

Tuesday, April 15th, 2008 at 5:00 p.m.
Borough President's Conference Room

1 Centre Street, 19th Floor South

Agenda: To Continue Discussion Regarding 133-137 MacDougal Street

This meeting began shortly after 5:00 p.m. with a brief background presented by **Shaan Khan, Director of Community Affairs and Constituent Services for the Office of the Borough President**, to set the purpose of the agenda:



1. The Provincetown Playhouse site (133-137 MacDougal St.) is wholly owned by NYU and as thus far presented an as-of-right project.
2. The focus of the meeting is to determine how the Task Force (TF) can constructively vet an as-of-right development within the context of our task in reviewing overall NYU development planning. Within that framework the TF may wish to consider:
 - a. The site location in an area of historic value
 - b. That NYU has agreed to some public input, though, in this case, there is no legal requirement to do so
 - c. Suggestions for greater acceptability

Alicia Hurley, Associate Vice President, Government and Community Affairs, New York University opened the presentation stating that this project launches a larger piece of University strategic planning in the area of as-of-right property development. This parcel is owned by the Law School, which has its own endowment for the development of the site, but the Law School will act within the overall University's guidelines as to any development and abide by President Sexton's agreements. This site was originally planned for 10 stories and to be used for office/faculty administration. It is now planned for a total six stories, plus penthouse set-back; the remaining space requirement has been moved to 22 Washington Square North and absorbed in an existing NYU owned building.

Elise Quasebarth, Partner, Higgins & Quasebarth, the firm designing this project offered a brief history of the site:

- 133 MacDougal was the site address of the Provincetown Playhouse
- Provincetown Players founded in 1915 in Provincetown, MA
- Provincetown Playhouse originally set up in 1918 at 139 MacDougal while garage space at the rear of 133 was renovated to accommodate a theater/stage.

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- The site, originally 133-139 MacDougal was originally four single family homes in 1830s and later evolved to tenements
- Provincetown Playhouse moved from 133 MacDougal in 1929 and moved to Broadway
- In 1940 the buildings at 133-139 MacDougal were renovated though the theater at 133 remained and was the site of WPA Theater projects throughout the 1930s
- The 1940 renovations included a new façade for all four buildings as well as interior renovations, sometimes connecting the buildings to accommodate apartment use.
- From 1960-1980 the theater was used for productions of many now famous playwrights, among them Becket, Mamet, Albee, O’Neal.
- Current building is a plain, unornamented brick façade. There are small pieces of original brick work in the rear yards. It is still of post and beam structure and the original foundation exists, one-story below grade.
- Current test of floor loads on building footings are 45lbs/sq. ft.
- Floor Load for Office use requires 70lbs/sq. ft.

The brief introduction to the new plan for review offered that NYU intends to use the site for the NYU Law School Research Center and a Theater maintained by the Steinhardt School. The Theater will remain at 133. The façade and entrance to the theater will be preserved and restored. The Law School Entrance will be at 137 MacDougal. Re-using the structure of the old building was not feasible for modern office standards and building codes. Other factors include:



- The building is currently 56’ high; the new building will be 60’ high
- The top floor will be set back 20’ for a penthouse – for office use.
- The design divides the building into four sections as was originally sited
- The design will restore the Theater entrance
- The materials will be brick with brownstone lintels and sills with a Terra Cotta cornice
- Windows will be 2/2 in the lower portion (first floor(s); 4/4 on upper stories.
- The allowable FAR with a Community Facility Bonus is 56,760 sq ft; the proposed building will be 44,362 sq. ft with an FAR 5.26
- Floor to ceiling heights will be 10’8” on three floors and 10’9” on three floors

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Since the last presentation to the Task Force the following changes have been made as a result of the contextual considerations:

- The number of windows on the south side of the building have been reduced
- 2/2 windows have been designed for the first floor
- Stone has been added as a detail at the base of the windows
- The Law School Entrance has been redesigned to be more contextual with the building
- Penthouse designed with grey materials to minimize presence on the top; copper considered but was too prominent next to other existing buildings
- The vertical separations of the buildings are conceived in glazed glass in 8” inset strips to separate buildings and to introduce light to the interior.

