 BAYSIDE, NY 11361  
 (718) 619-8611  
 FAX: (718) 631-4100

**CITY HALL OFFICE**  
 250 BROADWAY, SUITE 1841  
 NEW YORK, NY 10007  
 (212) 788-7250  
 District19@council.nyc.gov

THE COUNCIL  
 OF  
 THE CITY OF NEW YORK  
**PAUL A. VALLONE**  
 COUNCIL MEMBER  
 19<sup>TH</sup> DISTRICT, QUEENS

**CHAIR**  
 SUB-COMMITTEE ON SENIOR CENTERS

**COMMITTEES**  
 AGING  
 FIRE AND CRIMINAL JUSTICE  
 MENTAL HEALTH  
 SMALL BUSINESS  
 VETERANS  
 WATERFRONTS

March 3, 2015

New York City Landmarks Preservation Commission  
 Municipal Building  
 1 Centre Street, 9<sup>th</sup> Fl. North  
 New York, New York 10007  
 Attn: Ms. Meenakshi Srinivasan, Chair and Commissioner

**RE: Expansion of the Douglaston Historic District**

Dear Chairwoman Srinivasan:

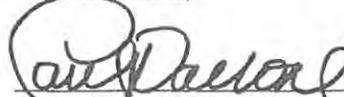
I am writing to reaffirm my position in support of the multiple constituents residing in the Landmarks Preservation Commission calendared expansion of the Douglaston Historic District. The homeowners within the boundaries of the landmarking expansion have strongly opposed this plan for the past seven years. As the Council Member representing the residents of Douglaston, I would like to once again express my full support of those homeowners who oppose their properties being added to the historic district.

At my most recent meeting with the homeowners within the proposed expansion, they again informed me that twelve (12) of the seventeen (17) households within the proposed expansion area, "Sub Area A," are now against landmark status. This includes one additional homeowner who recently moved into the neighborhood since our previous discussion. Enclosed is a copy of the most recent petition circulated listing the names and addresses of the residents opposed to the expansion. Also enclosed is a list of the residents who signed the petition which includes the lot and block numbers of their properties.

As I stated in my last correspondence, landmark status imposes undue restrictions on the rights of homeowners to renovate, modify, or even sell their properties as they wish. Many of the households in "Sub Area A" have been fighting landmark designation since it was proposed in 2008, in order to retain their rights as homeowners. Even after the sale of numerous properties, the number of residents against the expansion has continued to increase. Additionally, in 2008, Community Board 11 voted against the proposal nearly 2 to 1. The community board determined that land-marking would not provide a benefit to the city that can override the wishes of these residents and I whole-heartedly agree with this determination. Enclosed is a copy of Community Board 11's statement from 2008.

In light of the long-standing wishes of these residents as well as Community Board 11's strong opposition, it would be unfair to continue to subject these homeowners to the constraints imposed by calendar status. I respectfully request that the Landmarks Preservation Commission issue "No Action" letters and de-calendar these properties. I thank you in advance for your anticipated cooperation herein. Awaiting your reply, I remain.

Very Truly Yours,

  
 HON. PAUL A. VALLONE

Enclosed  
 PAV/vc  
 Cc: Ms. Jenna Adams, LPC Director of Intergovernmental Affairs  
 Frank White  
 Susan Seinfeld - Community Board 11, District Manager



MO



RECEIVED SEP 15 2014

CHAIR  
SUB-COMMITTEE ON SENIOR CENTERS

**DISTRICT OFFICE**  
42-40 BELL BOULEVARD, SUITE 507  
BAYSIDE, NY 11361  
(718) 619-8611  
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250 BROADWAY, SUITE 1841  
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THE COUNCIL  
OF  
THE CITY OF NEW YORK

**PAUL A. VALLONE**  
COUNCIL MEMBER  
19<sup>TH</sup> DISTRICT, QUEENS

**COMMITTEES**

- AGING
- FIRE AND CRIMINAL JUSTICE
- MENTAL HEALTH
- SMALL BUSINESS
- VETERANS
- WATERFRONTS

September 12, 2014

New York City Landmarks Preservation Commission  
Municipal Building  
1 Centre Street, 9<sup>th</sup> Fl. North  
New York, New York 10007  
Attn: Ms. Meenakshi Srinivasan, Chair and Commissioner

**RE: Expansion of the Douglaston Historic District**

Dear Chairwoman Srinivasan:

I am writing on behalf of multiple constituents residing in Douglaston, NY, who have informed me that they reside in an area which the Landmarks Preservation Commission has calendared as an expansion of the Douglaston Historic District. These residents strongly oppose this plan, and, as an elected official representing the residents of Douglaston, I firmly stand behind those homeowners who oppose their properties being added to the historic district.

