Chapter 7: Historic and Cultural Resources

A. INTRODUCTION

The proposed East Site project and the Center for Comprehensive Care consist of three components that would be constructed on the site of the former Saint Vincent's Hospital Manhattan. The East Site, on Seventh Avenue between West 11th and 12th Streets, would be redeveloped for residential use. Across Seventh Avenue, the Materials Handling Facility would be largely demolished to allow for the creation of a new publicly accessible open space on the Triangle Site. Only the fenced-in medical gas tanks and service driveway would be retained and used by NSLIJ. The architecturally distinctive O'Toole Building north of the Triangle Site across West 12th Street would be altered to create a Center for Comprehensive Care to be owned and operated by the North Shore-Long Island Jewish Health System (NSLIJ).

This chapter analyzes the potential of the proposed projects to impact historic and cultural resources, which include both archaeological and architectural resources. The project area is located in the Greenwich Village Historic District, listed on the State/National Registers of Historic Places (S/NR) and a designated New York City Historic District. The redevelopment of the East Site would involve the demolition of four existing buildings and the conversion and alteration of four other buildings on that site pursuant to a Certificate of Appropriateness approved by the Landmarks Preservation Commission (LPC) on July 7, 2009. Alterations to the open space and demolition of the Materials Handling Facility on the Triangle Site would also require review and approval by LPC. Construction of the Center for Comprehensive Care would require renovation of much of the interior of the O'Toole Building to accommodate the physical requirements of a healthcare center as well as exterior alterations. The proposed alterations to the O'Toole Building have been approved by LPC.

The proposed East Site project requires a number of land use approvals from the City of New York. The proposed Center for Comprehensive Care would require a Certificate of Need approval from the New York State Department of Health (DOH). Therefore, this historic and cultural resources analysis has been prepared in accordance with City Environmental Quality Review (CEQR), the State Environmental Quality Review Act (SEQRA), and the New York State Historic Preservation Act of 1980 (SHPA). These laws and regulations require that city and state agencies, respectively, consider the impacts of their actions on historic properties. This technical analysis follows the guidance of the *CEQR Technical Manual*.

The *CEQR Technical Manual* recommends that an analysis of archaeological resources be undertaken for actions that would result in any in-ground disturbance. It also recommends that an architectural resources assessment be performed if a proposed action would result in any of the following (even if no known architectural resources are located nearby): new construction; physical alteration of any building; change in scale, visual context, or visual setting of any building, structure, object, or landscape feature; or screening or elimination of publicly accessible views. Architectural resources include properties or districts listed on the S/NR or determined eligible for such listing; National Historic Landmarks (NHLs); New York City Landmarks (NYCLs) and Historic Districts (NYCHDs); and properties that have been found by LPC to appear

eligible for designation, considered for designation ("heard") by LPC at a public hearing, or calendared for consideration at such a hearing (these are "pending" NYCLs).

PRINCIPAL CONCLUSIONS

PROJECT AREA

The proposed projects would not result in significant adverse impacts to historic and cultural resources.

The proposed East Site project and Center for Comprehensive Care would have no adverse impacts on archaeological resources. LPC reviewed the sites of the East Site, Triangle Site, and the O'Toole Building and determined in comments dated August 25, 2008 that the project area has no archaeological significance. New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) indicated in a letter dated March 21, 2011 that they have no archaeological concerns with respect to the O'Toole Building Site (see **Appendix B**). Therefore, the proposed projects would have no significant adverse impacts on archaeological resources.

Under New York City Landmarks Law, LPC reviewed and determined appropriate the proposed changes to the existing hospital buildings on the East Site and the proposed designs of the new residential buildings on the East Site and changes to the O'Toole Building. The demolition of the Materials Handling Facility, design of the open space on the Triangle Site will be subject to review and approval by LPC. The Materials Handling Facility post-dates the designation of the original district by LPC (and nomination of the district on the NR) and as such is not described in the designation report. LPC's review and approval of the proposed alterations ensures that the historic characteristics are preserved and the changes would not result in adverse impacts on the historic character of the Greenwich Village Historic District.

The Center for Comprehensive Care would retain and reuse the unique architectural form of the O'Toole Building. The façade would be restored to its originally designed condition as a finished concrete painted white. To allow for the renovation of this building to house the Center for Comprehensive Care, a number of alterations would be required. The form of the ground floor would be altered at its northwest and southwest corners. The Seventh Avenue entrance would be improved with a new exterior vestibule and entrance with projecting canopy, and Americans with Disabilities Act (ADA)-compliant ramps. The need for sufficient mechanical equipment would require that new equipment be placed on the roof. The equipment would be enclosed by a screen. These alterations would allow reuse of this important historic structure. Considerable planning has been undertaken to fit the proposed uses within the unusually shaped and configured building, with the alterations designed to retain the form and essential architectural character of the building.

Construction of the proposed projects has the potential to result in inadvertent physical impacts on architectural resources in the Greenwich Village Historic District on the East Site, if appropriate precautions are not taken. The buildings to be retained and renovated as part of the East Site project—the Smith and Raskob Buildings, the Nurses' Residence, and the Spellman Pavilion—would themselves undergo alterations and would be located immediately adjacent to proposed demolition and construction activities for the new buildings. To avoid any construction-related impacts, a Construction Protection Plan (CPP) would be developed in consultation with LPC for these architectural resources. The CPP would be implemented by a professional engineer before any demolition, excavation, and construction would occur.

