



Presentation to the  
New York City  
Landmarks Preservation  
Commission

## 85-89 Jane Street

Greenwich Village Historic District

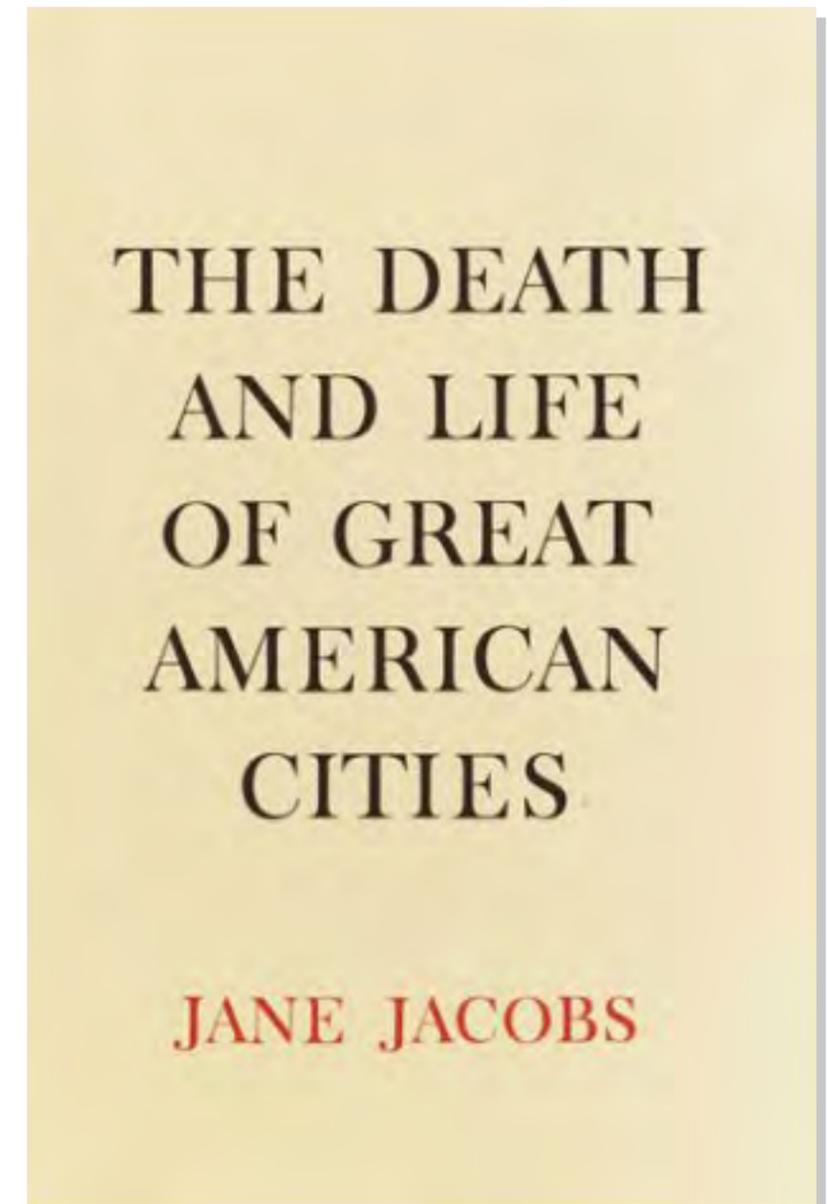
21 June 2016

We understand that the Commission will shortly consider the attributes of Greenwich Village as a historic area, and that there may be some question as to where the western boundary of the area is drawn.

We urge that the proposed historic area include all of western Greenwich Village--that is, that the western boundary not be drawn short of West Street. There are a number of cogent reasons for including, most particularly, the westernmost blocks.

From its beginnings, the settlement combined work, residence, and transportation, and these activities, while local, were not provincial. They all had ties to the larger settlement of New York.

Jane Jacobs. Letter to James van der Pool, Chairman, Landmarks Preservation Commission. 31 October 1963.

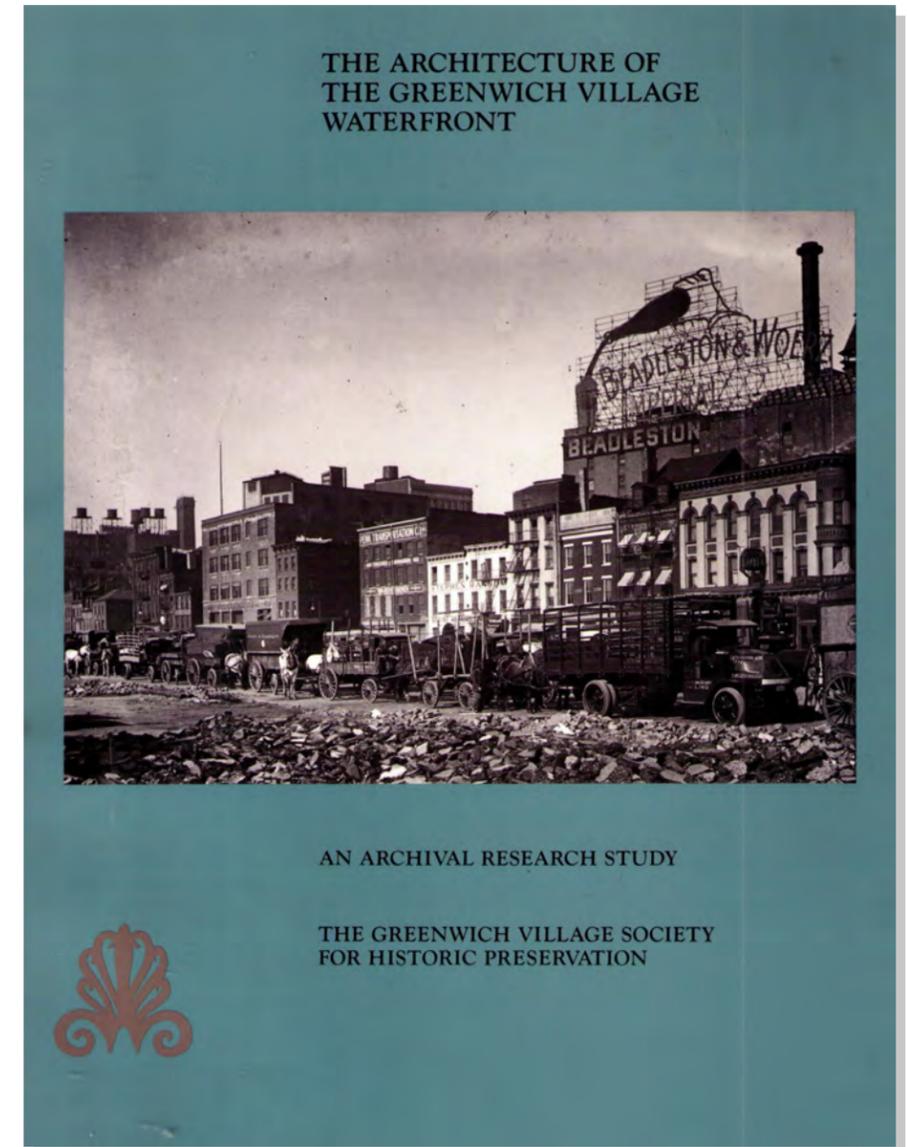


When Greenwich Village was designated as an Historic District, the boundaries that were set at that time arbitrarily excluded its waterfront.

Still extant are nineteenth and turn-of-the-century buildings on their original waterfront streets: single and multiple dwellings; warehouses; small factories; waterfront hotels; livery and private stables; a fire station; a police station; and the bustling, ever-crowded Gansevoort Meat Market.

Here is collected a whole body of long-neglected period architecture that is irreplaceable.

GVSHP. *The Architecture of the Greenwich Village Waterfront*. (New York: GVSHP, 1989), v.



Exhibiting great diversity of style and function, several of the buildings on this street still display notable features of Nineteenth Century architecture.

On the south side of this street, the seven-story factory building on the Greenwich Street corner and the tall pair of apartment houses at mid-block supply a note of contrast to the low neighboring buildings.

The north side of the street is extremely interesting, although the low commercial buildings toward the western end of the block are completely utilitarian in character and far from prepossessing.

Landmarks Preservation Commission. *Greenwich Village Historic District Designation Report*. (New York: LPC, 1969), 402.





