

# BROADWAY-FLUSHING HOMEOWNERS' ASSN., INC.

November 2, 2015

P.O. BOX 580031, FLUSHING, NY 11358-0031

New York City Landmarks Preservation Commission  
1 Centre Street, 9th Floor, North  
New York, NY 10007

Commissioner Meenakshi Srinivasan, Chair  
Commissioner Frederick Bland  
Commissioner Michael Devonshire  
Commissioner Kim Vauss  
Commissioner Adi Shamir-Baron  
Commissioner Wellington Chen

Commissioner Diana Chapin  
Commissioner Michael Goldblum  
Commissioner Roberta Washington  
Commissioner John Gustafsson

Dear Chair and Commissioners of the Landmarks Preservation Commission:

A decade ago, Broadway-Flushing was designated a National and State Register Historic District. We received this recognition for a number of reasons, among them similar levels of exemplary planning and architecture as its sister community, Douglas Manor (the Douglaston Historic District), both developed in 1906 by the Rickert-Finlay Realty Co. Once the estate of John Bowne, the author of the Flushing Remonstrance which was the first document guaranteeing religious freedom in North America, Broadway-Flushing is now a collection of Eclectic Period architectural expression, including Colonial Revival, Tudor Revival, American Foursquare, Arts and Crafts and others set in a suburban park-like setting.

In 2007, the Broadway Flushing Homeowner's Association (BFHA) first applied for NYC Landmark Historic District status; our neighborhood had just taken a mandatory vote by the NYS Historic Preservation Office for the State Historic Designation process. At that time, over 85% of property owners supported designation. Despite receiving both National and State designation with overwhelming support, the Landmarks Preservation Commission (LPC) denied us NYC Status. BFHA has reapplied several times since and the LPC continues to quote an out of date press release based on a study done over a decade ago. Once again, BFHA polled its membership a few months ago and now has over 90% of property owners in support of a NYC landmark historic district. In other words, there is overwhelming support for a NYC landmark district from the residents of BFHA. Additionally, at the time as well as the present day, we had and have unified political support for this designation from all of our elected officials as well as Queens Community Board 7. There is no opposition to BFHA being landmarked – except from the LPC.

Almost all demolitions and irreversible alterations in BFHA have occurred since achieving National Register Historic District status - only 7% of the area was Non-Contributing at the time of designation - and after BFHA had requested NYC historic district designation multiple times, placing the responsibility for the slow-motion destruction of our neighborhood squarely on the LPC for refusing to take action. IT IS CRITICAL for this to stop now and start the landmarking process for Broadway-Flushing before any more of our neighborhood is compromised. For the first time this year, we are beginning to have teardowns at a substantial rate, with eight cases this year alone. If the LPC does not act immediately to designate this area as a NYC Historic District, there will be nothing left to save, as this beautiful, historic neighborhood is under increasing attack.


We implore the LPC to, at a bare minimum, immediately calendar Broadway-Flushing. This immediate action is needed in order to save our unique, charming and historically significant neighborhood before we lose it forever.

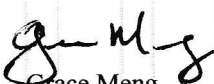
List of elected officials' support in formation:

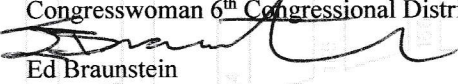
  
Melinda Katz  
Queens Borough President

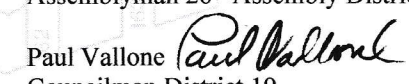
  
Tony Avella  
State Senator District 11

  
Ron Kim  
Assemblyman 40<sup>th</sup> Assembly District

  
Peter Koo  
Councilman District 20 and Chair of the Landuse Subcommittee on Landmarks

  
Grace Meng  
Congresswoman 6<sup>th</sup> Congressional District

  
Ed Braunstein  
Assemblyman 26<sup>th</sup> Assembly District

  
Paul Vallone  
Councilman District 19  
See Attached  
Queens Community Board 7

Cc: Mayor Bill deBlasio



# Community Board 7

Borough of Queens

Bay Terrace, College Point, Beechhurst, Flushing,  
Malba, Queensborough Hill and Whitestone

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Helen Marshall  
*Borough President*

Karen Koslowitz  
*Director of Community Boards*

Eugene T. Kelty, Jr.  
*Chairperson*

Marilyn Bitterman  
*District Manager*

March 10, 2009

Hon. Robert E. Tierney  
Commissioner  
Landmarks Preservation Commission  
1 Centre Street – 9<sup>th</sup> floor  
New York, N.Y. 10007

## RE: Broadway Flushing Neighborhood

Dear Commissioner Tierney:

The Broadway Flushing Homeowners provided Community Board #7 with a copy of a denial letter from your agency for historic landmark designation.

This area has worked diligently to preserve the integrity of their beautiful and unique neighborhood, which has been recognized as both a state and national historic district, and has previously received the support from the surrounding area Civic Associations, as well as the local elected officials, and Community Board #7.

This area is one of the only single family neighborhoods that has taken great pains to protect and preserve the integrity of the existing housing stock. Over the years they have made sure that the Ricket-Finlay deed restrictions have been adhered to, and have demanded enforcement of existing building and zoning codes to stop illegal development within their boundaries. In addition, they received the overwhelming support of the 1,300 homeowners residing in Broadway Flushing who understand what effects landmarking would have on future development.

We want to once again reiterate our unanimous support to create this historic district, and therefore, we are requesting that your agency reconsider the need to landmark this jewel of a community since it is one of the last neighborhoods in this borough that has been able to ward off destruction by hungry developers. In addition, I am sure that the leaders of this homeowners Association would be more than happy to tour their area with you in order for your agency to see first hand why this designation is desperately needed, and warranted.



Commissioner Robert Tierney

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Sincerely,

A handwritten signature in dark ink, appearing to read "E. T. Kelty, Jr.", with a stylized flourish at the end.

Eugene T. Kelty, Jr.,  
Chairperson

c.c. Elected Officials

Broadway Flushing Homeowners

Chuck Apelian /Lynda Spielman- Landmarks Committee Co- Chairpersons

Paul Graziano