

Village Preservation
Adverse Effects at Proposed 5G Tower Site
December 18, 2023

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SITE NAME: MN-02-GF0916_A

ADDRESS: 100 Jane Street

COMMENTS:

This Link5G tower is proposed to be located across the street from the Greenwich Village Historic District – which is both an NYC Historic District and listed on the National Register of Historic Places – and would have adverse effects on several historic resources located within the bounds of the historic district.

A tower at this proposed location at the northwest corner of West 12th and Washington Streets would impede sightlines to several buildings within the Greenwich Village Historic District, the boundary of which begins on the east side of Washington Street. Of greatest concern is that it would directly and negatively impact views of 767 Washington Street, located diagonally across the street, which is the lone extant example of early 19th century architecture on that block. Per the NYC Landmarks Preservation Commission's designation report, the three-story house was erected in 1842 and has the gable end and general proportions of a much earlier Federal house. These significant historic details would be obscured by the width and height of the Link5G tower from multiple viewpoints. The tower would also cut off the direct sightline to 773-775 Washington Street, a two-story garage built in 1924-25 at the northeast corner of West 12th and Washington Streets, with intricate Flemish bond patterned brickwork.

The submission packet indicates that Boldyn has elected to install an ad display screen on this proposed tower, which would add yet another incompatible visual aberration to the streetscape. Flashing LED signage would be visually jarring here, and is incompatible with the surrounding historic fabric and feeling of this historic, residential-scale neighborhood.

The introduction of the modern metal materiality of the tower would also be in stark contrast to the adjacent cobblestone street bed of West 12th Street. Belgian block pavers were historically found throughout Greenwich Village's streets, and this original paving remains along a number of the east-west cross-streets on the far west side of the neighborhood. The metal tower would be out of character and adversely affect one's visual understanding of this historic paving.

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. There are

four locations currently proposed in the immediate vicinity: 771 Greenwich Street, 100 Horatio Street, 100 Jane Street, and 445 West Street (Boldyn representatives have indicated that this one might be removed from the list of proposed sites, though no formal action has yet been taken). 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. Every one of these towers has clear adverse effects, both individually and cumulatively, and should be considered as such.