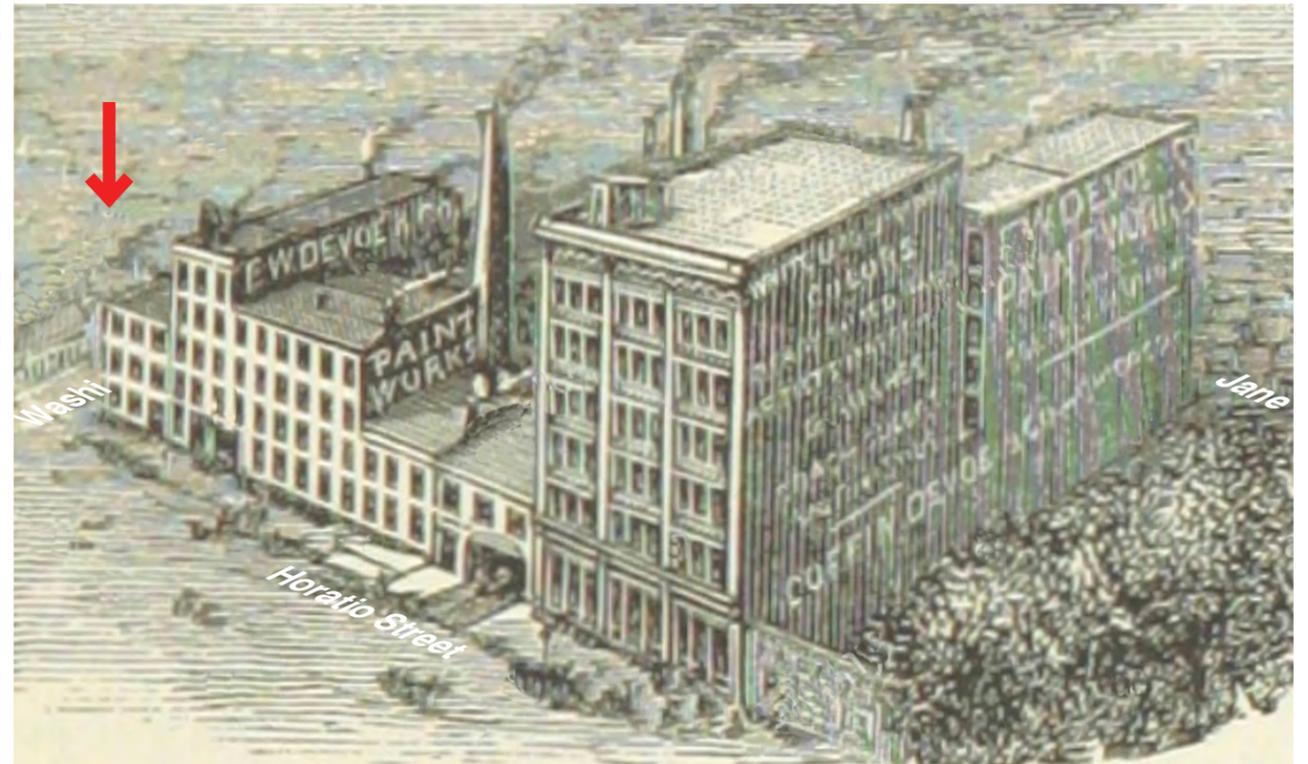
Empire Brewery, 295 West 10th Street



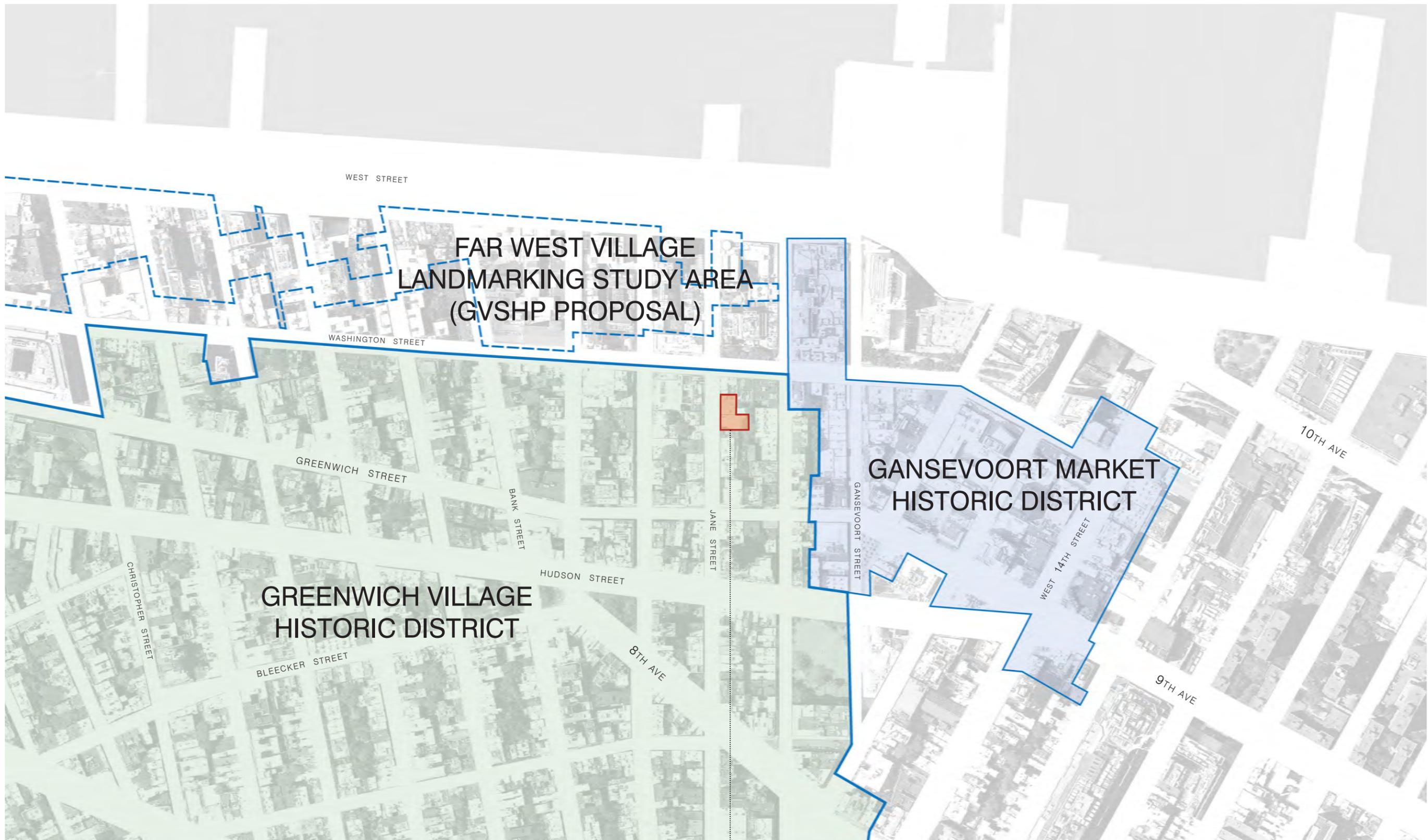
Bell Telephone Labs, 744 Washington Street



National Biscuit Company, West Street and Bethune Street



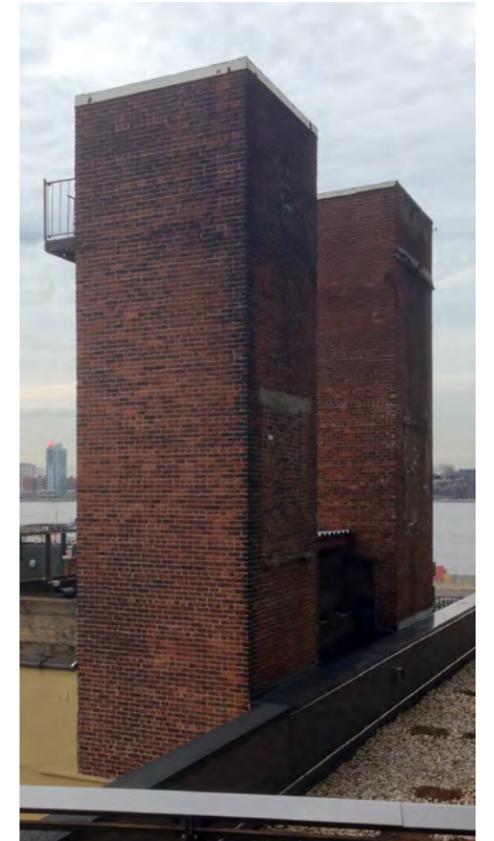
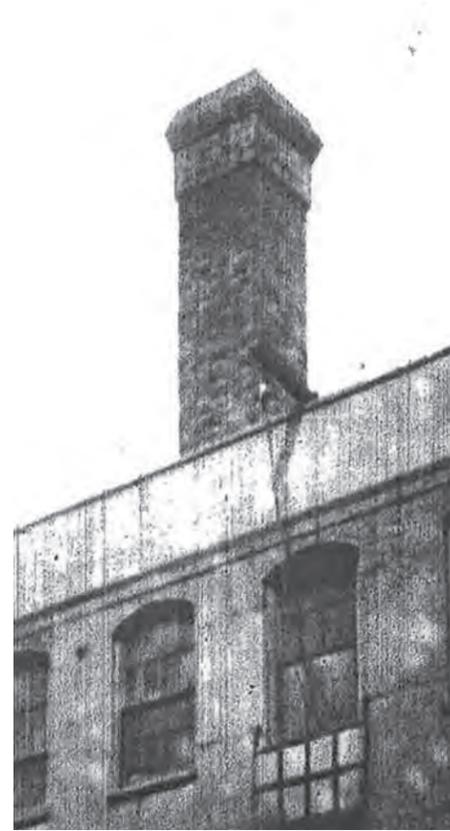
F.W. Devoe & Co Paints, Jane, Washington, and Horatio Streets



project location







Magnolia Metal Company  
(demolished) 113 Bank Street

Bell Labs  
744 Washington Street

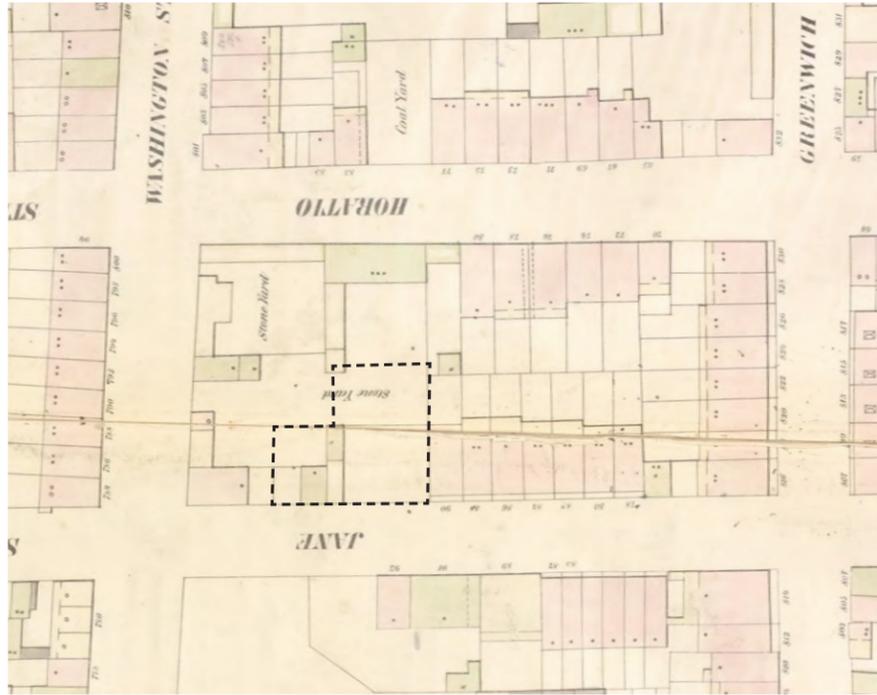
Superior Ink (demolished)  
70 Bethune Street