STUDY AREA

Known Architectural Resources

Four architectural resources were identified in the study area, the Greenwich Village Historic District, the Pratt Institute Building, the 154 West 14th Street Building, and the Church of Our Lady of Guadalupe at 229 West 14th Street. As described above, for the East Site and Center for Comprehensive Care, LPC has approved the issuance of a Certificate of Appropriateness. LPC will review the proposed demolition of the Materials Handling Facility and proposed open space design on the Triangle Site.

Construction of the proposed projects also has the potential to result in inadvertent physical impacts on architectural resources in the Greenwich Village Historic District located within 90 feet of the project area. To avoid any construction-related impacts, architectural resources located within 90 feet of the project area would be included in the CPP.

The proposed projects would have no significant adverse impact on the Pratt Institute Building located at 138-146 West 14th Street, as it is at too great a distance to be potentially affected by construction-related activities. Due to its distance from the project area, the proposed projects would also have no contextual impacts on this architectural resource. The proposed projects would also have no adverse impacts on the 154 West 14th Street Building and the Church of Our Lady of Guadalupe at 229 West 14th Street. They are also located over 90 feet from the project area, and as such, would not be adversely impacted through project construction. The proposed projects would not obstruct any views to these resources nor adversely affect their context.

B. METHODOLOGY

ARCHAEOLOGICAL RESOURCES

LPC's *Guidelines for Archaeological Work in New York City* outlines specific steps to determine whether the proposed projects could affect areas of archaeological sensitivity. The first step in this process is an initial review conducted by LPC of the city tax lots that would be excavated as a result of the proposed projects. If LPC has archaeological concerns, a Stage 1A documentary study is typically prepared to assess the archaeological sensitivity of the affected areas and to determine whether further archaeological evaluation is required. However, in the case of the proposed projects, LPC has conducted the initial review of the project area and determined that they have no archaeological concerns for the project area (letter dated August 25, 2008). OPRHP also reviewed the archaeological sensitivity of the O'Toole Building Site and indicated that they have no archaeological concerns (letter dated March 21, 2011). See **Appendix B**. Therefore, there would be no adverse impacts on archaeological resources, and further consideration is not warranted.

ARCHITECTURAL RESOURCES

In general, potential impacts on architectural resources can include both direct physical impacts and indirect impacts. Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. A resource could also be damaged from vibration (e.g., from construction blasting or pile driving), and additional damage from adjacent construction could occur from falling objects, subsidence, collapse, or construction machinery. Adjacent construction is defined as any construction activity that would occur within 90 feet of

an architectural resource, as defined in the New York City Department of Buildings (DOB) *Technical Policy and Procedure Notice* (TPPN) #10/88.[1]

Indirect impacts are contextual or visual impacts that could result from project construction or operation. As described in the *CEQR Technical Manual*, indirect impacts could result from blocking significant public views of a resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource's setting; or introducing shadows over a historic landscape or an architectural resource with sun-sensitive features that contribute to that resource's significance, such as a church with notable stained glass windows.

Significant adverse direct or indirect impacts can occur if a project would cause a change in the quality of a property that qualifies it for listing on the S/NR or for designation as an NYCL. To assess the potential impacts of the proposed projects, an inventory of historic architectural resources in areas that could be affected was compiled based on the methodology described below. The existing setting of each historic resource, including its visual prominence and significance in publicly accessible views, whether it has sun-sensitive features, and its visual and architectural relationship to other historic resources, was taken into consideration for this analysis.

ARCHITECTURAL RESOURCES STUDY AREA

The first step in assessing impacts was to define the study area. Study areas for architectural resources are determined based on the area of potential effect (APE) for construction-period impacts, such as ground-borne vibrations, and on the APE for visual or contextual effects, which is usually a larger area. To account for potential physical, visual, and contextual impacts due to the development of the proposed projects, the study area was defined as the project area, as well as the surrounding area within 400 feet of the project area (see **Figure 7-1**).

