

**Victorian Society Testimony for December 3, 2024: 27-29 Great Jones Street (LPC-24-08508); 25 West 18th Street (aka 616-632 6th Avenue) (LPC-25-03258)**

**LPC-24-08508 - 27-29 Great Jones Street - NoHo Historic District Extension –  
Manhattan – December 3, 2024**

Good Morning, Commissioners, \_\_\_\_\_ for the Victorian Society New York. Founded in New York City in 1966, the Victorian Society in America is dedicated to fostering the appreciation and preservation of our 19th and early 20th century heritage. The NY chapter promotes preservation of our historic districts, individual landmarks, interiors and civic art.

The Victorian Society can support the concept of replacing the storefronts and entrances to the upper floors at these adjacent buildings. However, we find that the project falls down when it comes to the design of the proposed infill. It lacks the sort of detailing which would make it appropriate for substantially intact buildings of this age and type.

We have no problem with the removal of the existing infill at both buildings. There does not appear to be any original storefront framing still in place. We also find that the proportions of the proposed doors and transoms is similar to the proportions of doors and transoms seen in historic storefronts. We didn't see a paint sample, but the cream white shown appears similar to the light tone shown in the historic photos.

However, we found that the proposed storefront framing is overly simple. The applicants are proposing using one molding section at the windows which replicates the complex profile of wood framing, details 2, 3 and 4 on LP-12, but the framing on the doors is just a minimal aluminum tube. This should be reconsidered.

The horizontal framing member below the transoms is too thin and too simple. The historic photo on Board LP-03 shows transom framing which appears to be substantially thicker, twice the height of the horizontal framing shown on Board 13. It also appears to have a much more complex profile.

Finally, the louvers the applicant is proposing to install where there are basement vents are too modern. They bear no relationship to these buildings. The applicants should work with staff, and walk around this district and the SoHo's. There are many buildings there which retain their original basement vents. The historic vents typically have carefully detailed cast iron panels facing the street. The vents at these two buildings should follow this pattern. Thank you, Commissioners.

***Approved with modifications 9-0.***

**LPC-25-03258 - 25 West 18th Street (aka 616-632 6th Avenue) - Ladies' Mile Historic District – Manhattan – December 3, 2024**

Good morning, Commissioners, \_\_\_\_\_ for the Victorian Society, New York.

The drawings which are part of this proposal note that there's a Master Plan for storefront infill at 25 West 18th. We aren't familiar with the Master Plan, and the notes don't give a docket number or a date when the Plan was issued. But we see that the work being proposed includes the removal of original cast iron piers and framing at the storefronts. As a long time advocate for the preservation of cast iron elements we must protest these removals, and recommend that any Plan which allows it be re-studied.

It's not actually stated, but from the notes it appears that there are the two elements being proposed today which are not part of that Master Plan. The first is the new infill at Bay 34, the revolving door, and the hinged doors which flank it. The second is the 19 inch tall lettering proposed for the sign above the revolving door, Bay 34.

We find the installation of the proposed doors for Bay 34 to be acceptable. The infill is symmetrical, respecting the symmetry seen in most of the infill at bays in this building. It's also very similar to the revolving doors approved for similar buildings of this age and type. However, we question the proposed framing details for the revolving doors themselves. On LPC-11 it's clear that the top, bottom and side rails of the revolving doors don't match the dimensions of the hinged doors which will be installed immediately adjacent in the same bay. This should be corrected so they match, which will help unify this entrance.

We also question the use of 19 inch tall letters for the sign. In the same drawing, Board LPC-11, the letters look somewhat squashed into the space. They should be reduced in size to give more breathing room around them.

Thank you, Commissioners.

***Approved 9-0.***