Soap Factory (demolished)  
128 Jane Street

F.W. Devoe Paints (dem)  
111 Jane Street/110 Horatio

Meatpacking Facility  
53-55 Little W 12th Street

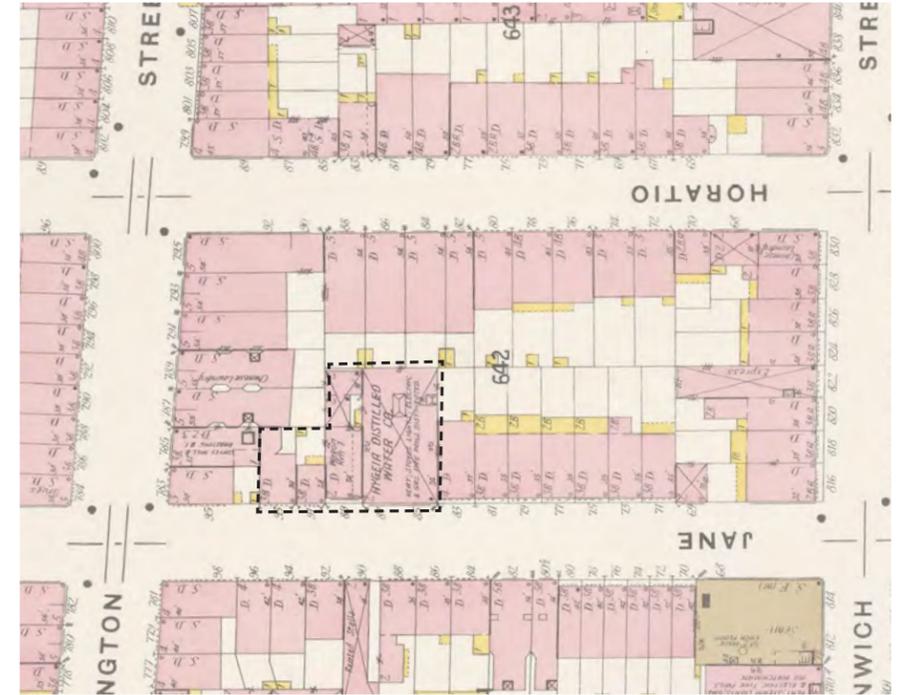




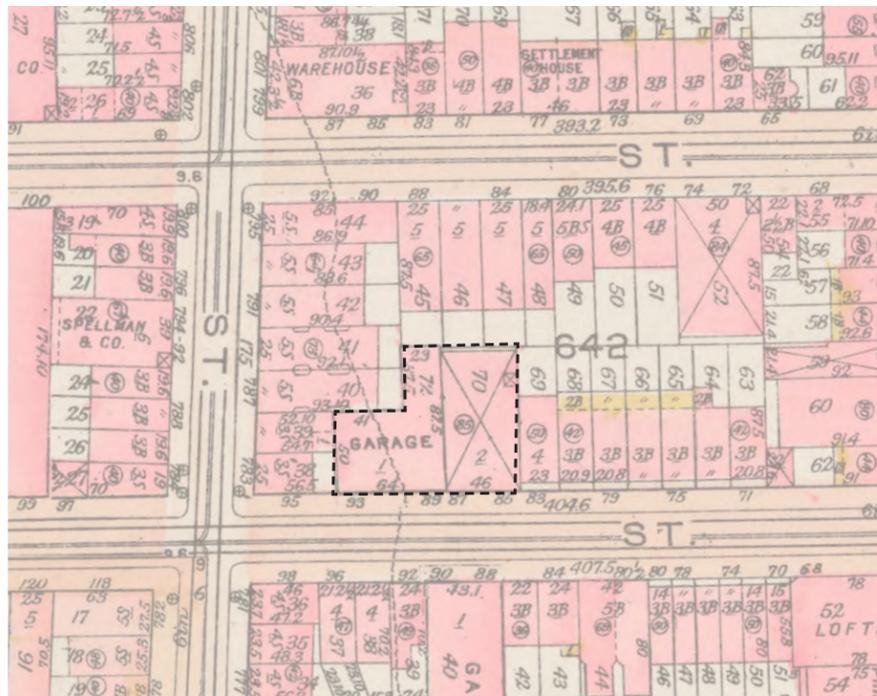
1854 Stoneyard



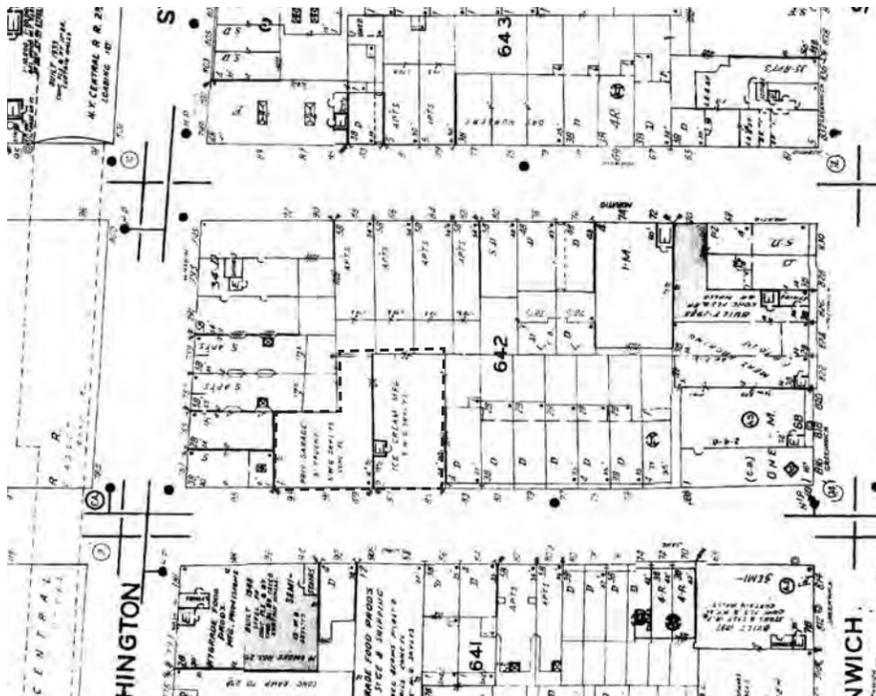
1862 Corporation Yard



1904 Stable and Hygeia Distilled Water Company



1923 Garage and Factory



1975 Garage and Ice Cream Factory



2000s Photo Studio and Piano Repair



89-93 Jane Street



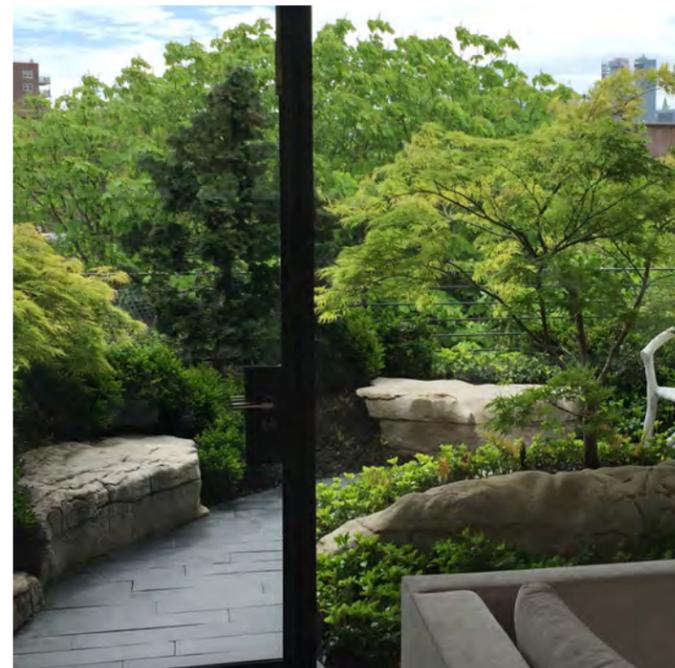
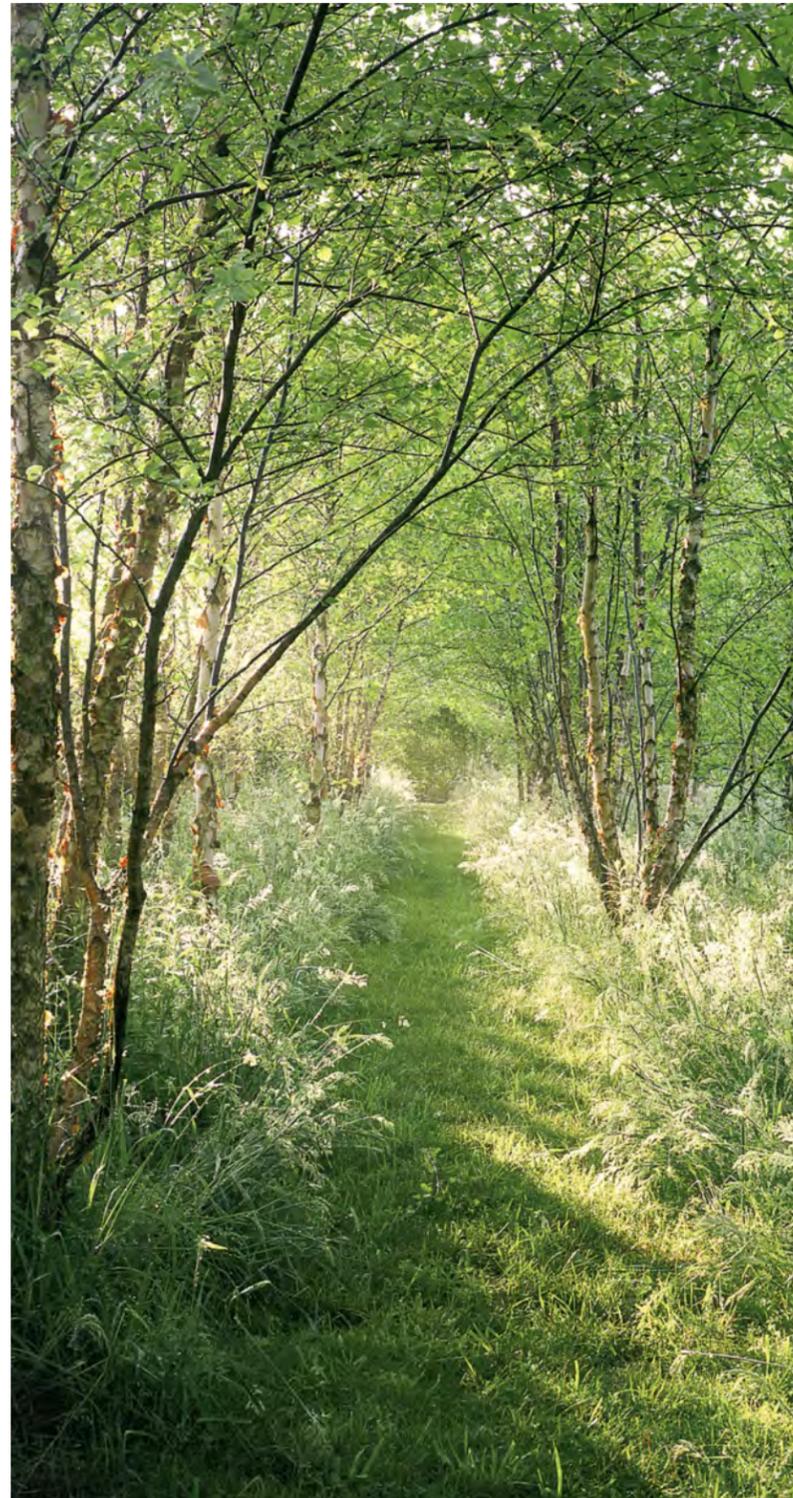
85-87 Jane Street









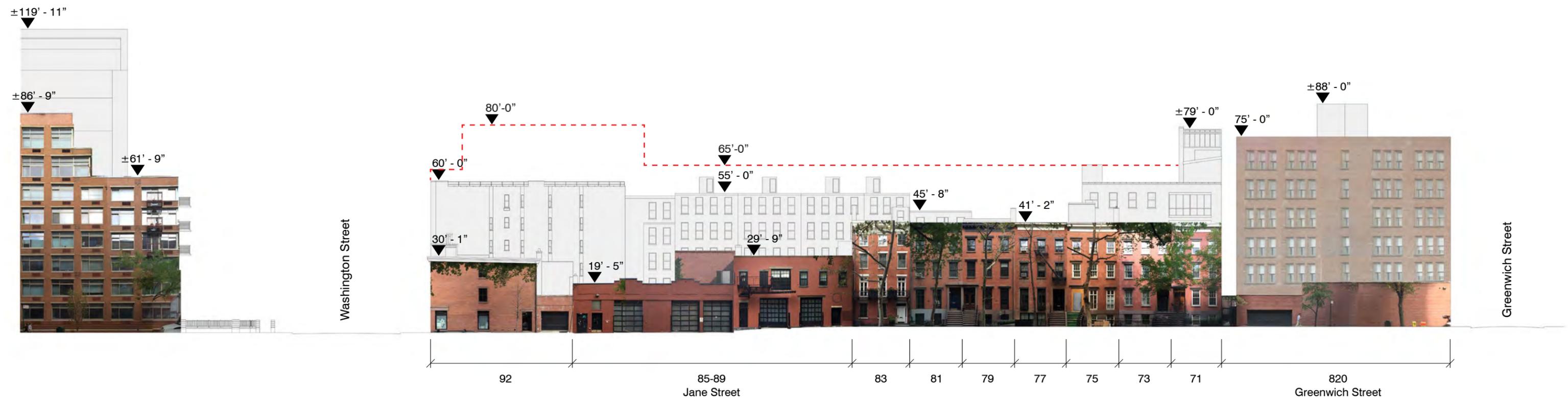




711 Greenwich Street



113 Bank Street



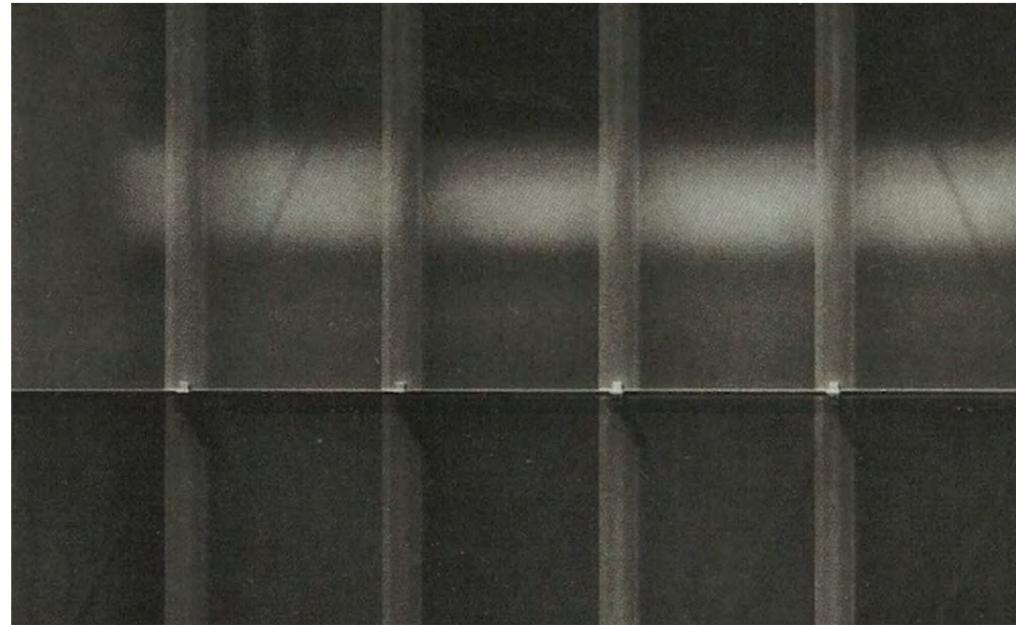
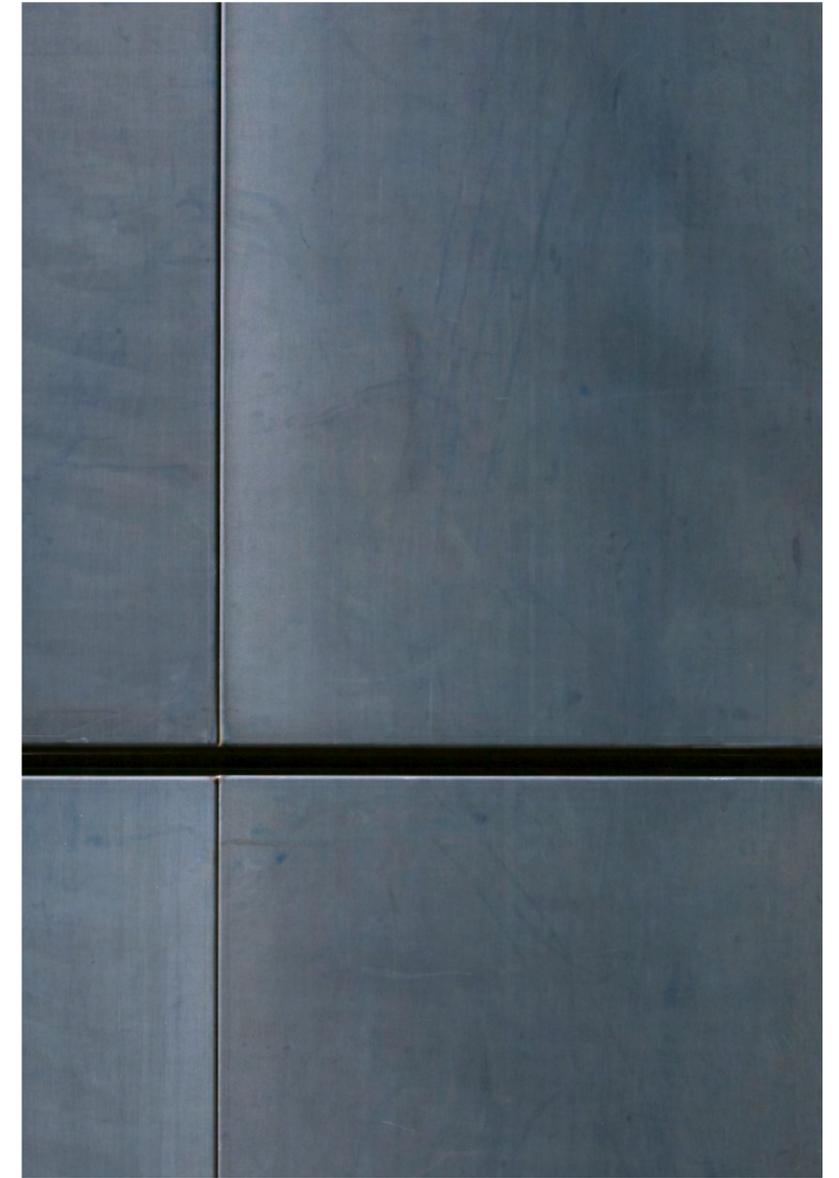
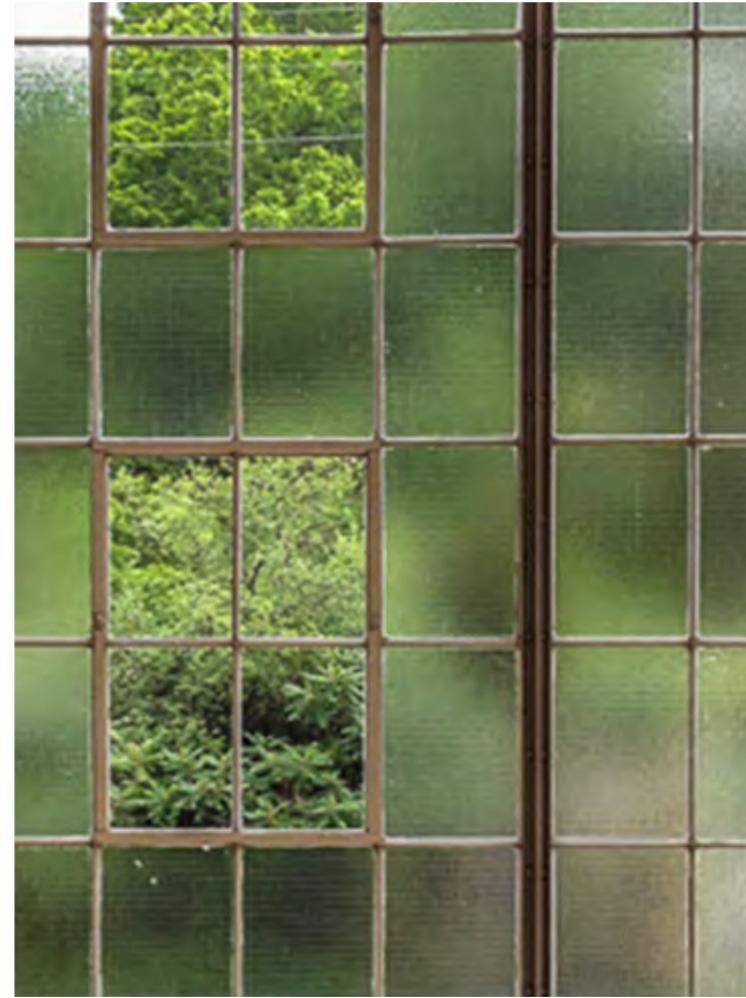