In March of this year I met with a group of these home owners to discuss their concerns. They informed me that of the seventeen (17) households within the proposed expansion area, "Sub Area A," eleven (11) are against landmark status. Enclosed is a copy of a petition circulated in 2014 listing the names and addresses of the residents opposed to the expansion. Also enclosed is a list of the residents who signed the petition which includes the lot and block numbers of their properties.

Landmark status imposes undue restrictions on the rights of homeowners to renovate, modify, or even sell their properties as they wish. Many of these individuals and their families have been fighting landmark designation since it was proposed in 2008, six years ago, in order to retain their rights as home owners. Even after the sale of numerous properties, the number of residents against the expansion has remained the same. In 2008, Community Board 11 voted against the proposal nearly 2 to 1. The community board determined that land-marking would not provide a benefit to the city that can override the wishes of these residents and I whole-heartedly agree with this determination. Enclosed is a copy of Community Board 11's statement from 2008.

In light of the long-standing wishes of these residents and the opposition from Community Board 11, it would be unfair to continue to subject these homeowners to the constraints imposed by calendar status. I respectfully request that these houses be removed from the proposed expansion. I thank you in advance for your anticipated cooperation herein. Awaiting your reply, I remain.

Very Truly Yours,

  
HON. PAUL A. VALLONE

Enclosed  
PAV/at  
Cc: Frank White  
Joe Ianni  
Karl Rubenacker  
Roger White  
Steve Bonits  
Susan Steinfeld - Community Board 11, District Manager  
Kate Daly - Landmark-Preservation Commission, Executive Director



## PETITION

To the attention of Hon. Meenakshi Srinivasan, Chair,  
NYC Landmarks Preservation Commission.

In opposition to the proposed Douglaston Historic District Extension, under review (calendared) by the NYC Landmarks Preservation Commission since March, 2008.

As long-term Douglaston homeowners (30,40,50 years in residence) targeted for inclusion in the proposed Extension – Sub Area 'A', we remain unalterably opposed to this arbitrary and unwarranted plan. Our property rights have been severely compromised, and we deeply resent the intrusion of the Landmarks Commission into our lives.

To date, the Landmarks Preservation Commission has refused to release our properties from bondage despite the opposition of a solid majority of the affected homeowners, Community Board #11, and our City Councilman Paul Vallone, all emphatically on record as opposed to this landmarking proposal.

Accordingly, once again, we urgently and respectfully request Chairman Srinivasan and the Commission to remove (de-list) our homes from this proposal, thereby restoring full autonomy over our properties to where it rightfully belongs - with the homeowner !

DATE	PRINT NAME	SIGNATURE	ADDRESS
8/16/14	FRANKLIN WHITE	Franklin White	38-80 DOUGLSTON PKWY
8/16/14	STEVEN BOUTIS	St Boutis	10 cherry street, Douglaston
8/16/14	Marie Rafferty	Marie Rafferty	7 Willow St Douglaston
8/17/14	MARIYIN KATZUNG	Mariyina Katzung	7 Willow Street
8/18/14	ALEX KOUTSOUBIS	Alex Koutsoubis	38-70 Douglaston
8/24/14	Karl S. Rubenacker	Karl S. Rubenacker	18 Cherry St.
8/21/14	Christina Rubenacker	Christina Rubenacker	18 Cherry St.
8/30/14	Wen Miao	Wen Miao	38-60 Douglaston



August 5, 2014

**Re: Douglaston Historic District Extension Proposal**  
**Homeowners (Sub Area "A") in opposition**

<u>Homeowner</u>	<u>Address</u>	<u>Block &amp; Lot</u>
Miao (Helen)	38-60 Douglaston Pkwy.	Block 8081–Lot 246
Koutsoubis	38-70 Douglaston Pkwy.	Block 8081–Lot 250
White, F.	38-80 Douglaston Pkwy.	Block 8082 – Lot 255
White, R.	39-04 Douglaston Pkwy.	Block 8082–Lot 261
Rubenacker	18 Cherry St.	Block 8098–Lot 29
Boutis	10 Cherry St.	Block 8098–Lot 35
Kristiansen	39-05 Douglaston Pkwy.	Block 8098–Lot 41
Xu & Cui (James&Cindy)	39-21 Douglaston Pkwy.	Block 8098–Lot 47
Cheung	1 Willow Drive	Block 8098 – Lot 52
Rafferty	7 Willow Drive	Block 8098–Lot 56
Torres	9 Willow Drive	Block 8098–Lot 59