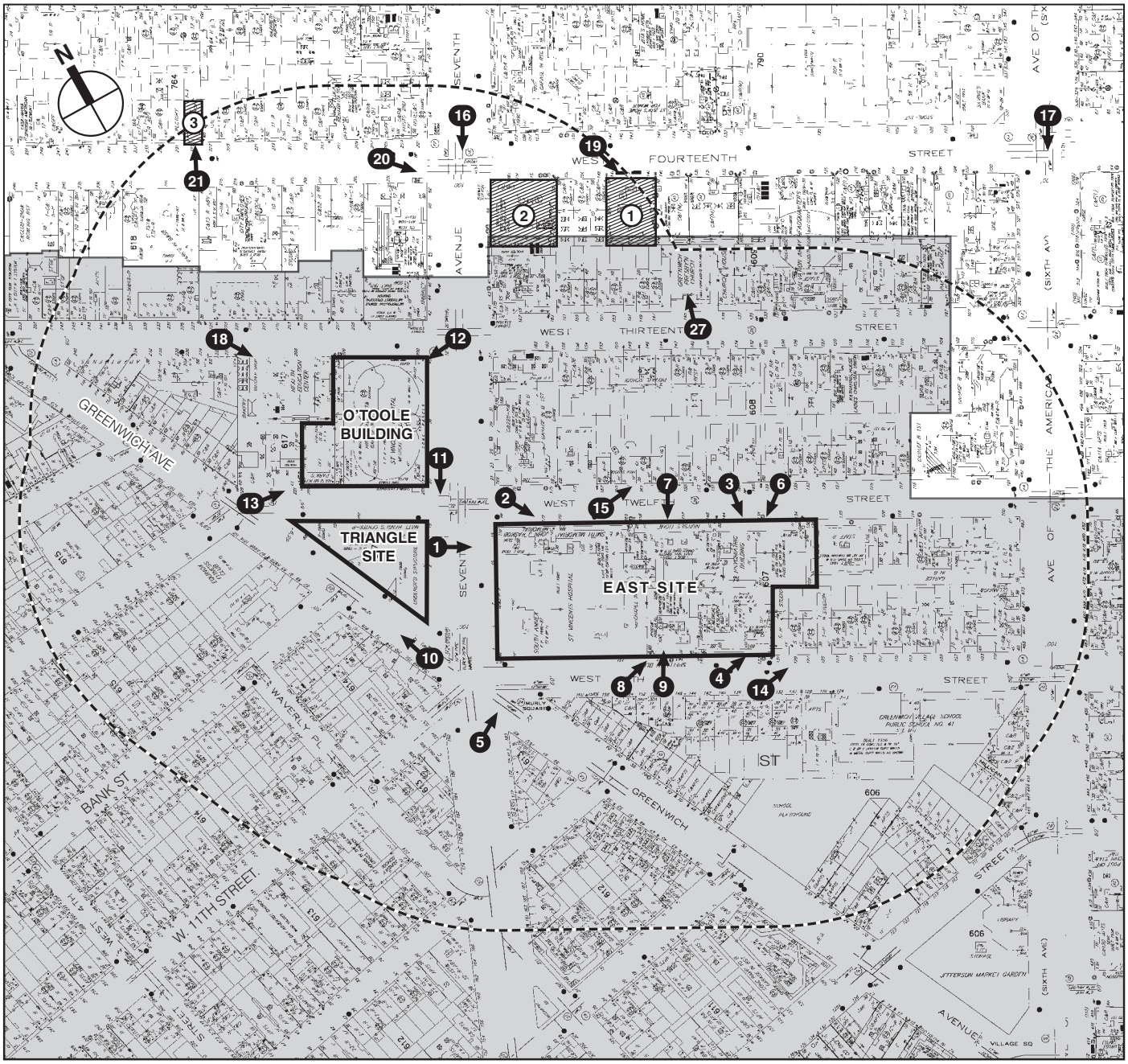
CRITERIA AND REGULATIONS

Once the study area was determined, an inventory of officially recognized architectural resources in the study area was compiled ("Architectural Resources").

Criteria for inclusion on the National Register are listed in the Code of Federal Regulations, Title 36, Part 63. LPC and OPRHP have adopted these criteria for use in identifying architectural resources for CEQR and SEQRA review. Following these criteria, districts, sites, buildings, structures, and objects are eligible for the National Register if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- Are associated with events that have made a significant contribution to the broad patterns of history;
- Are associated with significant people;
- Embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction; or

[1] TPPN #10/88 was issued by NYCDOB on June 6, 1988, to supplement Building Code regulations with regard to historic structures. TPPN #10/88 outlines procedures for the avoidance of damage to historic structures resulting from adjacent construction, defined as construction within a lateral distance of 90 feet from the historic resource.



Project Area Boundary

Study Area Boundary (400-Foot Perimeter)

Photograph View Direction and Reference Number

Known Architectural Resources

Greenwich Village Historic District (S/NR-listed, NYCHD)

Pratt Institute, 138-146 West 14th Street (S/NR-eligible, NYCL)

12-Story Loft Building, 154 West 14th Street (S/NR-eligible, NYCL)

Church of Our Lady of Guadalupe, 229 West 14th Street (S/NR-eligible)

Figure 7-1
Architectural Resources

- May yield [archaeological] information important in prehistory or history.

Properties that are less than 50 years old are ordinarily not eligible, unless they have achieved exceptional significance. Determinations of eligibility are made by OPRHP.

In addition, LPC designates historically significant properties or areas in New York City as NYCLs and/or Historic Districts, following the criteria provided in the Local Laws of the City of New York, New York City Charter, Administrative Code, Title 25, Chapter 3. Buildings, properties, or objects are eligible for landmark status when they are at least 30 years old. Landmarks have a special character, or special historical or aesthetic interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation. There are four types of landmarks: individual landmarks, interior landmarks, scenic landmarks, and historic districts.

In addition to identifying architectural resources officially recognized in the study area, an inventory was compiled of other buildings that could warrant recognition as architectural resources (i.e., properties that could be eligible for S/NR listing or NYCL designation) in compliance with CEQR and SEQRA guidelines ("Potential Architectural Resources"). For these projects, potential architectural resources were those that appeared to meet one or more of the National Register criteria (described above). One resource, The Church of Our Lady of Guadalupe, was identified based on a field survey of the study area and by using historical sources. This property was determined S/NR-eligible by OPRHP.