The meeting included questions and testimony from:

Andrew Berman, Exec Director, Greenwich Village Society for Historic Preservation
Christabel Gough, President of The Society For the Architecture of the City – (whose testimony could be attached to these minutes since it was printed)

Albert Bennett, representing the Far West Village Block Associations

Doris Diether, Member of Community Board #2 and Vice Chair of the Landmarks Committee

Other members of GVSHP present for this hearing (See Attendance)

Owners of 129 and 131 MacDougal St. residences

Members of the Task Force – (See Attendance)

It was decided that another meeting to discuss construction safety, contextual design and historical considerations should occur and that, in preparation for that discussion, NYU would provide various data and materials including:

- An Engineers Report
- Construction Protocols
- Boring Test Results
- A list of alternative uses given the current state of the building.

April 29 Addenda

See: [Scott Stringer Letter Re: Further Review on 133-139 MacDougal](#)

See NYU Presentation: [Rebuilding the Provincetown Playhouse and Honoring a Cultural Institution](#)

In a letter of April 29, from Scott Stringer, Manhattan Borough President to John Sexton, President, NYU the following additional responses regarding the Provincetown Playhouse were requested:

- Why is the University unable to continue residential uses in the building?
- What uses were considered that would allow re-use of 133-136 MacDougal Street?
- What protective measures is NYU considering for nearby residents during construction or rehabilitation?

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- How does the proposed project relate to NYU's 2031 initiative and the 6 million square feet of new space that University estimates it will need over the next 25 years?

See: [Scott Stringer Letter Re: Further Review on 133-139 MacDougal](#)

On April 29, NYU submitted an interim report to the Community Task Force, and to other interested parties outlining many of the requested responses. See [Rebuilding the Provincetown Playhouse and Honoring a Cultural Institution](#)

Attendance:

First	Last	Affiliation
Maria	Vasquez	129 MacDougal
Vittorio	Antonim	129 MacDougal
Rodrigo	Fernandez	131 MacDougal Owner
Don	Templeton	131 MacDougal Resident
Marina	Templeton	131 MacDougal Resident
Diane	Baumstein	Bleecker Area Merchants & Residents Assoc.
David	Gruber	CB#2 Institutions Committee
Doris	Diether	CB#2 Manhattan Landmarks Committee
David	Reck	CB#2 Zoning & Landuse Committee
Lois	Rakoff	Community Director of Poe Room
Michelle	deMilly	Goto & deMily Inc.
Martin	Tessler	Greenwich Village Block Associations (GVBA)
Albert	Bennett	Greenwich Village Community Task Force
Andrew	Berman	GVSHP
Anita	Isela	GVSHP
Betsy	Ely	GVSHP
Fred	Wistow	GVSHP
Mary Ann	Arisman	GVSHP
Penelope	Bareau	GVSHP/HDC
Elise	Quasebarth	Higgins & Quasebarth
Frances	Talbot	Historic Districts Council
Shaan	Khan	MBPO - Constituent Affairs
Brian	Cook	MBPO - Land Use
Morris	Aojmi	Morris Aojmi Architects
Robert	Stack	Morris Aojmi Architects
Zella	Jones	NoHoManhattan.org
Lillian	Zalta	NYU
Alicia	Hurley	NYU Community Affairs
Gary	Parker	NYU Community Affairs
Kenny	Lee	NYU Construction
Christabel	Gough	Society for the Architecture of the City
Marty	Algaze	State Senator Martin Connor
Silvia	Beam	VanDam St Block Assoc
Anne	Hearn	Washington Square Village Tenants Assoc.

Respectfully Submitted: Zella Jones