1897  
David H King, Architect









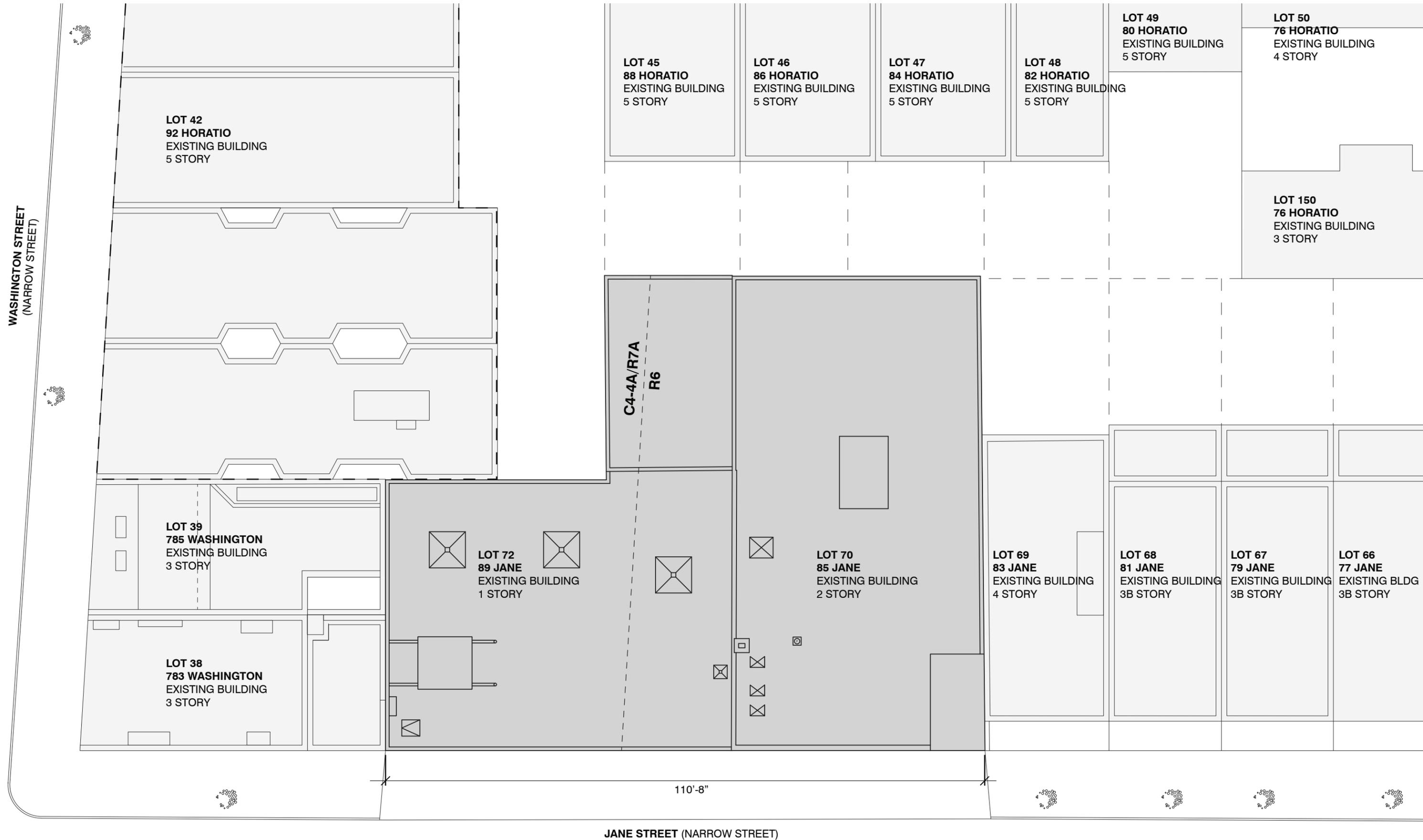


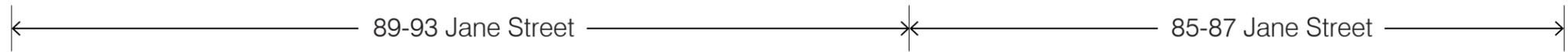
----- Building profile at 1969 designation  
————— Proposed profile for north Jane Street















Addition of steel windows and buff masonry facade

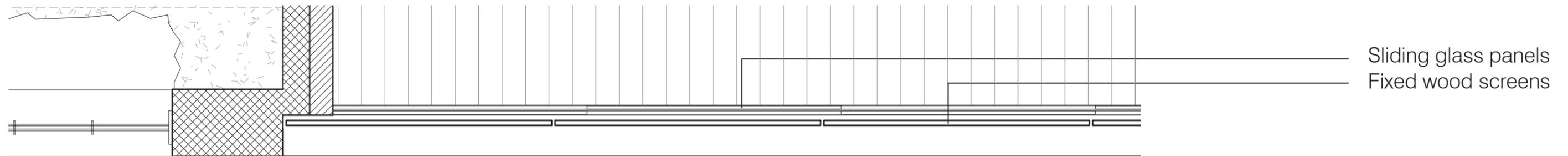
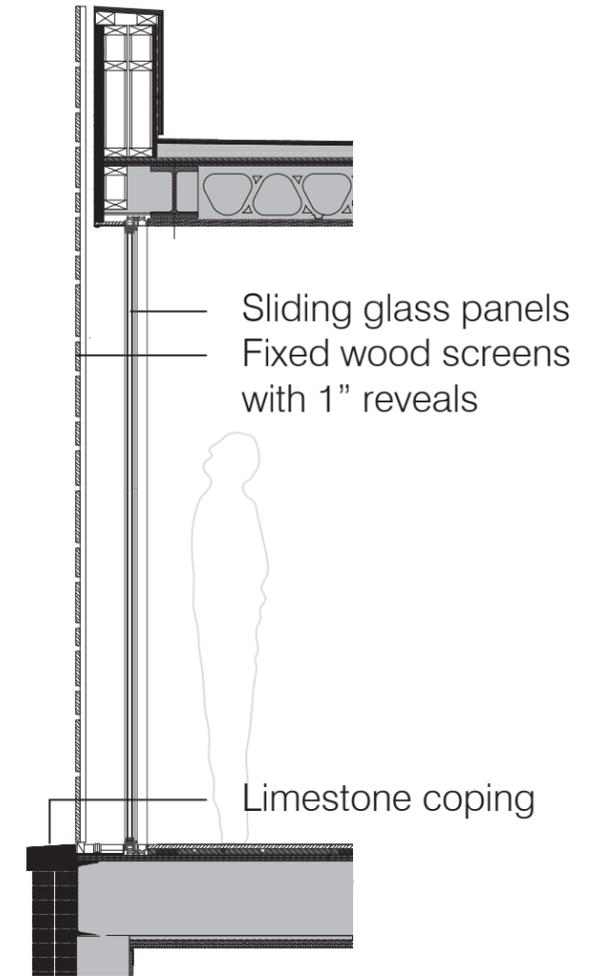
Addition of wood screen at third floor

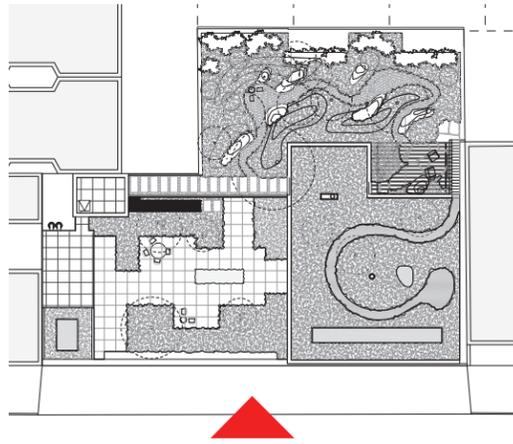
Restoration of buff brick  
Restoration of sills and lintels

Restoration of fire escape

Replacement of doors and windows with historically accurate units

Patching later door addition and addition of flush door

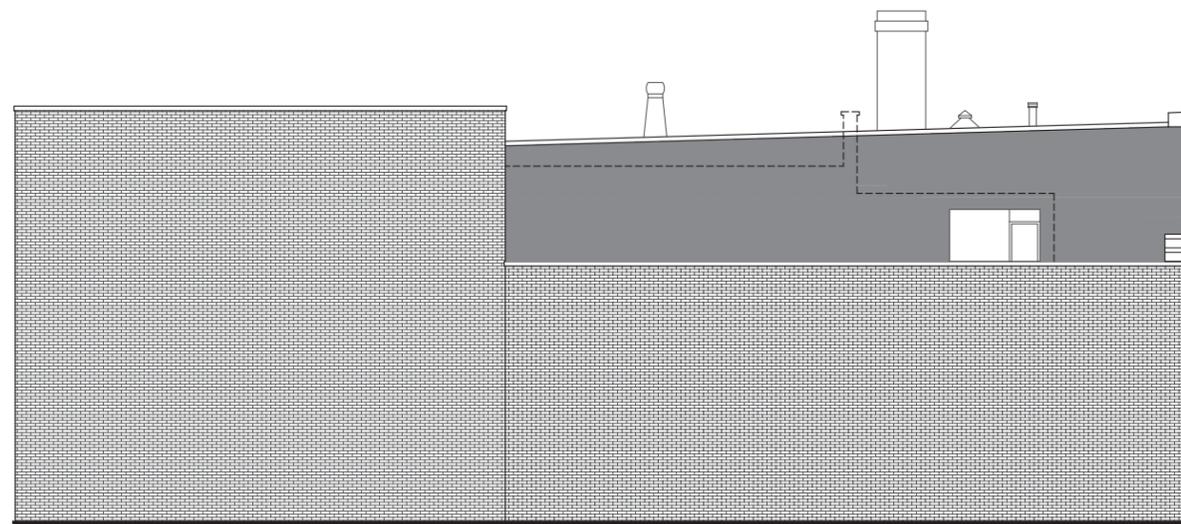
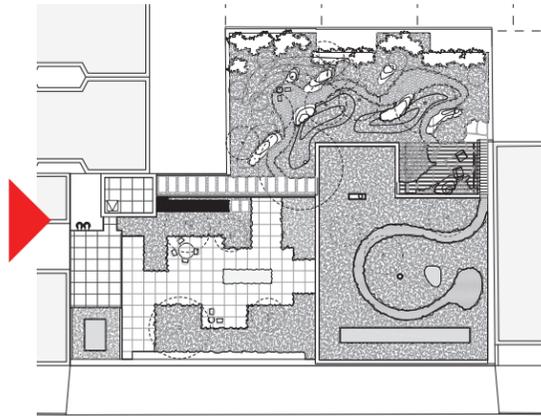




