

**Testimony of Assemblymember Deborah J. Glick and Senator Brad Hoylman
Before the Landmarks Preservation Commission
Regarding 11 Jane Street Application 18-5336**

Thank you for the opportunity to testify before you today regarding the proposed redevelopment of 11 Jane Street, in the Greenwich Village Historic District. This proposal includes the demolition of the existed garage structure and the new construction of a 95 foot high residential building. The proposed project would drastically alter the mid-block height of a narrow street in the Greenwich Village Historic District that is also representative of the neighborhood as a whole. Additionally, this project would facilitate the construction of a taller structure that blocks out light and air from the surrounding street and community. We have deep reservations regarding this project and the negative impact it will have on the character and make-up of Jane Street.

All too often, we see proposals for the demolition of buildings within historic districts and while the buildings themselves may have not been landmarked, they still exist within a landmarked district and were considered in the original process of creating the historic district. Greenwich Village and the greater Greenwich Village Historic District has been bombarded with requests to demolish low rise buildings on narrow Village streets and then construct taller luxury residences that block out light and air. Furthermore, the demolition of an existing structure is problematic as this completely overlooks any opportunity for adaptive reuse. It should be noted that historic districts are established to preserve what currently exists, rather than encourage new construction.

Under the current proposal, the new massive structure would rise above neighboring residential walk-ups and townhouses along the block. Furthermore, the structure extends 100 feet in frontage along Jane Street, which is significantly longer and larger for individual residential buildings within the context of the block. The construction of this building would drastically change the makeup of Jane Street, and would create lasting changes for the immediate community in Greenwich Village. The makeup of the façade, consisting largely of steel and glass, is not characteristic of homes, townhouses, or apartment buildings in Greenwich Village, and any new construction regardless of approval should reflect the general feel of the Greenwich Village Historic District. The building should keep in context with the surrounding buildings and not outpace existing structures in scale.

We understand that change can be part of historic districts, and I seek to ensure that responsible, community-driven, and sustainable long-term growth is encouraged as part of changes to historic neighborhoods. When possible, adaptive re-use should be considered and encouraged in historic districts. Nonetheless, this building and proposal is out of context with the surrounding buildings and qualities seen in the Greenwich Village Historic District. Furthermore, the mass and scale of this proposal is an unwanted intrusion for current residents and their access to light and air. We urge the Commission to deny this proposal, and uphold the commitment to preservation and the continuation of a low-rise neighborhood as originally defined by the Greenwich Village Historic District.