Once the historic resources in the study area were identified, the proposed projects were assessed for the potential for both direct physical impacts and indirect contextual impacts (as described above) on architectural resources.

C. EXISTING CONDITIONS

PROJECT AREA

The project area is located in the designated Greenwich Village Historic District (S/NR, NYCHD). The Greenwich Village Historic District was designated by LPC in 1969, and the Extension, the area west of Greenwich Street between Perry and Christopher Streets, was designated in 2006. The Greenwich Village Historic District was listed on the S/NR in 1978. The district buildings in the project area are identified in **Table 7-1** below.

Table 7-1
Former Saint Vincent's Hospital Buildings

Location/Building	Block/Lot	Address	Former Use*	Construction Date
East Site				
Coleman Pavilion	Block 607, Lot 1	1 Seventh Avenue	Hospital and related	1983
Link Pavilion		1 Seventh Avenue	Hospital and related	1987
Cronin Building		133 West 11th Street	Hospital and related	1961
Spellman Pavilion		143 West 11th Street	Hospital and related	1941
Reiss Pavilion		148 West 12th Street	Hospital and related	1955
Nurses' Residence		158 West 12th Street	Hospital and related	1924
Smith/Raskob Buildings		170 West 12th Street	Hospital and related	1950/1953
The Triangle Site				
Materials Handling Facility	Block 617, Lot 1	76 Greenwich Avenue	Warehouse	1987
O'Toole Building				
O'Toole Building	Block 617, Lot 55	20 Seventh Avenue	Ambulatory Care/ Physician Offices	1964

Note: * All buildings are currently vacant except for the O'Toole Building, which continues to house ambulatory care clinics and doctors' offices.

EAST SITE

Eight buildings are currently located on the East Site. Of these buildings, the S/NR Nomination Form lists the Reiss Pavilion and Smith, Raskob, and Cronin Buildings as intrusions in the historic district. The Coleman and Link Pavilions, constructed in the 1980s, post-date the nomination of the S/NR historic district and designation of the original NYCHD and are not discussed. The Smith and Raskob Buildings are 13- and 15-story brick-clad buildings with façades on Seventh Avenue (Raskob only) and West 12th Street (see **Figure 7-2**). The buildings have one-story stone bases and stone coursing at the upper floors. Reiss is nine stories and also clad in brick with a stone base, fronting on 12th Street (see view 3 of **Figure 7-3**). The Cronin Building is 14 stories and fronts on West 11th Street with a metal and glass façade (see view 4 of **Figure 7-3**). The Coleman Pavilion is 17 stories and fronts onto Seventh Avenue (see **Figure 7-4**). This building is clad in brick and rises without setbacks or ornament. The four-story Link Pavilion is directly south of the Coleman Pavilion and fronts onto Seventh Avenue and West 11th Street (see **Figure 7-4**). This structure has a similar design to the Coleman Pavilion.

The Nurses' Residence on West 12th Street is identified as a contributing building in the S/NR Nomination Form. It is a 14-story classically designed building that is clad in brick, with decorative stone ornament including arches above the second floor windows, cornices, plaques, and decorative main door surround (see view 6 of **Figure 7-5**). This building also has an attractive wrought-iron metal marquee located above the main entrance (see view 7 of **Figure 7-5**). The Spellman Pavilion is also identified as a contributing building in the S/NR Nomination Form and is a classically designed brick clad building that fronts on West 11th Street. This building rises 11 stories with such ornament as a rusticated stone base, decorative stone window surrounds at the second floor, and an elaborately carved broken pediment above the main entrance (see **Figure 7-6**).

TRIANGLE SITE

The Triangle Site contains a fenced open space and the Materials Handling Facility (built 1987), a one- and two-story utilitarian warehouse structure with truck driveway and a walled enclosure at its northwest corner that contains medical gases (see view 10 of **Figure 7-7**). This brick-clad building located at the corner of Greenwich Avenue and West 12th Street post-dates the designation of the original district and nomination of the district on the NR. The building has large openings, some for truck docks along West 12th Street and some infilled with metal louvers. The walled enclosure for the medical gas tanks must by regulation be in open air and uncovered to assure proper ventilation. Medical gases were piped to the former hospital buildings on the East Site via a tunnel beneath Seventh Avenue. The open space is a fenced and raised, landscaped area along Seventh Avenue (see view 11 of **Figure 7-7**).