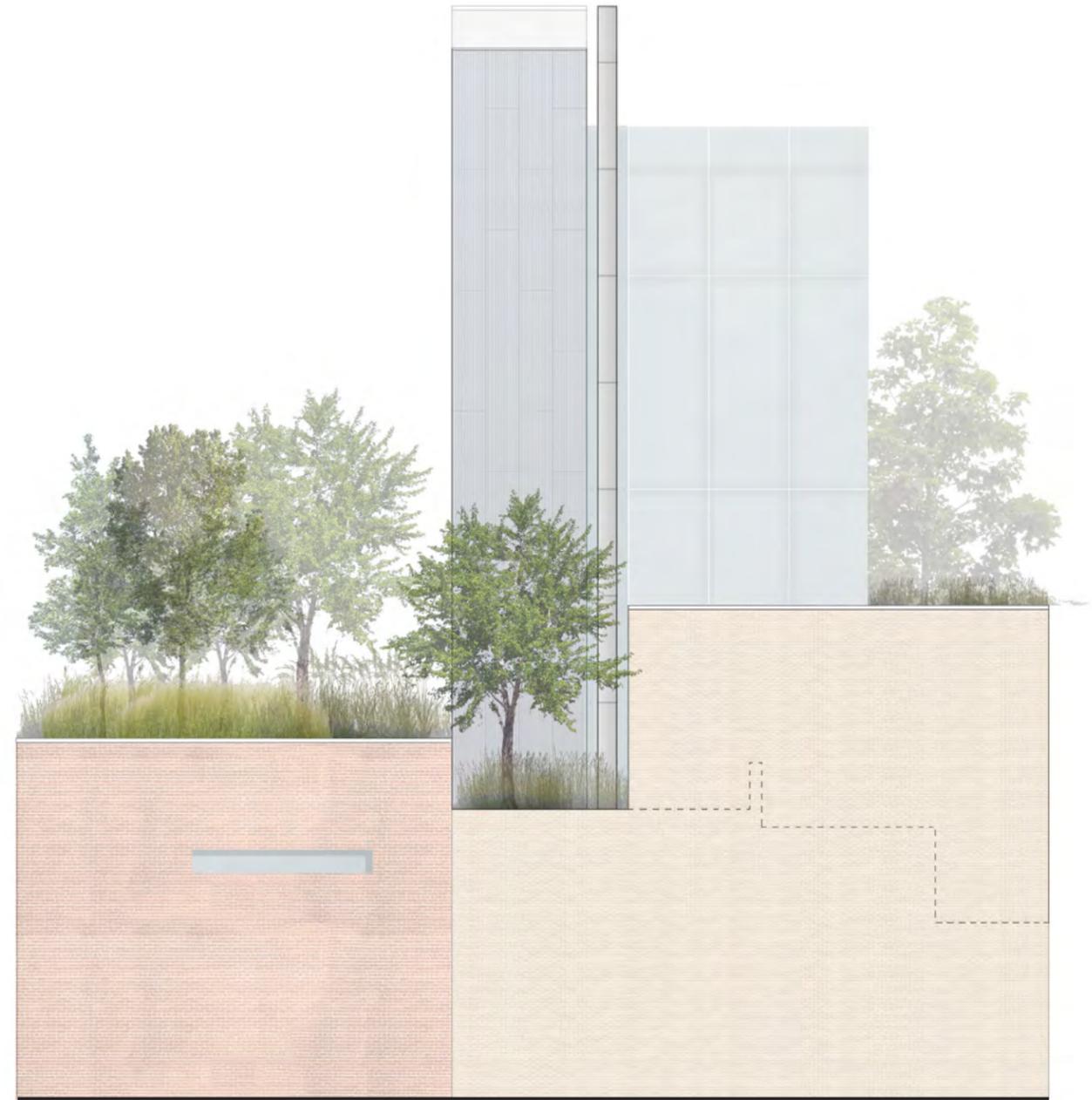
Existing



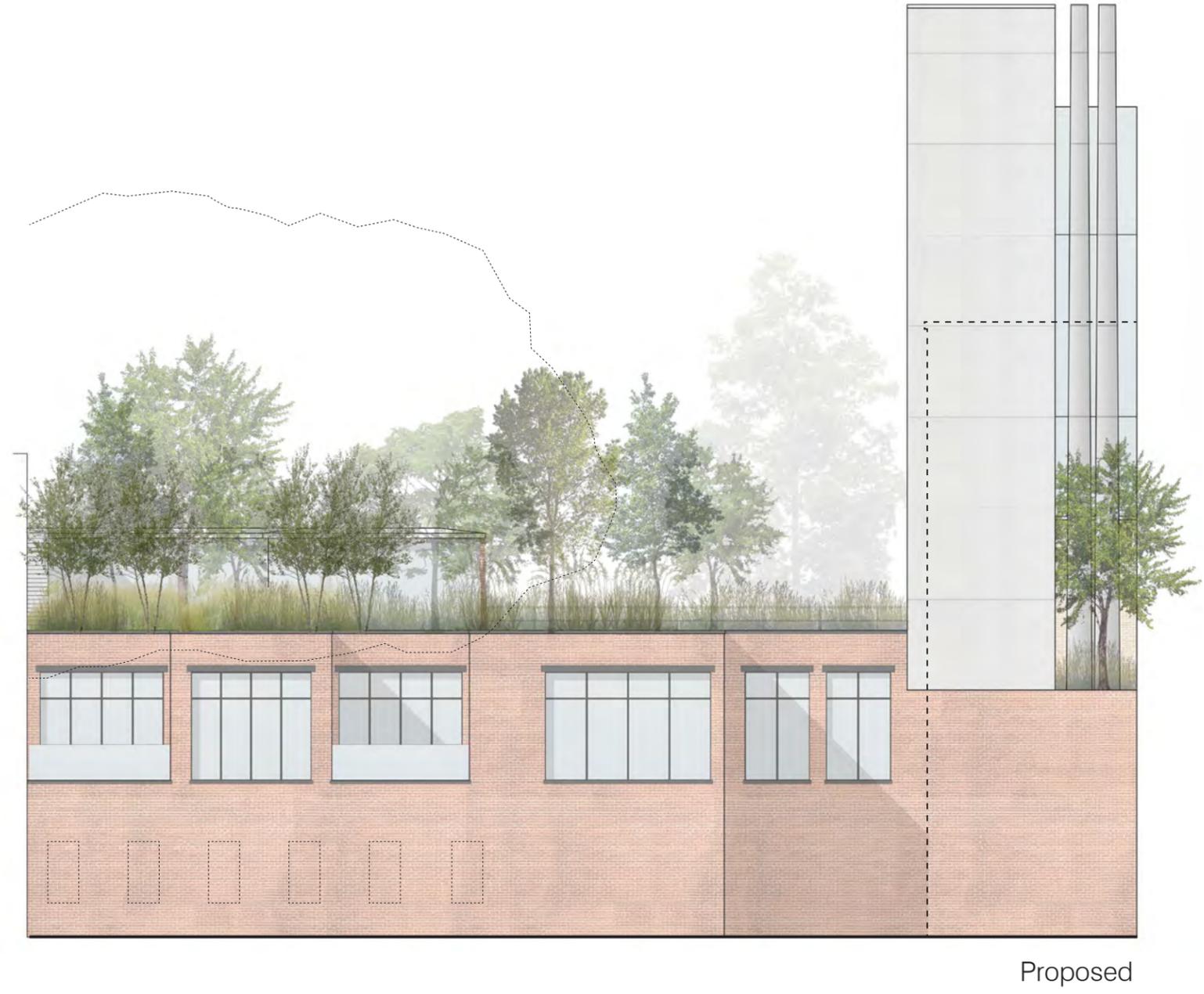
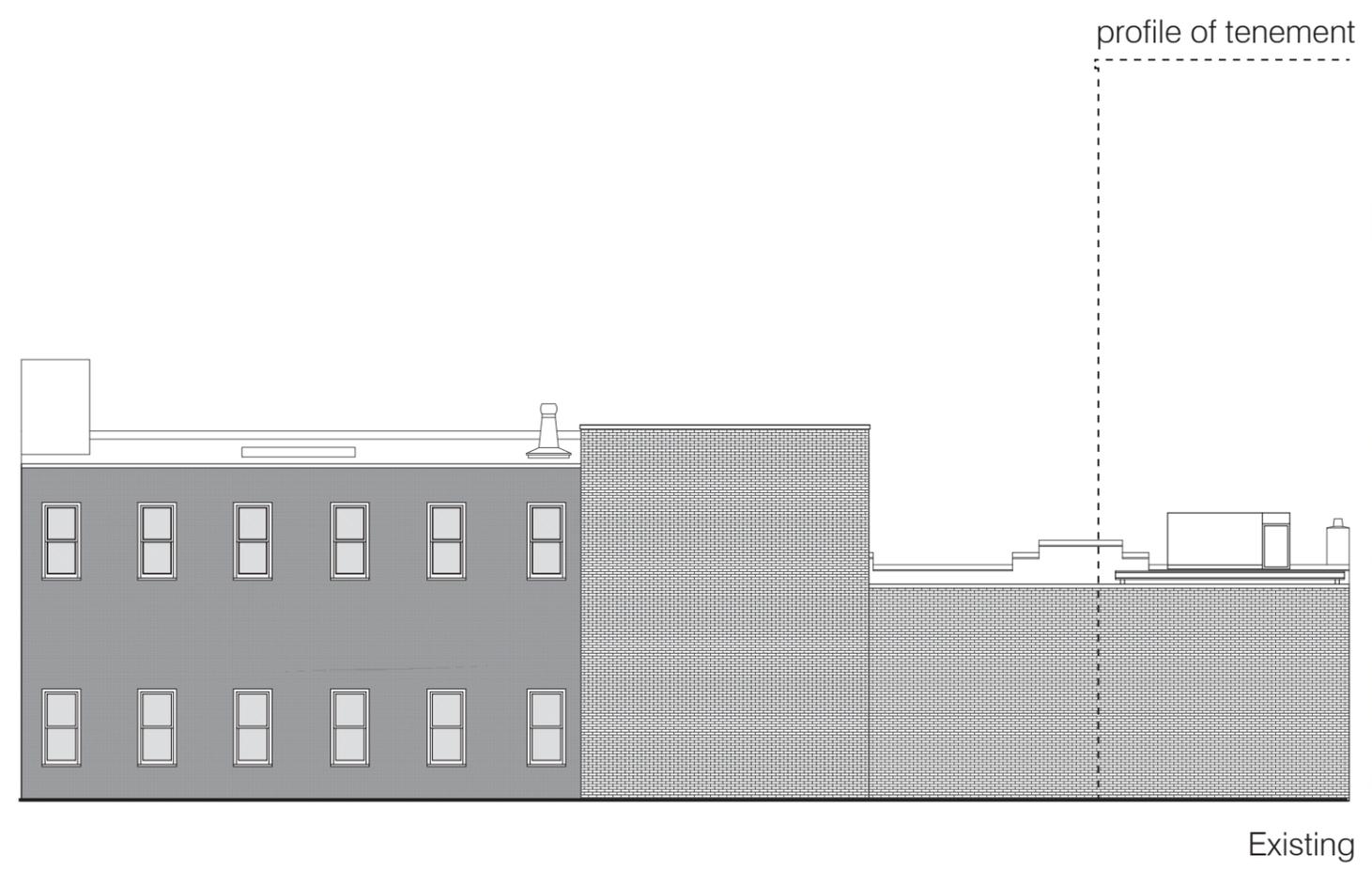
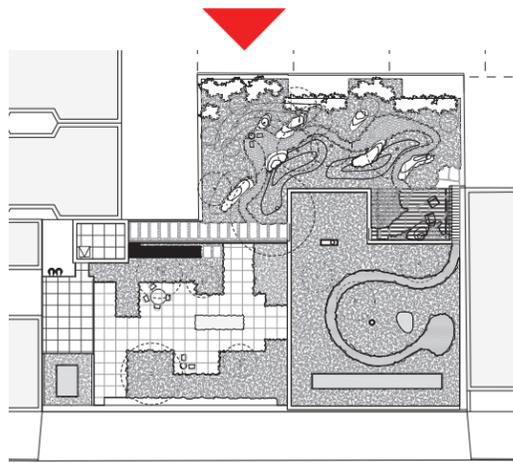
Proposed

