

*Sunnyside Gardens:
cases against local historic district designation*

**Architectural Integrity
&
Historic Significance**



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Can the LPC protect the open space?



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“If Sunnyside Gardens becomes a historic district, the Commission **could not require** that common gardens that have been privatized prior to designation be made public again. **Nor could the Commission prevent** an existing common garden from being privatized.”

*NYC LPC Proposed Sunnyside Gardens Historic District:
Frequently Asked Questions*

Local Historic District Designation **would not control changes** to courts, trees, curbs, or fencing at all (unless open spaces were an intrinsic part of an application and **separately landmarked**).

Susan Turner Meiklejohn, Associate Professor of Urban Planning at Hunter College of the City University of New York

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Will the LPC protect the open space?



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- 3 LPC Enforcement Officers
- 23,000 Designated Buildings

- Warning letters issued by the LPC are often ignored

- Many illegal changes go unnoticed

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Burdens of Designation On Property Owners



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Public Process



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Gentrification

- Designation often leads to gentrification and displacement of middle- / low-income residents, through
 - increased property values
 - financial difficulty for many residents to maintain and repair architectural features



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Gentrification

- Gentrification threatens social and economic diversity - one of the main goals of Sunnyside Gardens planned community and significant features to be protected
- Historic building tax credits and grants may not be used efficiently by residents – lack of awareness of regulations, high level of renters