O'TOOLE BUILDING

History and Existing Conditions

The proposed Center for Comprehensive Care would occupy the O'Toole Building. Originally known as the National Maritime Building or the Joseph Curran Building, the O'Toole Building was identified as an intrusion in the 1978 NR Nomination Form, but in 2008 OPRHP determined it S/NR-eligible under Criterion A, as exceptionally significant in the area of maritime labor



Raskob Building,
Seventh Avenue facade **1**



Smith and Raskob Building, view southeast on West 12th Street **2**

Figure 7-2
East Site – Smith and Raskob Buildings



Reiss Pavilion, view southeast on West 12th Street **3**



Cronin Building, view northwest on West 11th Street **4**

Figure 7-3
East Site – Reiss Pavilion and Cronin Building



Coleman and Link Pavilions, view northeast on Seventh Avenue **5**

Figure 7-4
East Site – Coleman and Link Pavilions

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Nurses' Residence, view southwest on West 12th Street **6**



Nurses' Residence, Main Entrance **7**

Figure 7-5

East Site – Nurses' Residence



Spellman Pavilion, view northeast on West 11th Street **8**



Spellman Pavilion, Main Entrance **9**

Figure 7-6

East Site – Spellman Pavilion



Triangle Site, view northwest on Greenwich Avenue **10**



Triangle Site, view south on Seventh Avenue **11**

Figure 7-7
Triangle Site

history and under Criterion C as a locally significant example of post war Modernist architecture (see **Appendix B**).[1]

The National Maritime Union was formed in 1937 and the O'Toole Building was built by the National Maritime Union between 1961 and 1964 as a combined union hiring hall for merchant seamen and maritime workers, and national headquarters for the union's 35 port offices. The building was designed with a large hiring hall on the first floor. As described in the June 3, 2009 Resource Evaluation prepared by OPRHP for the O'Toole Building, the "hiring hall was the keystone of fair employment practice" and "the construction of hiring halls in a progressive architectural design projected an image of reform related to the changes forced on the [maritime] industry." The building was named after Joseph Curran, the union's founder and long-time president who oversaw its construction. The building was designed by Albert C. Ledner, one of Frank Lloyd Wright's students, who had also designed 14 projects for the National Maritime Union.

The building is five to six stories tall and has glass block façades at the recessed ground level and white ceramic tiles applied to the original concrete façades of the upper levels (see **Figure 7-8**). Rising in a series of cantilevers with scalloped edges, the design of the exterior evokes ship portholes. A sixth floor is contained in a smaller rooftop penthouse and is formed by rectangular and tubular forms set back from Seventh Avenue. Projecting concrete roof canopies extend beyond the north and south ends of the penthouse. An elevator vestibule and bulkhead is housed in circular form on the roof near Seventh Avenue. The projecting canopies and the circular bulkhead are visible from the nearby sidewalks. Also on the roof a round-arched tunnel hallway provides access from the elevator vestibule to the offices located in the penthouse along the west edge of the building. The ground floor is generally curved and consists of glass block except where building entrances break the curve on each street. This floor is mostly hidden from view due to its recess beneath the upper floors and the presence of a tall metal fence around the building's perimeter. On both West 12th and 13th Streets the cantilevered and scalloped edges end in prominent stair towers enclosed in a large slab-like structure that rises above other parts of the building and extends to the property lines on both streets. West of this tower on West 12th Street there is an unfenestrated extension with a cementious finish, which is set back farther from West 12th Street than the remainder of the building. At ground level the extension contains the entrance to the underground parking garage. There is also a curb cut for the entrance.

The building was acquired by Saint Vincents Catholic Medical Centers of New York d/b/a Saint Vincent Catholic Medical Centers (SVCMC) in 1973 and renamed the Edward and Theresa O'Toole Medical Services Building. The building was used by SVCMC for ambulatory care facilities and offices of physicians affiliated with Saint Vincent's Hospital until 2010. It presently houses a limited number of clinics run by Mount Sinai Medical Center and Beth Israel Medical Center and physicians' offices. These remaining uses will vacate the building by mid-September with or without the proposed projects.

Previous Alterations

The building has undergone a number of substantial alterations. Shortly after its construction, in 1966, the original pre-cast concrete panels that originally formed the building's façade were covered by the current ceramic tiles to eliminate the need for cleaning and painting. In addition,

[1] OPRHP Resource Evaluation, National Maritime Union/Joseph Curran Building, prepared by Kathy House, June 3, 2008. The building was determined eligible under the exceptional significance criteria as it is not 50 years of age.



O'Toole Building, view southwest from Seventh Avenue at West 13th Street **12**



O'Toole Building, view northeast on West 12th Street **13**

Figure 7-8
O'Toole Building

a glass and metal greenhouse-type structure was added at the fourth floor terrace on the south façade of the O'Toole Building west of the slab-like stair tower.

The interior of the building has been significantly altered since its construction in 1964. The first floor originally contained an open, column-free hiring hall. This signature space has been dramatically altered as follows:

- A second floor has been constructed. This floor (which contains office space), is supported on a number of new interior columns that bear on original columns located in the cellar.
- The first floor has been partitioned into numerous offices, corridors, and reception and seating areas.
- The hiring hall was designed with matching circular elements centrally located at the north and south ends of the building. A smaller circular element contains the existing entrance to the upper floors of the building centrally located on the Seventh Avenue façade, including elevator and stairs.
- An enclosure with a new elevator has been constructed in the center of the original hiring hall.

The floor plans on the fourth and fifth floors of the building as well floors 1-5 of the West 12th Street extension have also been substantially modified. This includes the removal and addition of partitions to create new corridors, office spaces, and elevator lobbies. The fourth and fifth floors were originally designed with open offices areas that had movable metal partitions as well as separate offices. These spaces were largely reconfigured in 1973, when SVCMC acquired the property. This included the removal of an employee lounge on the fifth floor and reconfiguration of spaces as discussed above.

