



DEBORAH J. GLICK
Assemblymember 66th District
New York County

April 19, 2006

Robert Tierney
Chair
New York City Landmarks Preservation Commission
One Centre Street, 19th Floor
New York, NY 10007

Dear Chair Tierney:

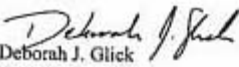
It is my understanding that the Landmarks Preservation Commission is set to vote upon an application for 122 Greenwich Avenue. As you know, I along with preservation advocates, community members and elected officials have many concerns about the impact that the proposed design will have on the neighborhood and on the integrity of the Greenwich Village Historic District.

Much of the proposed building's façade consists of a curved design which the developer has described as sculptural. Such a design breaks with the forms and symmetries that characterize the Village. This modernist sensibility, where a building stands alone as a daring statement of its separation from its natural and built environment, goes against the sense of community that the Village's historic aesthetic enables. Village residents have strenuously opposed this type of design all throughout the Village. It is especially offensive that such a design is now proposed within a historic district.

This site is at the border of the Greenwich Village Historic District and should appear to reflect its surroundings. A glassy tower, particularly one of the size and height proposed, will create the feeling of a wall hiding the architectural treasures of the neighborhood.

I am certain that this site could be developed in a manner that contributes to the character of the Greenwich Village Historic District. However, the current design is not appropriate. If the Commission approves the design now, the City will lose its most effective means of ensuring that this building will contribute to the Greenwich Village Historic District. I urge you to reconsider holding a vote on this proposal and instead to work with the developer and the community to approve a design that is appropriate for this neighborhood. Absent a delay, I urge you to reject outright the proposal made by the developer.

Sincerely,


Deborah J. Glick
Assemblymember

THE ASSEMBLY
STATE OF NEW YORK
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THOMAS DUANE
 SENATOR, 29TH DISTRICT
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April 17, 2006

Robert Tierney
 Chair, Landmarks Preservation Commission (LPC)
 One Centre Street
 New York, NY 10007
 fax: 212-669-7960

Btb
 Dear Chair Tierney:

It's come to my attention that the 11-story, undulating glass-walled building Hines Development Co. proposed for 122 Greenwich Avenue is coming up again at the LPC meeting on April 18th. Regrettably, it is also my understanding that the design has not been changed since it was initially presented by the developer to LPC.

I am writing to once again express my concern about this proposed development. As you know, I presented testimony at LPC's public hearing on March 7th, 2006 stating my objections concerning the design and scale of the building. I am specifically concerned about the over-abundance of glass in the construction design and the visibility of the north facade and party wall from 14th Street. I also question the applicant's request to make the building taller than the zoning for the site allows. I believe that the construction of any building at 122 Greenwich Street needs to adhere to the zoning restrictions set forth by the City Planning Commission as well as reflect a shape and design that are appropriate for our wonderful Historic District.

Many other elected officials, community members, and preservation organizations voiced similar criticisms. It is essential that these comments are taken into strong consideration during your April 18th public meeting.

While I originally had confidence that Hines Development would be open to input from elected officials and the community, and would adapt its design accordingly, this appears not to be the case.

I urge LPC to vote against any design that does not address these issues and more closely relate to the character of the Greenwich Village Historic District.

Thank you for your attention to this matter.

Sincerely,

Tom
 Thomas K. Duane
 State Senator



THE COUNCIL
OF
THE CITY OF NEW YORK
CITY HALL
NEW YORK, NY 10007

CHRISTINE C. QUINN
SPEAKER

TELEPHONE
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Testimony for the Landmarks Preservation Commission Public Hearing

March 7, 2006

Good morning. My name is Christine Quinn and I am the Speaker of the New York City Council. My District includes parts of Community Board 2, 4 and 5 in Manhattan. I would like to thank the Landmarks Preservation Commission for allowing me the opportunity to express my concerns regarding the proposed application for 122 Greenwich Avenue located in the Greenwich Village Historic District in Community Board 2.

While we have heard from community members on both sides of the issue, community residents, local preservation groups and the Community Board 2 Landmarks and Public Aesthetics Committee have communicated an underlying concern regarding the appropriateness of a staggered-glass structure within the Greenwich Village Historic District. It has been argued that the design does not fit in with the architectural and historical context, and that the modern materials are therefore not justified.

While I am opposing this project because it fails to fit in within the framework of the historic district, many community members have expressed support for residential development at this site. The developers, Hines, have been forthcoming with the community and have held multiple meetings to discuss the plans. I thank both the community and Hines for their commitment to open dialogue.

While development at this site could be beneficial to the neighborhood, I feel that the plans before the Commission today are not in context with the Greenwich Village Historic District. Community Board 2, Manhattan's Landmarks and Public Aesthetics Committee recommends denial of this application. Local preservation groups and local residents have expressed opposition to the staggered-glass façade. I therefore respectfully urge the Commission to reject this application and consider the concerns brought before you today. Thank you for allowing me to speak before you.



THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN

SCOTT M. STRINGER
BOROUGH PRESIDENT

**Testimony of Manhattan Borough President Scott M. Stringer to the
Landmarks Preservation Commission re: 122 Greenwich Avenue's Application
For a Certificate of Appropriateness**

March 7, 2006

Good morning, my name is Scott Stringer, Manhattan Borough President. Thank you for the opportunity to testify before you today on 122 Greenwich Avenue's Application for a Certificate of appropriateness. The Greenwich Village Historic District is one of the oldest and most noteworthy in our city. Therefore, we must carefully consider how any new construction within it reflects on the character that the city sought to preserve when the area was Landmarked in 1969.

