



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

August 20th, 2025

Dr. Margaret Herman, Director of Research
NYC Landmarks Preservation Commission
253 Broadway
11th Floor
New York, NY 10007

Re: Ketcham House, 190-21 Hollis Avenue, Queens

Dear Dr. Herman,

HDC is writing in support of the community-led effort to gain Individual Landmark Designation for the Ketcham House, 190-21 Hollis Ave., Queens, a pre-Civil War farmhouse once home to some of the most prominent early residents of Eastern Queens, which is under imminent threat of demolition.

Built in 1849, renovated in 1926 and restored in the 1990s, this home represents both a rare surviving mid-19th century structure in the neighborhood, and embodies waves of change both architecturally and socially. The property was home to numerous figures of local and citywide importance including dairy tycoon Alexander Campbell and the original Gibson Girl, May Callahan. The home has served as a longtime anchor of the Hollis community, a neighborhood that has no designated landmarks.

Numerous organizations have written letters of support attesting to the importance of this property to the community. We support the Queens Community Board 12's resolution urging the LPC to landmark the Ketcham House, and echo their point that Hollis is underserved by landmark designations. We call on LPC to pay this site the attention it deserves.

Thank you,

A handwritten signature in blue ink, appearing to read "Frampton Tolbert", is written over a light blue horizontal line.

Frampton Tolbert
Executive Director