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Village Preservation

Adverse Effects at Proposed 5G Tower Site

December 8, 2023

SITE NAME: MN-02-GF0918_A

ADDRESS: 100 Horatio Street

COMMENTS:

This Link5G tower is proposed to be located across the street from both the Gansevoort Market Historic District (boundary is ~40 feet north of the proposed tower site) and the Greenwich Village Historic District (boundary is ~80 feet east of the proposed tower site), and would have adverse effects on several historic resources located within the bounds of these two historic districts, both of which are NYC Historic Districts and are listed on the National Register of Historic Places. Additionally, an NYC Individual Landmark, 110-112 Horatio Street (F. W. Devoe & Co. Factory), is located ~165 feet west of the proposed location. This individual landmark is located on the same side of the street as the proposed tower, which would directly and negatively impact sightlines to the landmark site.

Located directly across the street from the proposed tower site and within the Gansevoort Market Historic District are 97-103 Horatio Street, two Romanesque Revival style warehouse buildings designed by noted Brooklyn architect George P. Chappell and built in 1899-1900 for former Mayor Hugh J. Grant. Their first tenants were lithography and printing companies; beginning in the 1950s, the buildings' occupants shifted to the produce, poultry, and beef industries, typical of warehouses in New York City's "Meatpacking District" during the time period. In 1980-82 the buildings were converted into apartments, and, as confirmed in the NYC Landmarks Preservation Commission designation report, they retain significant historic fabric and Romanesque Revival architectural details at the exterior facades. All would be adversely affected by a 32-foot-tall tower sited directly across the street, and viewed in conjunction with the historic buildings from the south.

Directly across the street to the east is 791-795 Washington Street (aka 90-92 Horatio Street), an intact 1871 brick-and-stone apartment house located within the

Greenwich Village Historic District. The ornate corner facades feature brownstone quoining, segmental-arched projecting stone lintels atop multi-lite windows, and original iron fire escapes. The sightlines to all of these intricate details would be obstructed by the 32-foot-tall tower.

Village Preservation does not agree with the assertion made in the submission packet that “visibility of the pole will be mostly obstructed by intervening buildings and the mature foliage present along the streets.” The proposed pole will be in the direct line of sight into both the Gansevoort Market and Greenwich Village Historic Districts, with no intermediary buildings to obstruct sightlines. And while street trees are present on this block, the lack of foliage between approximately October through March precludes them from offering any reduction in visibility for at least half the year. Even when in full bloom, trees do not by any means completely obscure visibility, and are by their nature impermanent and subject to potential removal or loss.

Finally, no explanation has been provided as to why at least six different towers are proposed to be sited within 0.02 square miles in this area, each two blocks apart at most. Every one of these towers has clear adverse effects, both individually and cumulatively. There are four locations currently proposed in the immediate vicinity: 771 Greenwich Street, 445 West Street, 100 Jane Street, and 100 Horatio Street. A further two locations within this small radius, at 807 Greenwich Street and 100 Gansevoort Street, have recently been marked as "in remediation" by Boldyn, and the alternative locations have yet to be identified.