



Greenwich
Village
Society for
Historic
Preservation

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TESTIMONY OF THE GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION

100 Barrow Street
Certificate of Appropriateness Application
Greenwich Village Historic District
February 4, 2014

Good day Commissioners and thank you for the opportunity to testify. My name is Andrew Berman, executive director of the Greenwich Village Society for Historic Preservation.

Overall, our Preservation Committee found that the proposed additions lacked the cohesion and appropriately harmonious relationship in terms of scale, design, and materials necessary for a special block as this, and for its surroundings within the Greenwich Village Historic District. The three additional proposed pieces did not seem to relate comfortably to one another or to the existing complex as we would have hoped, and our committee felt that this was a case where a true master plan for changes to the block should be required, which the current proposal does not seem to truly reflect.

Regarding the proposed 15-story residential tower at 100 Barrow Street, our committee had no objections to some form of development taking place on this vacant lot. However, they did feel it important that any new development maintain a harmonious relationship with the rest of the St. Luke's campus and the surrounding historic district, and particularly should have a harmonious relationship as viewed from Barrow, Hudson, and Greenwich Streets. Overall the committee felt that the tower is not appropriate in terms of size, scale, and materials. While the proposed new building might be compatible with the larger surrounding structures on the three adjoining corners outside of the historic district, our committee felt it would not be appropriate in scale for this site. The relationship to the rest of the campus, especially the adjacent low-rise townhouses and school buildings, the gardens, and the church tower, and to the surrounding low-rise streets within the Greenwich Village Historic District, seemed especially problematic.

Also, our committee feels that the use of glass at the tower is out of place, especially as seen from Barrow and Greenwich Streets, and should be reconsidered. Considering the cohesive historic character of this block, the glass feels much too contemporary and inappropriate.

Overall, our Committee felt that the St. Luke's block is an extremely special and unique place within the Greenwich Village Historic District; one which has changed over time and should be allowed to continue to change over time. However, those changes must relate well to the existing context and one another, and maintain the special qualities of the block and the district. We feel that as currently designed these proposed changes did not meet the required standard for appropriateness and did not have a harmonious relationship with one another, the block, or its surroundings, and needed further work and consideration. A master plan here should be required to preserve this very special place. We support the mission and role of St. Luke's in the Village, but the architecture of their campus, including the tower, should be equal to its mission and should harmoniously match the neighborhood for which it serves.

Thank you.



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TESTIMONY OF THE
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657 Greenwich Street
Certificate of Appropriateness Application
Greenwich Village Historic District
February 4, 2014

Good day Commissioners and thank you for the opportunity to testify. My name is Amanda Davis and I represent the Greenwich Village Society for Historic Preservation.

There were strong concerns regarding the proposed additions to the school on Greenwich Street. Here again, the committee was unanimous in its feeling that additions to the existing buildings could be acceptable, but must be done right for its context. Most felt the yellow metal for the proposed rooftop additions seemed out of character for the campus and the district, in terms of both color and materiality. Most also felt that maintaining the irregular roofline of the existing buildings along Greenwich Street, while adding a setback rooftop addition in a more appropriate material and color, could work -- but that the current design seemed out of place.

Once again, we cannot stress enough the importance of a master plan for the entire site. As is, the new building and the additions to the school do not relate to each other at all, and this block is much too special to the neighborhood's history and to its future. We ask that these changes we have requested be considered before a proposal is approved here.

Thank you.