Steven Newman  
Chair

Susan Seinfeld  
District Manager

May 8, 2008

Robert Tierney  
Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street – 9<sup>th</sup> Floor  
New York, New York 10007

RE: Douglaston Historic District Extension

Dear Mr. Tierney:

Please be advised that at our Community Board 11 meeting of May 5, 2008 a public hearing was held on the proposed Douglaston Historic District Extension.

At the meeting, there were several speakers both in favor and in opposition to the proposal. Those in favor pointed out the importance of preserving the historic significance of the properties involved. However, a clear majority of the homeowners within the designated proposed district were opposed to the landmarking. They expressed concerns as to additional financial burdens when making repairs and renovations to their homes and property. The homeowners also complained that they were never consulted as to whether or not they wanted their homes to be included within the landmarking extension.

Following the meeting, we received correspondence from the Community Church of Douglaston stating that they wish the church and its property be excluded from the proposed historic district.

The Board made a motion to recommend approval of the extension of the Douglaston Historic District. The motion was defeated by a vote of 14 in favor and 24 opposed feeling that there was not sufficient benefit to the City and its history to override the wishes of the residents of the proposed district.

Sincerely,

Steven Newman  
Chair

cc: Bernard Haber  
Joseph Hellmann

(718) 225-1064  
FAX (718) 225-4514

Community Board No. 11  
46-21 Little Neck Parkway, Little Neck, New York 11362

email: [QN11@cb.nyc.gov](mailto:QN11@cb.nyc.gov)  
website: [www.nyc.gov/queensch11](http://www.nyc.gov/queensch11)

Helen Marshall, President  
Borough of Queens

Karen Koslowitz, Deputy Borough President  
and Director of Community Boards

Kate Daly  
Executive Director  
NYC Landmarks Preservation Commission  
Municipal Building  
1 Centre St. – 9<sup>th</sup> Floor North  
New York, N.Y. 10007

August 10, 2014

RECEIVED AUG 12 2014

Re: Douglaston Historic District Extension Proposal  
Homeowners in opposition – Sub Area “A”

Kate,

Attached is an updated petition and itemized tally of the homeowners (Sub Area “A”) who are presently opposed to the Extension proposal.

Please note that Nancy Sakas sold her property (18 Cherry St.) last October 2013. The family who has purchased same, the Rubenackers, have now signed on in opposition. Also note the addition of Maria Cheung (1 Willow Dr.) to our petition. They had previously been on our earlier petitions.

Please also note, the Mary Koch property (14 Cherry St. – Block 8098 Lot 33) is still in the estate. You have in your files her previous letters to LPC, clearly stating her opposition to landmarking.

Now, Kathleen, after almost seven years it’s time for the Landmarks Commission to release our homes and properties from bondage, without further ado. As you well know, we won our battle back in 2008 with 70% of the targeted homeowners in opposition, and the Community Board #11 voting down the landmarking proposal almost 2-1. And in 2010, Councilman Halloran, in the strongest possible terms, requested Commissioner Tierney to de-list our properties. All to no avail!

Hopefully, with the new Chair now in place, Meenakshi Srinivasan will infuse LPC with a more enlightened and empathetic mindset than that which previously existed. Particularly in regard to properties being held interminably in calendared status. (I assume you are aware of Councilmen David Greenfield’s and Vincent Ignizio’s pointed remarks on this subject at the Confirmation Hearings.)

Kate Daly

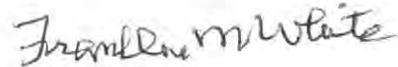
(2)

August 10, 2014

Accordingly, Kate, please forward this letter and attachments to Commissioner Srinivasan. I anticipate that our new Councilman, Paul Vallone, who is in strong support of our homeowner opposition group, will be meeting with the new Commissioner on this matter in the near future.

Thanks a lot, Kate.

