

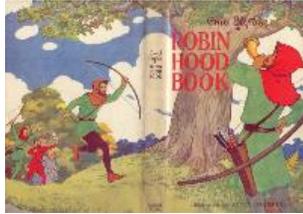
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Glass curtain-walls, the Criminal Court Move, Little Syria, Before and After with Washington Market, Please Support Tribeca Trust, Save the Date for an Air Rights Community Meeting

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There is a lot in this newsletter below, but first, please support our work.

It's that Robin Hood time of year. Our fall fundraising drive is underway. We are blowing the horn and asking for your tax-deductible contribution.



If you don't know us: Tribeca Trust is a non-profit volunteer organization formed in the fall of 2012. Our goal is the good stewardship of our historic districts, education about Tribeca's history, and reclamation of underused public spaces. Your contribution is tax-deductible and will pay for many things: student interns to help in the research needed for the historic district expansion project; our public space planning work; the costs of reprinting the book "Texture of Tribeca"; our winter conference on the future of Tribeca; a revamp of our website, and professional fees when we need to consult with attorneys and zoning specialists on issues important to us all.

Write a check to Historic Districts Council with "Tribeca Trust" in the memo line and mail it to Tribeca Trust, P.O. Box 1180, Canal Street Station, NYC 10013.

Note that the Historic Districts Council is a 501(c)3 that is serving as our fiscal sponsor. You could also just go to our website at www.tribecatrust.org to contribute via the PayPal link there. Paypal payments transit through the Historic Districts Council and are tax-deductible. And as always, we welcome contributions of time, of expertise, of food and wine for our events, and spaces to hold our events.

The Problem of 100 Franklin Street

Many have alerted us to the proposal for a new, non-contextual modern building for 100 Franklin Street. See the photo below. The site is small: two triangle spaces where there are now parking lots along Sixth Avenue. The good news is that both lots are in the historic district. That means the Landmarks Preservation Commission will have the final say on November 12th. We thus have a chance to express an opinion.

Tribeca Trust agrees with White Street residents that this is the wrong building for this site and that there should be no variances allowed here. There are more appropriate ways to build here.

The proposal boils down to several skins (one glass, one part brick, one a trellis) in a typical modern curtain wall, which should not surprise: It is similar in concept to what you see all over every non-designated, ahistoric part of the city. Alas, there is so much glass that it drowns out the half-hearted, fig-leafish and totally inadequate attempts to "allude" to the historic district. The trellis and "dark glass as pseudo mansards" just come off as flashy marketing gimmicks.

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The situation raises a good policy question: what guidelines should there be for new construction within the boundaries of historic districts? Long ago LPC produced a manual for old buildings in Tribeca West Historic District, but nothing for new construction on sites like this.

Shouldn't new construction on sites within the district do a better job of drawing from the same architectural language as historic Tribeca? We think so. And it can be done. Successful, non-ersatz examples of good "historicist" in-fill within the historic districts can be seen in the townhouses at 148-152 Reade Street or the eastern corner of Ericsson Place and Hudson Streets.

A better structure for this kind of site might be the smaller brick triangle townhouse at Reade and Greenwich.

Our historic districts are not appropriate places for architectural experimentation. For a longer discussion of all these problems, see the multiple postings we have done on Tribeca Citizen (search 100 Franklin there).

If you think a better building can be built here, one that is more appropriate to the historic district, please consider signing this petition that White Street residents have put together here:

http://petitions.moveon.org/sign/stop-proposed-development?source=s.fwd&r_by=9345007



Criminal Summons Court

You would be the rare Tribecan than doesn't know about this issue given the volume of emails floating around the

Little Syria Video

Washington Street used to cut all the way through from the Battery to the Village. The southernmost section was known as Little Syria and was home to a Christian community from, you guessed it, Syria and Lebanon. The church down there is still standing and features a beautiful St. George and the Dragon and is one of downtown's hidden treasures. Little Syria was destroyed twice: the southern part when the Brooklyn Battery tunnel was built and the northern part of it

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neighborhood in cyberspace. If you don't, you can catch up on the issue at the Tribeca Trib www.tribecatrib.com. The long and short is that the city wants to move the criminal summons court to 71 Thomas street at the corner of West Broadway, right opposite Odeon.

Tribeca Trust agrees with and supports the efforts of the Thomas Street block association to get the court system and mayor's office to move the criminal summons court to a non-residential neighborhood. We have written letters to the Mayor's Office, the city administration unit in charge of the move, and the Chief Judge of the court. If you have not already done so and wish to do something to stop this, you should contact Lynn Wagenknecht of Odeon who is leading this effort (lw NYC@mac.com)

**SAVE THE DATE:
IMPORTANT
COMMUNITY
MEETING**
*WE ARE
CO-SPONSORING
THIS EVENT WITH
THE GREENWICH
VILLAGE SOCIETY
FOR HISTORIC
PRESERVATION*

**Wednesday,
November 13th at
6:30 pm**

**Our Lady of
Guadalupe at St.
Bernard's Church,
328-332 West 14th
Street (8th/9th Ave)**

**TOPIC: The Sale of
Air Rights from the
Hudson River Park –
What Does This
Mean for
Development Along
Our Waterfront, and
How Can We Protect
Our Neighborhood?**

The State Legislature recently passed a bill allowing the sale of air rights from Hudson River Park piers for development along the waterfront in our neighborhood. In the coming months decisions will be made affecting if, how,

demolished during the Washington Market Urban Renewal plan. Eminent domain was the method used. You can watch a fascinating and very well done BBC video about Little Syria here: <http://www.bbc.co.uk/news/magazine-16936966>

Washington Market Then and Now

These photos are from an on-going series at www.tribecacommons.net. The top photo is the old Washington Market, shot in the 1880's when it was new (a market had been on this site since Dutch times). You can see the now-demolished Singer building in the background. This elegant old building was rebuilt as a modern structure in 1941 and then demolished again the late 1950s as part of the Washington Street Urban Renewal Plan. The bottom photo is taken from the same spot this year.



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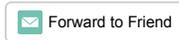
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and where these air rights can be used. Find out more and join with your neighbors to ensure that our neighborhood is protected from overdevelopment.

Sponsored by the Greenwich Village Society for Historic Preservation, Save Chelsea, Council of Chelsea Block Associations, Tribeca Trust, Chelsea Reform Democratic Club, Village Independent Democrats, Village Reform Democratic Club, Greenwich Village Community Task Force, Lower Chelsea Alliance, Charles Street Association, West 13th Street 100 Block Association, Charlton Street Block Association, VanDam Street Block Association, Perry Street Block Association, Downtown Independent Democrats, and the Perry Street Crusaders (list in formation)

Find out more at www.gvshp.org/air-rights and <http://chelseanow.com/2013/07/sold-down-the-river-for-a-walk-in-the-park/>.

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How to Keep in Touch With us

Our newsletter goes out on average once a month, about the same frequency our board meets. Our Chair, Lynn Ellsworth, posts longer essays and photos about historic district issues on a personal blog, www.tribecacommons.net. We post news and articles and links of interest about urban design frequently on Facebook/TribecaTrust and on our tumblr blog, both of which can be seen on our website.

We'll be holding a new volunteers meeting most likely after Halloween, so stay tuned.

Our mailing address is:

Tribeca Trust, P.O. Box 1180, Canal Street Station, NY, NY 10013.
Email us at: volunteer@tribecatrust.org

Website: www.tribecatrust.org
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