The sixth floor penthouse has been altered through the addition of offices along the west side of the penthouse. Exposed cantilevered steel beams (which originally supported trellises that have since been removed) are visible on the east façade of the sixth floor. Two circular offices remain, as does a large round conference room. The offices open up from a central corridor with a row of centrally placed round columns and circular light fixtures set in the ceiling. The addition of the offices along the west side of the penthouse has created the double loaded corridor configuration, which is not original to the building on this floor.

On the fourth and fifth floors, the main north-south corridors at the west end of the building terminate at each end at a glass window with a single pane glass door. This provides access to shallow balconies between the glass wall and the scalloped façades. The building interior does not contain significant finishes. The building has hung ceilings and vinyl composition tile flooring. Historic photographs and drawings show that the tall metal fence bordering the building on Seventh Avenue and West 12th and 13th Streets is not original.

STUDY AREA

KNOWN ARCHITECTURAL RESOURCES

Greenwich Village Historic District and Extension (S/NR, NYCHD)

The boundaries of the Greenwich Village Historic District and extension encompass most of the study area with the exception of the west blockfronts on Sixth Avenue north of West 12th Street and the north and south sides of West 14th Street. The Greenwich Village Historic District is one of New York City's oldest neighborhoods and contains a variety of residential structures that

depict the historical development of the area. These include Federal-style rowhouses built in the 1820s, followed by Greek Revival townhouses, and brownstones constructed in the mid-19th century. In the latter half of the 19th century, many single family homes were converted to multiple dwellings to serve the growing immigrant population, and larger five- and six-story tenements were erected toward the end of the century. Also at this time, apartment buildings were constructed, mostly north of Washington Square, which maintained a more middle class population. Greenwich Village also has a rich social history, a result of the bohemian community attracted to the area by its low rents and diverse population commencing at the turn of the 20th century, and its continued association with artists, radicals, and bohemia.

In the study area are mostly rowhouses, tenements, and apartment buildings. Rowhouses of three to four stories dating from the 19th century are found primarily on Greenwich Avenue and on the side streets. These include rows of intact brick rowhouses adjacent to the Cronin Building on the East Site on the north side of West 11th Street, and across from the East Site on the south side of West 11th Street and on the north side of West 12th Street (see **Figure 7-9**). Residential buildings also include early 20th century tenements and mid-size apartment houses of five to seven stories and larger more recently erected buildings primarily built in the 1960s. A number of six-story tenements are across from the Reiss Pavilion and the Smith and Raskob Buildings on West 12th Street (see view 15 of **Figure 7-9**). The immediate context surrounding the East Site also includes larger buildings, such as 130 West 12th Street, a 13-story brick building (now undergoing renovation for residential use) once contained SVCMC offices and staff housing adjacent to the Reiss Pavilion; a 20-story brick apartment building at the northeast corner of Seventh Avenue and West 12th Street built in 1961; a 20-story brick apartment building at the northeast corner of Seventh Avenue and West 13th Street completed in 1963; a 21-story white brick-clad apartment building occupying the west blockfront of Sixth Avenue between West 12th and 13th Streets of built in 1962; and a 16-story apartment house at the northwest corner of Sixth Avenue and West 13th Street, also built in the 1960s (see **Figure 7-10**). Larger and taller buildings are also located on West 14th Street, including an early 20th century, 12-story loft building at the southeast corner of Seventh Avenue and West 14th Street (see "Potential Architectural Resources"), the 11- to 17-story story Salvation Army Headquarters at 120 West 14th Street erected in 1929, and 15-story building at 222 West 14th Street. The Village School, occupying the south side of West 11th Street near Sixth Avenue, is a three- to four-story brick and tiled building with a large footprint, built in the 1950s.

The Triangle Site is located across Greenwich Avenue from a number of three- to six-story buildings. These include older six-story brick apartment buildings and the four-story Equinox Gym of a contemporary design, located at the southwest corner of Greenwich Avenue and West 12th Street.

The O'Toole Building is bordered to the west by the Kaplan Diamond Building at 208 West 13th Street, a three-story, 19th century Italianate styled brick and brownstone community center building and a six-story brick residential building at 225 West 12th Street (see view 13 of **Figure 7-8** and view 18 of **Figure 7-11**). Across West 13th Street from the O'Toole Building is the Church of the Village, a Gothic-styled stone church built in 1931 with arched stained glass windows and a tower at the corner of Seventh Avenue and West 13th Street (see view 16 of **Figure 7-10**). Other buildings on West 13th Street include three- to seven-story residential buildings, including three six- and-seven story buildings across the street from the O'Toole Building, adjacent to the Church of the Village.



View northeast on West 11th Street of rowhouses adjacent to the Project Site **14**



View northeast on West 12th Street **15**

Figure 7-9

Study Area – Greenwich Village Historic District



View south on Seventh Avenue from West 14th Street **16**



View south on Sixth Avenue from West 14th Street **17**

Figure 7-10
Study Area – Greenwich Village Historic District



Kaplan Diamond Building adjacent to the O'Toole Building Site on West 13th Street **18**



Pratt Institute Building, 138-146 West 14th Street **19**

Figure 7-11

Study Area – Known Architectural Resources

Pratt Institute, 138-146 West 14th Street (NYCL, S/NR-eligible)

The seven-story loft building at 138-146 West 14th Street was designed in the Renaissance Revival-style by Brunner & Tryon (see view 19 of **Figure 7-11**). The building was built in 1895-96 for a real estate developer, Joseph L. Buttenwieser. It is designed with a two-story base with rusticated limestone pilasters with a projecting cornice separating the base from the upper floors. The main entrance is framed by a limestone portico with a balustrade above the doorway. Above this, the building is clad in brick with eight four-story arches with such decorative work in and between the arches as lion's heads, cartouches, and rosettes. The seventh floor is divided into paired window arches by brick pilasters, and is surmounted by a decorative denticulated cornice.