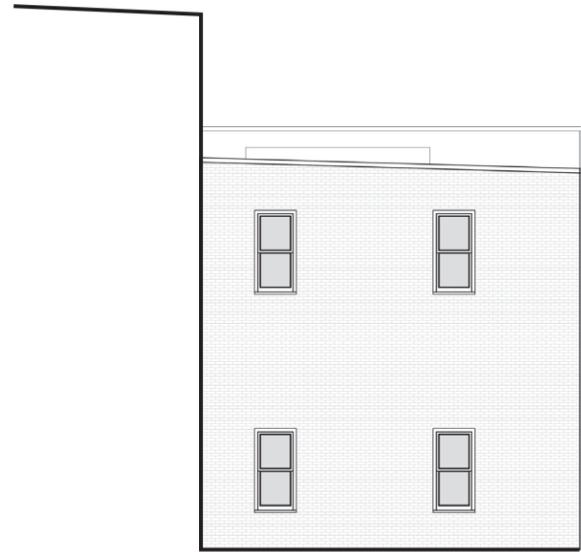
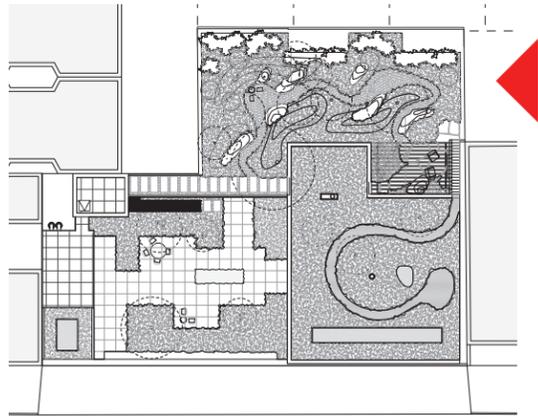


Existing

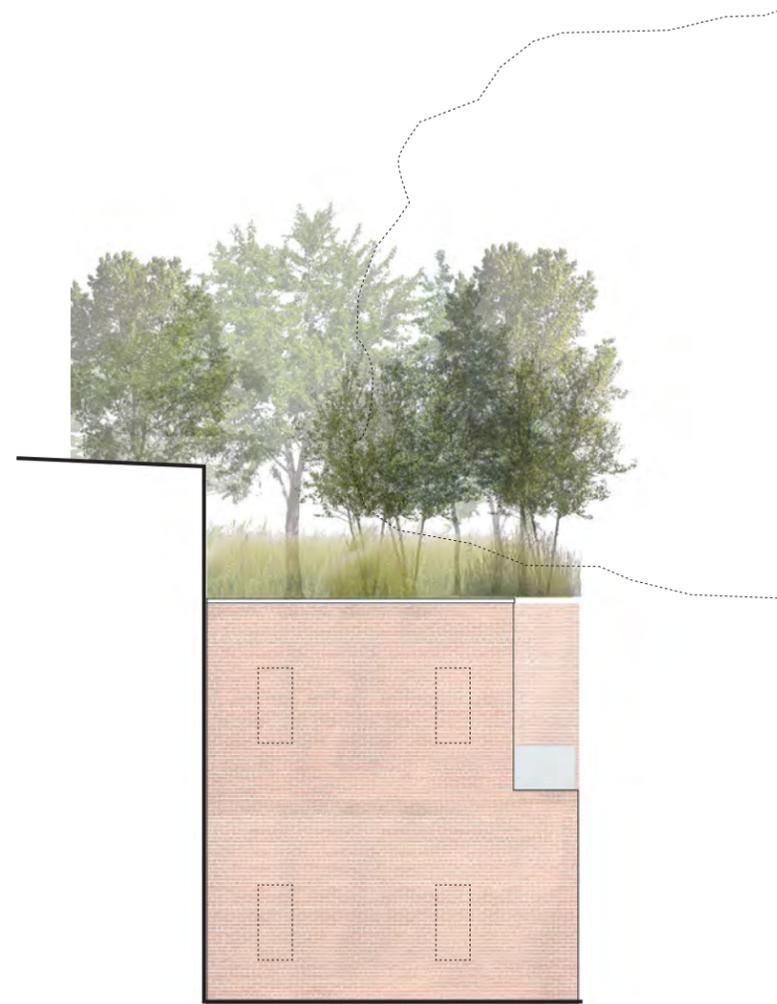


Proposed

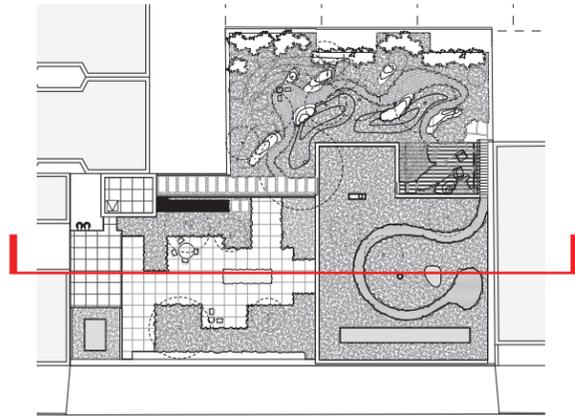




Existing



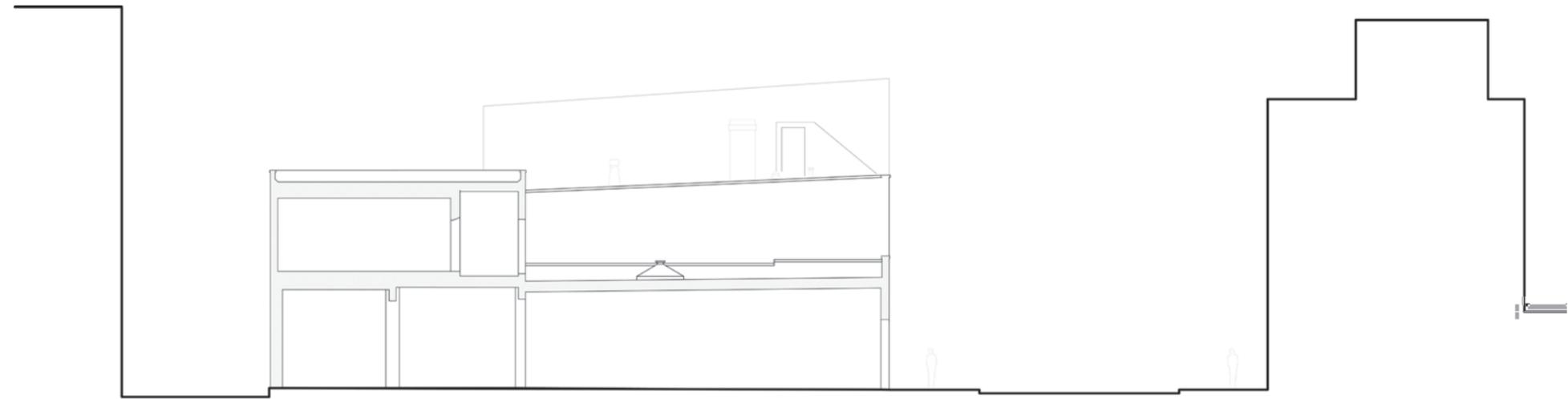
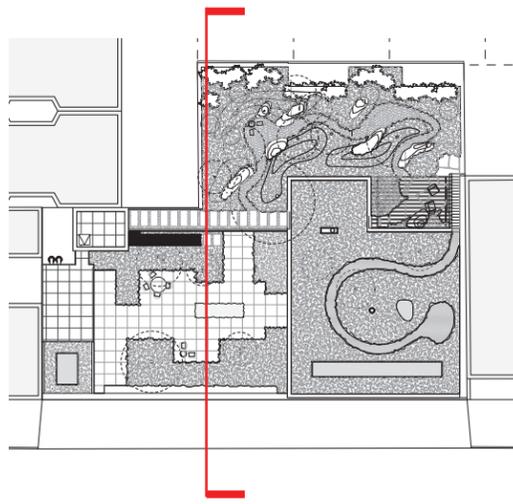
Proposed



