

Village Preservation
Adverse Effects at Proposed 5G Tower Site
November 30, 2023

SITE NAME: MN-02-GF0914_A

ADDRESS: 771 Greenwich Street

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COMMENTS:

This Link5G tower is proposed to be located within the Greenwich Village Historic District, which is both a designated NYC Historic District and listed on the National Register of Historic Places as a historic district with national significance. The proposed tower would have adverse effects on several historic resources within the Historic District.

This tower would have a direct adverse effect on the designated historic building that sits directly behind the proposed location. The seven-story loft building at 99 Bank Street (aka 585-591 Hudson Street; 1-9 Bethune Street) was built in 1890, and occupies the block bounded by Bank, Greenwich, Bethune, and Hudson Streets. As the NYC Landmarks Preservation Commission (LPC) designation report indicates, when the interior of the building was converted to residential apartments in 1968, the original facades, with striking cast iron columns embellishing the first and second floors, were carefully retained. The rhythm of these columns would be interrupted by the introduction of a Link5G tower at this location, and the tower, reaching nearly half the height of the facade, would overwhelm the configuration of the significant lower floors of the building.

Prior to the construction of 99 Bank Street in 1890, the lot was occupied by a row of Federal-style houses, a common early Greenwich Village architectural type and style. The loft building, which has now been in place for more than 130 years, is a prime example of the shift toward industrial architecture that occurred in certain parts of the neighborhood at the turn of the 20th century. Row houses, many roughly the height of these towers, remain to the north and south of the proposed location, and would be seen in conjunction with the 32-foot-tall metal structures in both directions. This out-of-scale and wildly uncharacteristic tower would have adverse effects on the building it immediately fronts, the surrounding streetscape, and the broader historic viewsheds, and would interrupt the "sense of place" felt in this lower density area of the Greenwich Village Historic District.

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.