



**TESTIMONY OF STATE SENATOR BRAD HOYLMAN, ASSEMBLY MEMBER
DEBORAH GLICK AND CITY COUNCIL MEMBER COREY JOHNSON
BEFORE THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
REGARDING THE APPLICATION TO CONSTRUCT A NEW BUILDING
AT 100 BARROW STREET**

February 4, 2014

Thank you for the opportunity to present testimony before the Commission today regarding the application by the Church of St. Luke in the Fields (St. Luke's) to construct a new building at 100 Barrow Street in the Greenwich Village Historic District.

St. Luke's has been an integral part of the Village community and a respectful neighbor for many decades. However, their plan for a new tower is misguided. We believe the proposed building is not contextually appropriate for the historic district. Specifically, its heavy use of glass covering the midsection of the building presents a style that is out-of-step with its surroundings.

Furthermore, at a height of 15 stories, the proposed tower is at odds with much of the rest of the neighborhood. Though the tower would sit slightly lower than the Archive building, directly across the street from the St. Luke's site and often used as a point of reference in the applicant's renderings, the tower would loom above its other neighbors. Moreover, as the Archive building sits just outside of the Greenwich Village Historic District, it does not represent an appropriate benchmark for comparison for a development within a Historic District.

It should also be noted that the site's location on the border of the historic district does not diminish its importance to the district, and all proposals within the district, whether at the center or on the margins, should undergo equally critical considerations of appropriateness. As Manhattan Community Board 2 noted in its resolution in opposition, "one out-of-scale building on the edge could lead to a domino effect of tall buildings throughout the district's perimeter."

In reviewing the merits of St. Luke's application, the church and its supporters have argued that the residential tower and the revenue it would generate are necessary to continue the church's admirable mission. While we are sympathetic to the needs of the church, the law is clear that work of the church and its need for resources is not a valid

basis for a Certificate of Appropriateness. If it were, the historic character and scale of the Greenwich Village would be imperiled by numerous other well-meaning institutions seeking to develop their historic properties to fund their charitable work.

In order to help preserve the nature of the Greenwich Village Historic District, we respectfully ask the Commission to reject this proposal. We appreciate the Commission's time and consideration, and thank you again for the opportunity to comment.