Existing Section



Proposed Section



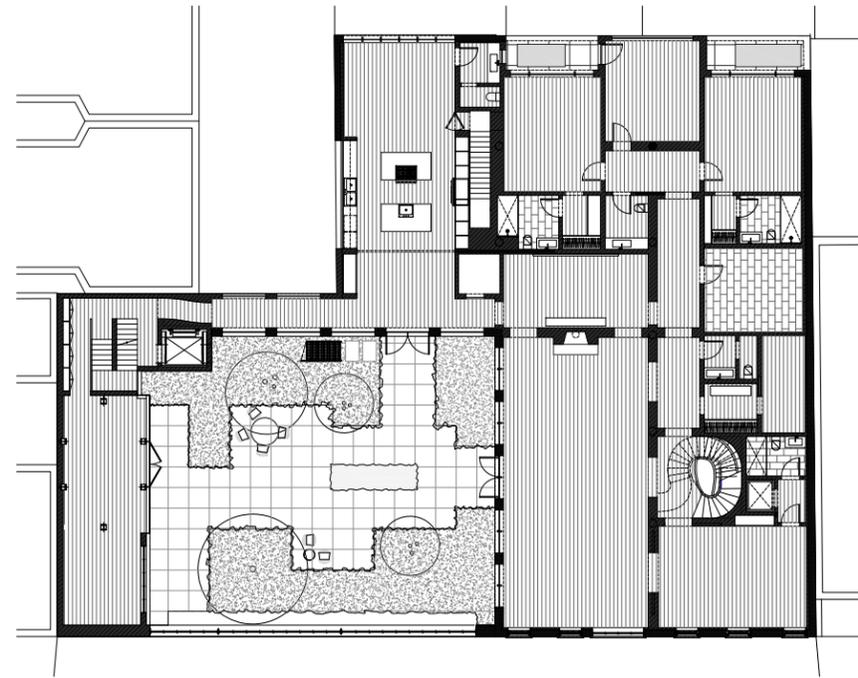
Existing Section



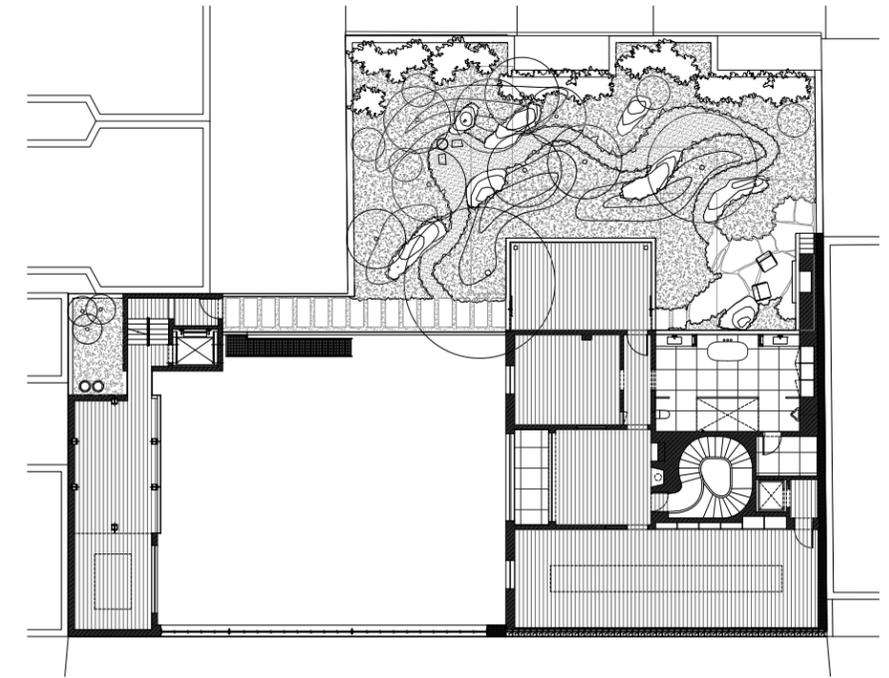
Proposed Section



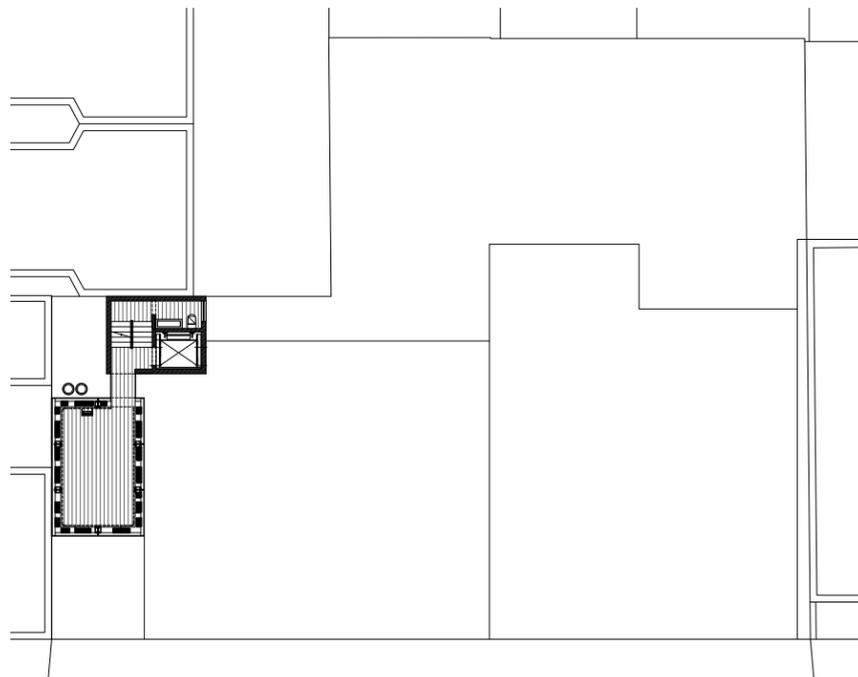
Proposed First Floor Plan



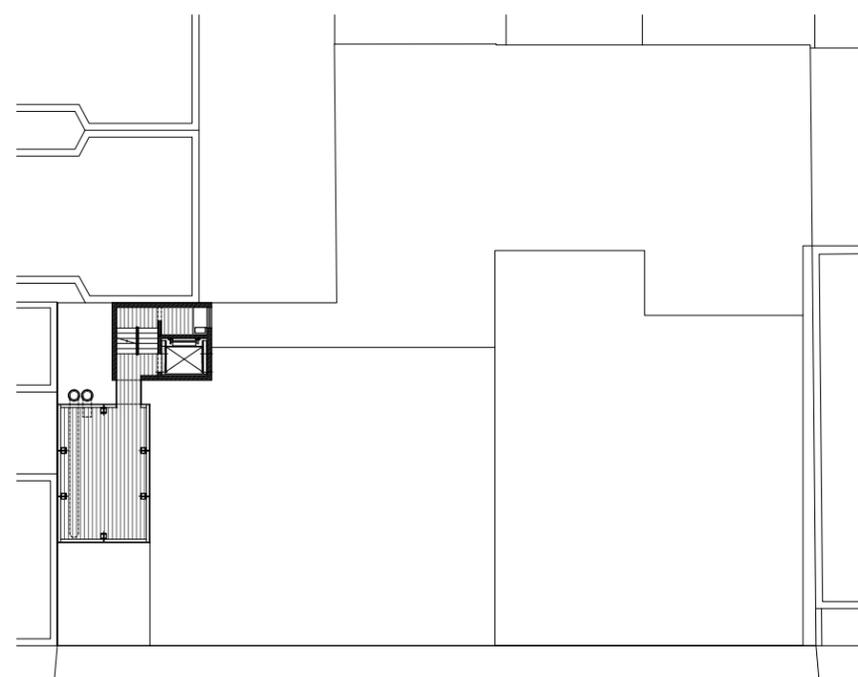
Proposed Second Floor Plan



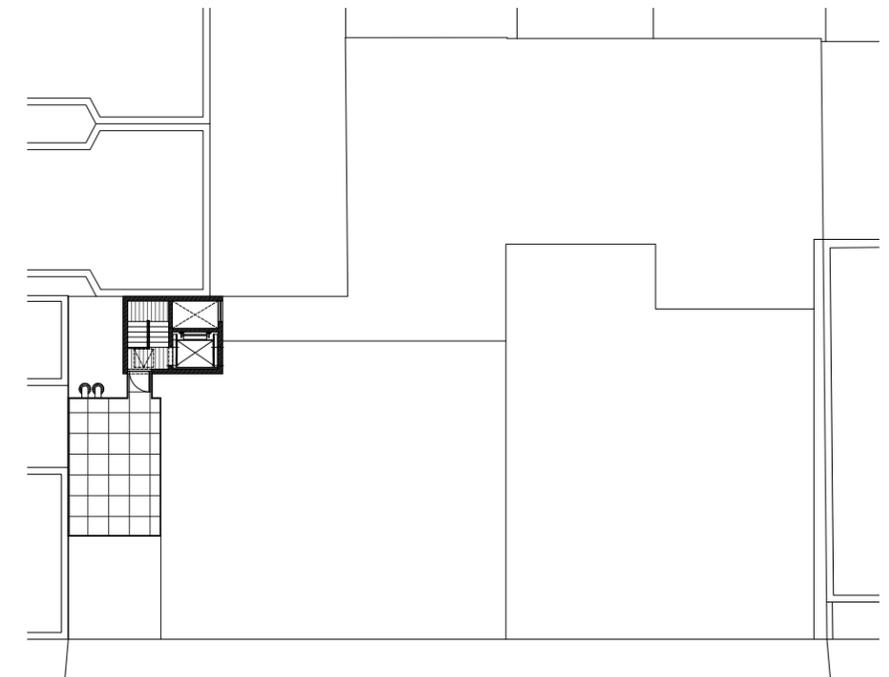
Proposed Third Floor Plan



Proposed Fourth Floor Plan



Proposed Fifth Floor Plan



Proposed Roof Floor Plan



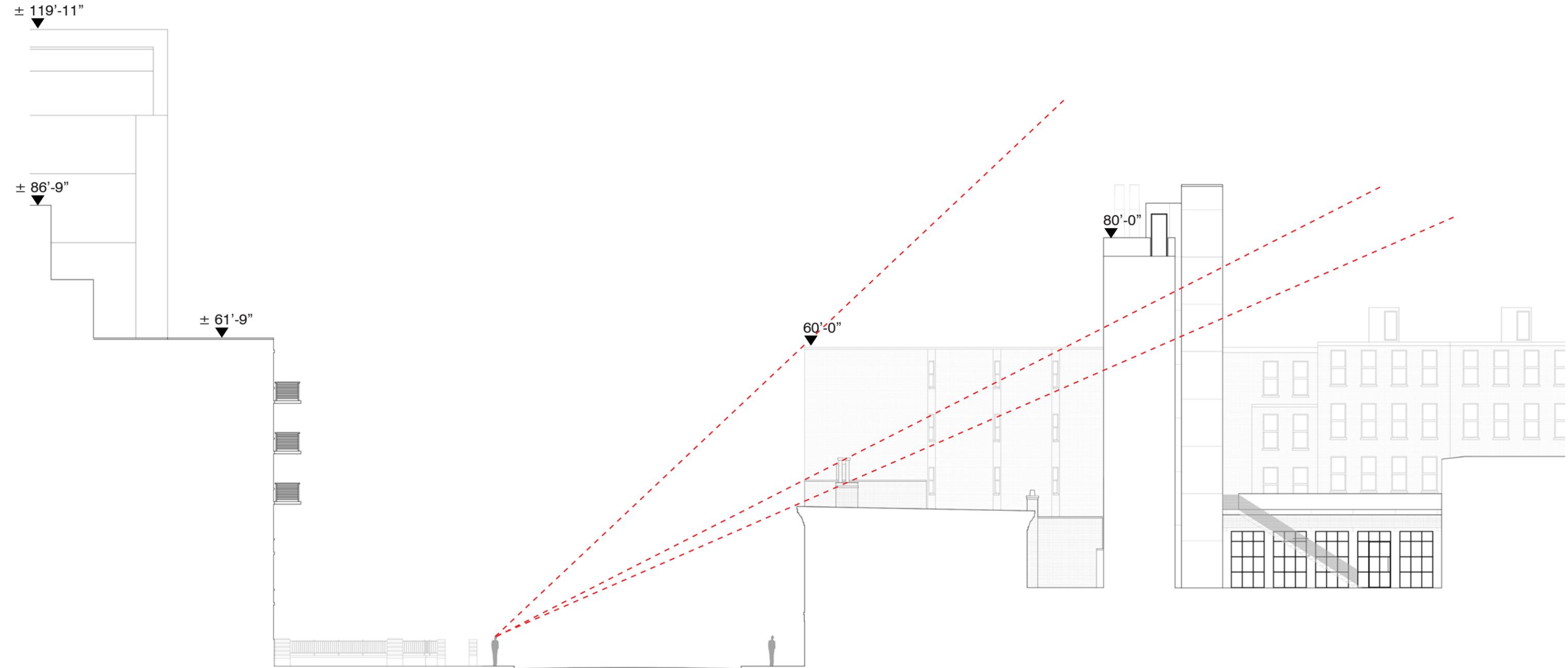


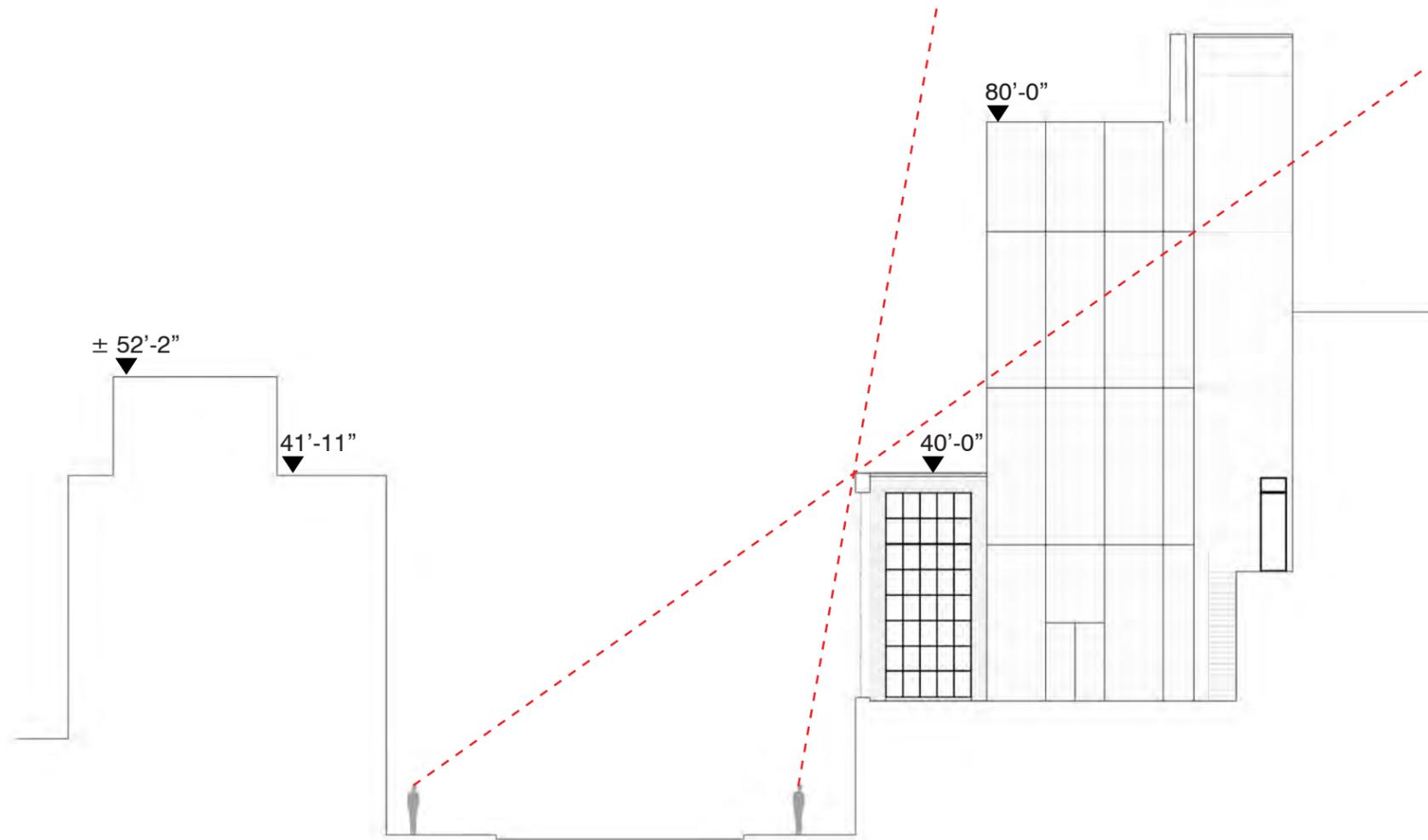