Sincerely,



Enc:

- Petition of homeowners (Sub Area "A") opposed to landmarking
- Itemized tally of homeowners (Sub Area "A") opposed to landmarking

Franklin M. White  
39-04 Douglaston Pkwy.  
Douglaston, N.Y. 11363

Tele. (718) 229-4549

August 5, 2014

**Re: Douglaston Historic District Extension Proposal**  
**Homeowners (Sub Area "A") in opposition**

<u>Homeowner</u>	<u>Address</u>	<u>Block &amp; Lot</u>
Miao (Helen)	38-60 Douglaston Pkwy.	Block 8081–Lot 246
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White, R.	39-04 Douglaston Pkwy.	Block 8082–Lot 261
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Cheung	1 Willow Drive	Block 8098 – Lot 52
Rafferty	7 Willow Drive	Block 8098–Lot 56
Torres	9 Willow Drive	Block 8098–Lot 59

## PETITION

**To the attention of Hon. Robert B. Tierney, Chairman,  
NYC Landmarks Preservation Commission.**

**In opposition to the proposed Douglaston Historic District Extension, under review (calendared) by the NYC Landmarks Preservation Commission since March, 2008.**

**As long-term Douglaston homeowners (30,40,50 years in residence) targeted for inclusion in the proposed Extension – Sub Area ‘A’, we remain unalterably opposed to this arbitrary and unwarranted plan. Our property rights have been severely compromised, and we deeply resent the intrusion of the Landmarks Commission into our lives.**

**To date, the Landmarks Preservation Commission has refused to release our properties from bondage despite the opposition of a solid majority of the affected homeowners, Community Board #11, and our City Councilman Daniel Halloran, all emphatically on record as opposed to this landmarking proposal.**

**Accordingly, once again, we urgently and respectfully request Chairman Tierney and the Commission to remove (de-list) our homes from this proposal, thereby restoring full autonomy over our properties to where it rightfully belongs - with the homeowner !**

**DATE                      PRINT NAME                      SIGNATURE                      ADDRESS**

DATE	PRINT NAME	SIGNATURE	ADDRESS
3/19/13	FRANKLIN WHITE	Franklin White	38-80 DOUGLSTON PKWY DOUGLSTON, N.YORK 11363
3/19/13	Marie Rafferty	Marie Rafferty	7 Willow St. Douglaston, NY
3/19/13	ALEX KOUTSOUBIS	Alex Koutsoubis	3870 Douglaston Pk
<del>3/20/13</del>	<del>NANCY SAKAS</del>	<del>Nancy Sakas</del>	<del>18 Cherry St. Douglaston NY</del>
3/20/13	STEVEN + BESSIE BAUTIS	St. B. A.	10 Cherry Street Douglaston
3/20/13	PETER + KRISTIANSEN	Peter Kristiansen	39-05 Douglaston Pk
3/25/13	James Xu	James Xu	39-21 Douglaston Pk
4/26/13	Lejen Miao	Lejen	3860 Douglaston PKWY

## PETITION

To the attention of Hon. Robert B. Tierney, Chairman,  
NYC Landmarks Preservation Commission.

**In opposition to the proposed Douglaston Historic District Extension, under review (calendared) by the NYC Landmarks Preservation Commission since March, 2008.**

As long-term Douglaston homeowners (30,40,50 years in residence) targeted for inclusion in the proposed Extension – Sub Area 'A', we remain unalterably opposed to this arbitrary and unwarranted plan. Our property rights have been severely compromised, and we deeply resent the intrusion of the Landmarks Commission into our lives.

To date, the Landmarks Preservation Commission has refused to release our properties from bondage despite the opposition of a solid majority of the affected homeowners, Community Board #11, and our City Councilman Daniel Halloran, all emphatically on record as opposed to this landmarking proposal.

Accordingly, once again, we urgently and respectfully request Chairman Tierney and the Commission to remove (de-list) our homes from this proposal, thereby restoring full autonomy over our properties to where it rightfully belongs - with the homeowner !

DATE	PRINT NAME	SIGNATURE	ADDRESS
3/24/13	Joe Torres		9 Willow Street
3/24/13	Roger White	Roger H White	39-04 Doug. Pkwy
7/13/14	Karl J. Rubenacker	Karl J. Rubenacker	18 Cherry St.
7/13/14	Christina Rubenacker	Christina Rubenacker	18 Cherry St.
7/30/14	Maria Yin Cheung	Maria Yin Cheung	1 Willow St.

**PLEASE NOTE:**

**This is an excerpt from our files, if you would like to view the entire file for this Historic District please call 212-669-7817.**

**Thank you.**