The building has been used for a variety of commercial and manufacturing purposes, including by R.H. Macy's which produced flags and underwear at the location, and was the site of the development of a type of electric guitar used today. The building was acquired by Pratt Institute in 1999 and restored to serve as the school's Manhattan campus. The Pratt Institute Building is located over 350 feet from the project area.

154 West 14th Street Building (NYCL, S/NR-eligible)

The 12-story building at 154 West 14th Street on the southeast corner of West 14th Street and Seventh Avenue was built in 1912 as lofts by the Seventh Avenue and 14th Street Corporation (see view 20 of **Figure 7-12**). It was designed by Herman Lee Meader, who is also known for his 1920-21 addition to the American Surety Building at 100 Broadway (NYCL) and for the Cliff Dwellers Apartments at 243 Riverside Drive.

The building has a three-story base clad in intricately glazed and colored terra cotta with Art Nouveau influences and is capped by an egg and dart and modillioned cornice. The entrance appears to have been modified by the addition of a more contemporary stone surround. The windows at the second story appear to retain their original divisions and decorative panels. The upper stories are clad in brick with ornamented spandrels. The piers between the windows terminate at the 11th story with stylized terra cotta plaques and swags, above which extends a denticulated cornice. The parapet at the 12th story appears to have been altered. This building is located approximately 200 feet northeast of the O'Toole Building and approximately 400 feet north of the East Site. The building was determined S/NR-eligible as part of the review of the proposed projects.[1]

Church of Our Lady of Guadalupe, 229 West 14th Street (S/NR-eligible)

As described above under "Methodology," a survey was undertaken to determine whether there were other unrecognized structures in the study area that could warrant recognition as architectural resources. Outside the Greenwich Village Historic District in the northern portion of the study area, one potential architectural resource was identified. The Church of Our Lady of Guadalupe is located in a brownstone at 229 West 14th Street. This property was determined S/NR-eligible as part of the review of the proposed projects (see **Appendix B**).[2] The church was founded in 1902 in this location, when the area was known as Little Spain, to serve the city's Spanish speaking population. A chapel was built in the brownstone, and in 1921, Gustave Steinback of Reiley and Steinback designed the present church façade, which occupies the lower stories of the brownstone (see view 21 of **Figure 7-12**). Gustav Steinback is known for his

[1] Letter from OPRHP to DCP, June 30, 2011.

[2] Ibid.



12-story Loft Building, 154 West 14th Street **20**



Church of Our Lady of Guadalupe, 229 West 14th Street **21**

Figure 7-12

Known Architectural Resources

ecclesiastical work including of the Blessed Sacrament Church at 150 West 71st Street in the Upper West Side/Central Park West Historic District; Our Lady of All Saints School, Church and Rectory at 300 Vanderbilt Avenue in Brooklyn, located in the Fort Greene Historic District; and the College of the Immaculate Conception, also in Brooklyn on Washington Avenue.

Steinback designed the façade of Our Lady of Guadalupe in the Spanish Baroque style. Clad in limestone, the church has a double height central arched entrance which contains a stained glass window. This entrance is protected by an ornamental metal grille. The entrance has a pedimented surround with fluted Corinthian pilasters. Smaller rectangular entrances cut into the façade flank the central entryway. The upper floors contain narrow stained glass windows that flank the central arched opening at the second story. At the third story level, a stained glass window is positioned above a shallow balcony with an iron balustrade. This window is capped by an arched pediment with a seal, which projects above the church's façade. To accommodate the growing Latin American population, the congregation moved to Saint Bernard's Church at 330 West 14th Street in 2003. The Church of Our Lady of Guadalupe is located approximately 380 feet northwest of the O'Toole Building and at a greater distance from the East Site. Because of the intervening blocks it has no visual relationship to the project area.

D. THE FUTURE WITHOUT THE PROPOSED PROJECTS

In the future, the status of potential historic resources could change. S/NR-eligible architectural resources could be listed on the Registers, and properties found eligible or pending designation as NYCLs could be designated**.**

Changes to the historic resources identified above or to their settings could occur irrespective of the proposed projects. Future projects could also affect the settings of architectural resources. It is possible that some architectural resources could deteriorate, while others could be restored. In addition, future projects could accidentally damage architectural resources through adjacent construction.