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A Existing



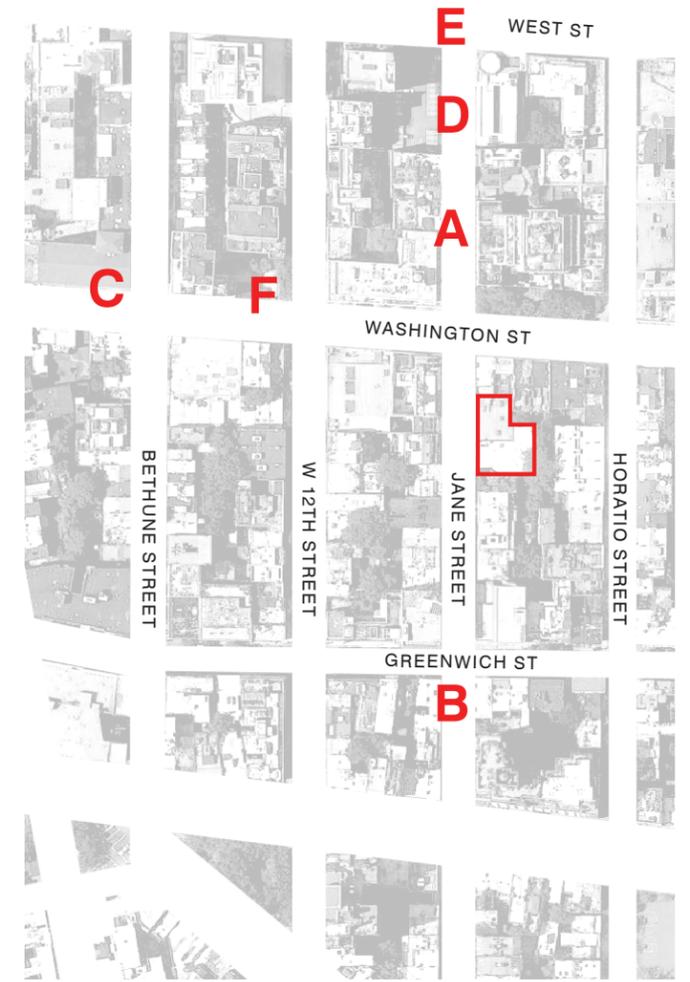
A Proposed



B Existing



B Proposed

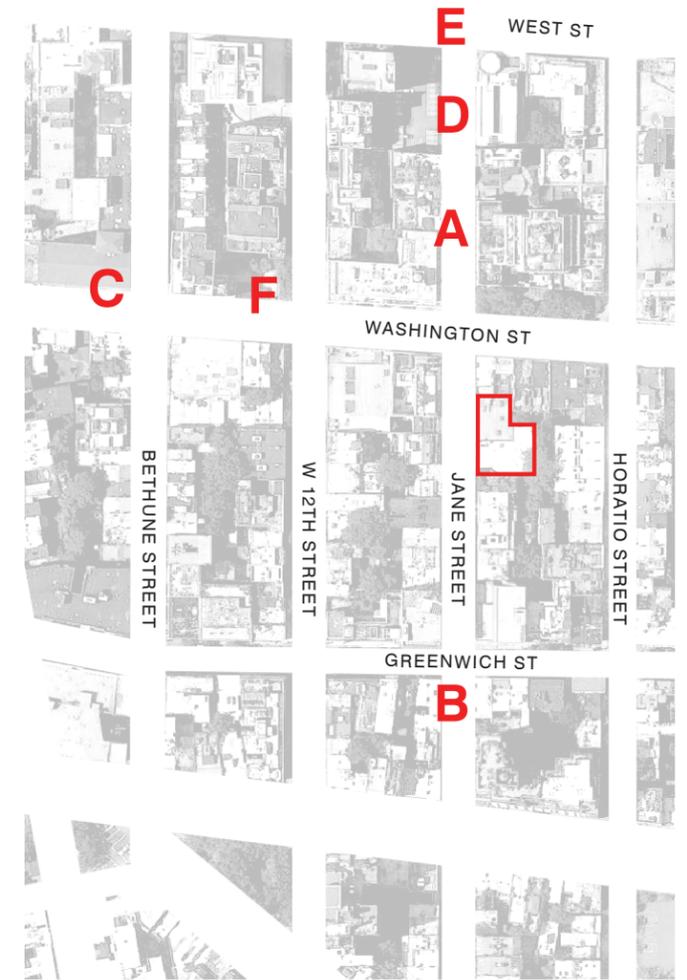




C Existing



C Proposed







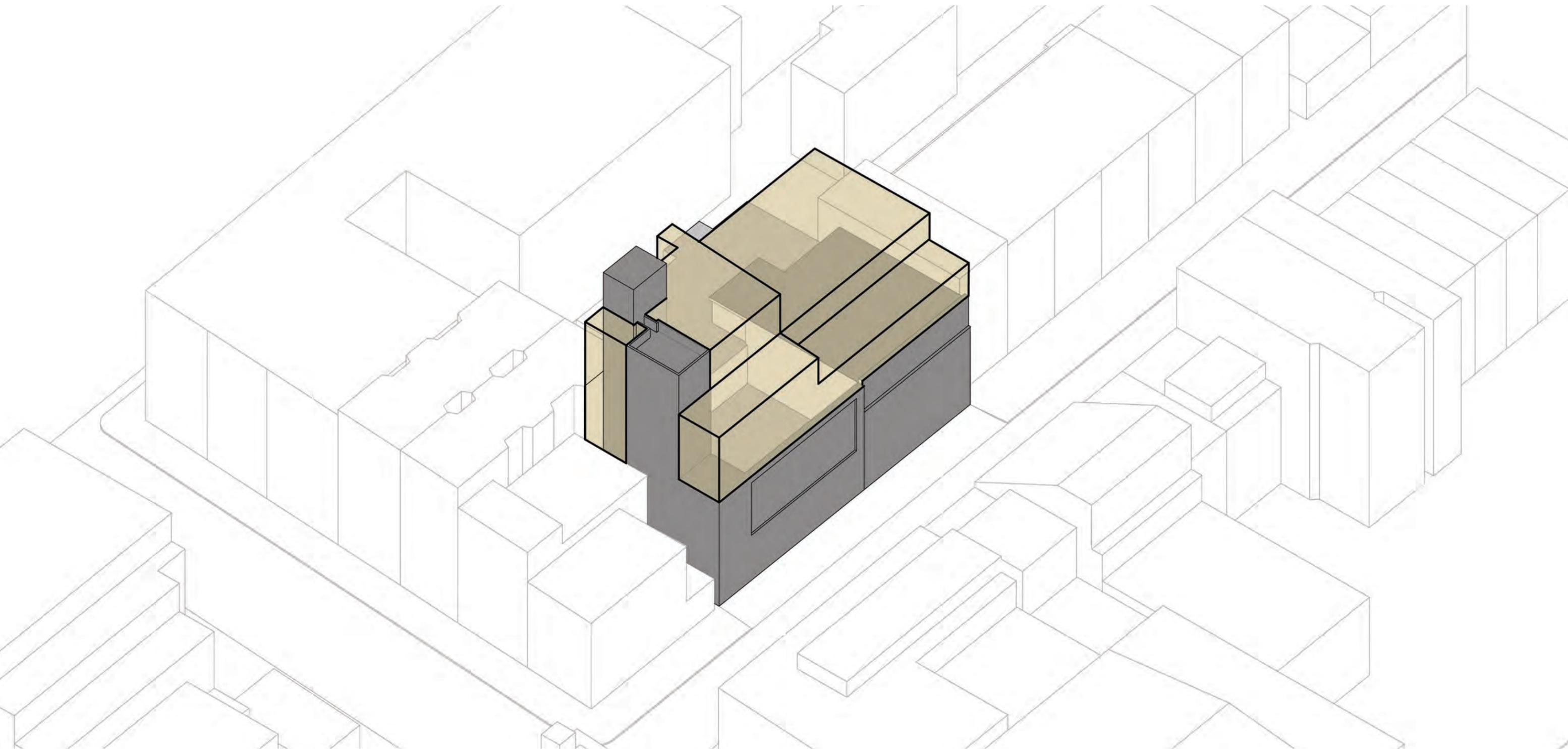








829 Greenwich Street



- Proposed Building
- Allowable Zoning Envelope

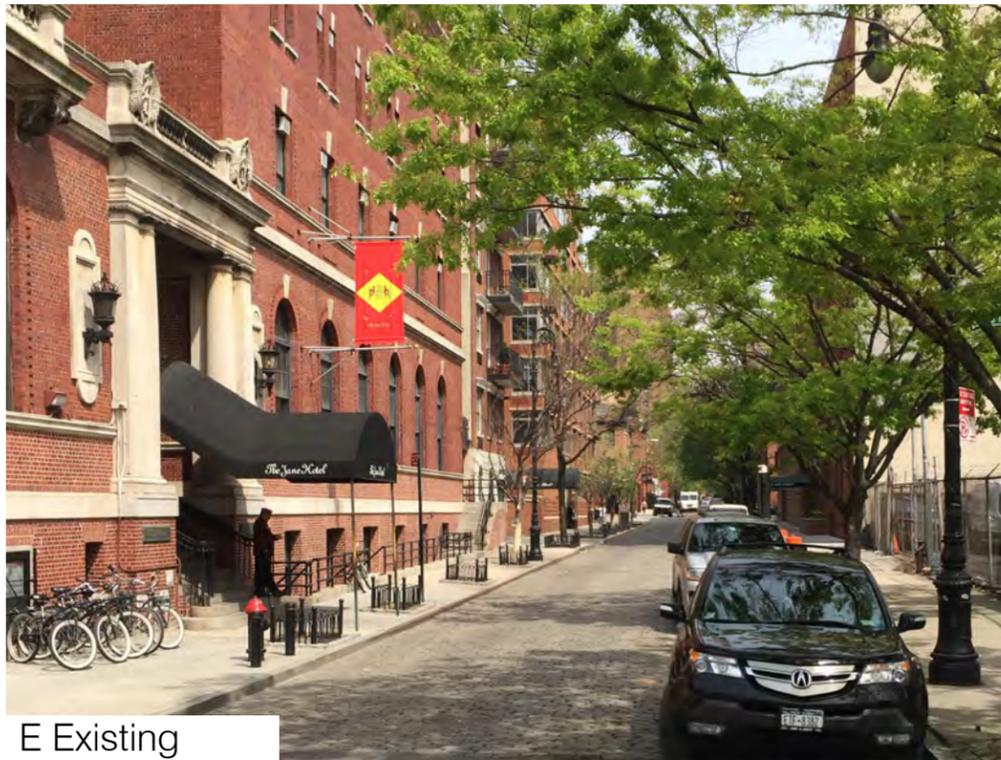
# Appendix



D Existing



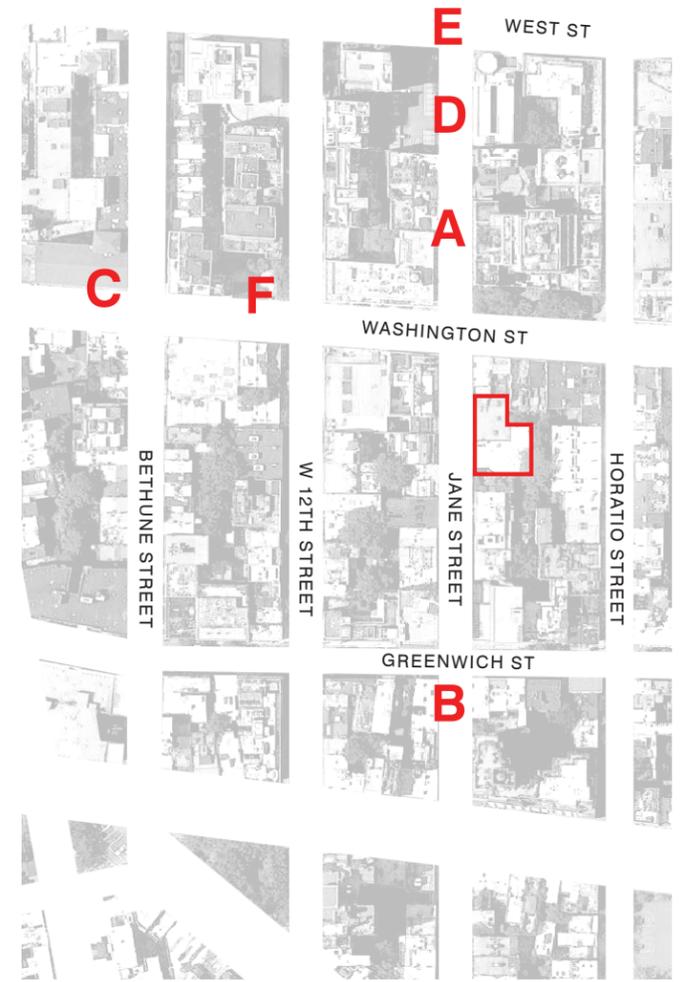
D Proposed



E Existing



E Proposed





F Existing



F Proposed