Presently, a parking lot exists at 122 Greenwich Avenue that has become a haven for questionable activities. Construction of a building on the site could help stabilize the area, including nearby Jackson Square. However, while I support the construction of a building on the site, I have several concerns about the appropriateness of this proposed design.

The undulating glass façade of the 11-story building, which the developer seeks to build, lacks reference to the district's architectural and historical context. In addition, the size of the proposed building is not appropriate for the Historic District. The structure will be 10% over the area's permitted FAR and the ceiling heights will bring the building above the permitted limits. As such, the developer will be required to apply to the Board of Standards and Appeals for a variance to complete the project. At Community Board 2's Landmarks Committee meeting on February 27, 2006, the developer argued that ceiling heights are necessary to attract high-end clientele for the building. While this may be true, it should not serve as grounds to receive an exemption from the Historic District.

For these reasons, I encourage the Commission to reject this application and encourage the developer to return with a building and design that is more in the spirit of the Greenwich Village Historic District. Thank you for the opportunity to speak today.

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News from ...

SENATOR THOMAS K. DUANE

29TH SENATORIAL DISTRICT • NEW YORK STATE SENATE

**Testimony of New York State Senator Thomas K. Duane
to the Landmarks Preservation Commission
Regarding Construction at 122 Greenwich Avenue
March 7, 2006**

Thank you for the opportunity to present testimony to the Landmark Preservation Commission (LPC) today. My name is Thomas K. Duane and I represent New York State's 29th Senatorial District which includes most of Greenwich Village including 122 Greenwich Avenue. I am optimistic that construction at 122 Greenwich Avenue will have a positive effect on the area in the area surrounding Jackson Square at the North end of the Greenwich Village Historic District. I believe that the right building at this location could serve as a key marker at the entrance to Greenwich Village.

I am pleased that the developer has been forthcoming with information about the project and has been open to collaboration and communication, with elected officials and with members of the community. Nevertheless, I urge the LPC to listen to community concerns regarding the shape and scale of the building. I believe that the construction of any building at 122 Greenwich Street needs to adhere to the zoning restrictions set forth by The City Planning Commission as well as reflect a shape and design that are appropriate for this wonderful Historic District. I am specifically concerned about the over abundance of glass in the construction design and the visibility of the north facade and party wall from 14th Street.

I salute the Chair and his staff on their hard work on this important building. I am confident that an appropriate and dynamic building can be built at 122 Greenwich Avenue.



DEBORAH J. GLICK
Assemblymember 66th District
New York County

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIR
Social Services Committee

COMMITTEES
Children and Families
Environmental Conservation
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Testimony of Assemblymember Deborah J. Glick
To the New York City Landmarks Preservation Commission
Regarding the Application for a Certificate of Appropriateness
For the Proposed 11-Story Glass Structure at 122 Greenwich Avenue

March 7, 2006

As the State Assemblymember representing the neighborhoods protected by the Greenwich Village Historic District and other historic neighborhoods in the Village East to West, SoHo, NoHo, Union Square and TriBeCa, I am grateful for the opportunity to testify regarding the design of the proposed building at 122 Greenwich Avenue in the Greenwich Village Historic District. The Greenwich Village Historic District is one of the first districts that the City created after the enactment of the Landmarks Law. The traditional urban setting of Greenwich Village was immediately recognized as worthy of preservation and I am hopeful that LPC will not allow the character and appearance of the neighborhoods in this historic district to be radically altered.

The proposed design for the building at 122 Greenwich Avenue has some design elements that are interesting and may create a building that is suitable to some neighborhoods. However, this design does not relate to its neighborhood or to the aesthetic of the Village in any way. As such, it is not appropriate for a historic district and is particularly not suited to the Village. Greenwich Village residents have long insisted that glassy towers detract from the character of our neighborhoods and there has been strong community opposition to the intrusion of glassy towers in parts of the Village that are not protected by landmark status. It is galling to think that a glassy tower may be approved in a prominent Village location in one of our most cherished landmark districts.

Much of the proposed building's façade consists of a curved design which the developer has described as sculptural. Such a design breaks with the forms and symmetries that characterize the Village. This modernist sensibility, where a building stands alone as a daring statement of its separation from its natural and built environment, goes against the sense of community that the Village's historic aesthetic enables. Furthermore, the North façade wall on the rear of the building which is a blank slab of glass facing 14th Street is inappropriate as well. This wall is likely to be seen as a visual barrier to the Village which hides the Village's architectural treasures.

These problems are only heightened by the immense size and height of this building and the prominence of its location. This building is likely to be significantly taller than most of the buildings in the Greenwich Village Historic District and, more importantly, will be taller than most of its immediate neighbors. An 11 story building will affect the appearance of Jackson Square Park and it will tower over the two story deli building on

14th Street and Eighth Avenue. The only buildings of similar height in the vicinity of this building are south of Jackson Square Park on Horatio Street. The developer has stated a desire to apply to the Board of Standards and Appeals for variances for increased height and bulk. An increase in height and bulk will negatively effect the landmark district and it is therefore incumbent upon the Landmarks Preservation Commission to ensure that an inappropriately tall or bulky building is not built in the historic district.

As this location is currently poorly utilized, a building at this location could be a welcome addition to this neighborhood. However, the design with which we have been presented is, unfortunately, not such an addition. I urge LPC to reject this design. Furthermore, I urge the developer to work to find a design for this building that enhances the historic character of this neighborhood.