

Victorian Society Testimony for August 12, 2025: 242-03 Pine Street (LPC-25-10999); 104 Greenwich Avenue (LPC-25-11798); 159-161 Bleecker Street (LPC-25-10307); 42 Jane Street (LPC-25-07969); 1009 Fifth Avenue (LPC-25-09191)

Approximate time: 1:15; join Zoom by: 12:30

LPC-25-10999 -- 242-03 Pine Street - Douglaston Hill Historic District, Queens

Good afternoon commissioners, _____ for the Victorian Society New York. The solar panels proposed for the roof of the rear porch and upper part of the gambrel roof of the garage are relatively unobtrusive from public streets. We find them to be appropriate. On the other hand, the panels proposed for the front porch roof will be very visible and would significantly detract from the appearance of the main façade of the house. This part of the installation would be architecturally inappropriate and should be omitted from the proposal.

Approved 8-1.

Approximate time: 1:30; join Zoom by: 12:30

**LPC-25-11798 -- 104 Greenwich Avenue - Greenwich Village Historic District,
Manhattan**

Good afternoon commissioners, _____ for the Victorian Society New York. We agree with the approach to the façade restoration of this building. Lowering the parlor floor windows, installing 4-over-4 sash, recreating a small areaway, and replacing the entrance door will restore the integrity of the building's early 20th century design.

The rooftop addition, while modest in size, will be quite visible, especially because of the low building next door. We would prefer the visibility to be reduced but given the rooftop additions on neighboring buildings and the general condition of the roofscape, we think the addition can be found appropriate.

Approved 9-0.

Approximate time: 2:00; join Zoom by: 1:00

LPC-25-10307 -- 159-161 Bleecker Street - South Village Historic District, Manhattan

Good afternoon commissioners, _____ for the Victorian Society New York. This building is a great example of the importance of maintaining stylistic integrity, even for ordinary, vernacular buildings. The vertical addition to the building and the alterations to the original facade paid no heed to the original style and details. As a result, t's a mess.

We commend the applicant for attempting to mediate between the tower and the remains of the original building by redesigning the infill and marquee. The streamlined aesthetic of the marquee cladding, aluminum panels at the entrance, and patterned glass cannot unify the building in themselves. Only a complete façade redesign could do that. But in our view the proposal is an interesting and stylish, yet muted design that calls attention away from the tower addition and desecrations to the original façade. For that reason, we think it's appropriate and recommend approval.

Approved 10-0.

Approximate time: 3:15; join Zoom by: 2:15

LPC-25-07969 -- 42 Jane Street - Greenwich Village Historic District, Manhattan

Good afternoon commissioners, _____ for the Victorian Society New York. We return to our usual position on stoop gates, as this house isn't subject to being swarmed by fans of a popular television show. It also appears that there are few commercial uses nearby that might generate unusual amounts of rowdy foot traffic.

These gates violate the fundamental urban function of stoops, which is to mediate between the private house and public sidewalk. The gates create a social and psychological barrier, beyond the physical one. They are anti-urban, no matter how well designed.

In this case, we note that the stoop is exceptionally wide, and the sidewalk is narrow. In the open position, these gates will block a significant portion of the already narrow sidewalk. There are few if any other stoop gates on the block. The application should be denied.

If the presence of gates is approved here, we think the proposed detailing matching the historic ironwork is fine. Something simpler will more likely call attention to itself as being out of place and therefor distracting from the district's historic character.

Approved 10-0; applicant to work with staff to refine and simplify details.

Approximate time: 3:30; join Zoom by: 2:30

**LPC-25-09191 -- 1009 Fifth Avenue - 1009 Fifth Avenue Individual Landmark -
Metropolitan Museum Historic District, Manhattan**

Good afternoon commissioners, _____ for the Victorian Society New York. This extraordinary Fifth Avenue mansion needs to be treated with the utmost care. It appears that some of the changes, such as to the elevator bulkhead, will not be visible, and if they are, they will be a slight improvement over the existing. However, we could find no clear rendered or photographic views, especially from the east along 82nd Street, that show what will be visible as a result of the proposed work. The visibility must be clarified and minimized when work of this sort is proposed for an individual landmark.

We also find the removal of a section of the elaborate copper railing at the west terrace to be inappropriate. Some other way should be found to gain access to the terrace. Perhaps a section of the railing can be hinged, or it can be relocated to a place where it would remain a protected feature under the Commission's jurisdiction.

Approved 10-0; applicant to work with staff on finish and details of the bulkhead.