Historic resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection under Section 106 of the National Historic Preservation Act from the effects of projects sponsored, assisted, or approved by federal agencies. Although preservation is not mandated, federal agencies must attempt to avoid adverse effects on such resources through a notice, review, and consultation process. Properties listed on the Registers are similarly protected against effects resulting from projects sponsored, assisted, or approved by State agencies under SHPA. However, private owners of properties eligible for, or even listed on, the Registers using private funds can alter or demolish their properties without such a review process. Privately owned properties that are NYCLs, in New York City Historic Districts, or pending designation as NYCLs are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition permits can be issued, regardless of whether the project is publicly or privately funded. Publicly owned resources are also subject to review by LPC before the start of a project. However, LPC's role in projects sponsored by other city or state agencies generally is advisory only.

The New York City Building Code provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. While these regulations serve to protect all structures adjacent to construction areas, they do not afford special consideration for historic structures. As described above, DOB's TPPN #10/88 lists

procedures to be followed to avoid damage to NYCLs and properties listed on the S/NR that are located within a lateral distance of 90 feet from project construction.

NO BUILD PROJECTS

While reuse of the East Site property is likely absent the proposed projects, the No Build condition assumes throughout the EIS that the East Site buildings will be vacant. Thus, in the future without the proposed projects the East Site buildings will remain vacant and in their current form. This would likely include the sealing of windows and entrances that would emphasize the fact that the East Site buildings are vacant and are not consistent with the remainder of the historic district in the study area. It is assumed that no changes would be made to the Triangle Site. It is assumed that the O'Toole Building will undergo some interior renovations so that it can be used for health-related functions such as doctor's offices and clinic space, similar to the way that the O'Toole Building was used prior to the closing of Saint Vincent's.

Two projects are planned in the historic resources study area are expected to be complete by the proposed projects' completion date of 2015. MTA-New York City Transit (NYCT) proposes to build a four-story ventilating structure and tunnel for the Seventh Avenue subway line on a vacant parcel on Mulry Square, south of the project area at Seventh Avenue and Greenwich Avenue. The project's 2008 Final Environmental Impact Statement indicates that NYCT has consulted with OPRHP and will continue to consult with OPRHP with respect to the design of the vent facility. In addition, the projects will require the underpinning of historic structures and would be undertaken in compliance with the projects' Construction Environmental Protection Plan (CEPP) to avoid or reduce potential impacts during construction and/or operation of the vent plant.

Adjacent to the project area, the building at 130 West 12th Street is being renovated and returned to its original residential use. This building is located in the Greenwich Village Historic District and as such, the alterations were subject to LPC approval. Just outside the study area at 245 West 14th Street a new residential building is in construction.

E. PROBABLE IMPACTS OF THE PROPOSED PROJECTS

PROJECT AREA

EAST SITE

The design for the proposed redevelopment of the East Site buildings was approved by LPC at a public meeting on July 7, 2009 and memorialized in a status update letter dated July 29, 2009. The East Site would be redeveloped primarily for residential use and would entail the demolition of the Coleman, Link, and Reiss Pavilions and Cronin Building; renovations to the Raskob and Smith Buildings, Nurses' Residence, and Spellman Pavilion; and the construction of new buildings to replace the demolished structures (see **Figures 7-13 to 7-17**).

As described above, the Cronin Building and Reiss Pavilion are identified as intrusions within the S/NR Greenwich Village Historic District, and the Coleman and Link Pavilions post-date the designation and nomination of the historic district. LPC's status update letter of July 29 indicates that the Coleman and Link Pavilions, built in the 1980s, and the Cronin Building, built in 1961, "do not contribute to the special character of the historic district and their demolition will not remove significant historic fabric from the historic district or detract from the streetscape." LPC



Existing Conditions



Proposed East Site Project

Figure 7-13

Existing and Proposed Views of the East Site: Southeast on Seventh Avenue



Existing Conditions



Proposed East Site Project

Figure 7-14

Existing and Proposed Views of the East Site: Northeast on Seventh Avenue



Existing Conditions



Proposed East Site Project

Figure 7-15

Existing and Proposed Views of the East Site: West on West 11th Street



Existing Conditions



Proposed East Site Project

Figure 7-16

Existing and Proposed Views of the East Site: East on West 12th Street



Existing Conditions



Proposed East Site Project

Figure 7-17

Existing and Proposed Views of the East Site: West on West 11th Street

further determined that the 1954 Reiss Pavilion, "while harmonious with other buildings in the [SVCMC hospital] complex, is more utilitarian than the Nurses Residence, Smith, Raskob and Spellman buildings" – the four buildings to be retained and "is not an important part of the story of the evolution of the [SVCMC hospital] complex". LPC has indicated that that the removal of these four buildings "will not diminish the special character of the remaining buildings or the historic district."[1] LPC approved the issuance of a Certificate of Appropriateness that included the demolition of these structures. Therefore, the removal of these buildings would not adversely affect the district's historic character.

The East Site project would adapt the Raskob and Smith Buildings, Spellman Pavilion, and Nurses' Residence for residential use. Provided below is a summary of the proposed alterations to the buildings and an assessment of their potential impacts on the historic character of the buildings. The discussion below includes LPC's findings as stated in the July 29 report.

- Smith and Raskob Buildings: New rooftop additions would be built atop the structures which would be harmonious with the materials of the buildings. These include two new setback floors capped by a one-story penthouse on the Smith Building, and one setback floor with a three-story penthouse on the Raskob Building (see **Figure 7-16**). These additions would have fenestration that is comparable to the proportions of the existing historic windows. In addition, the ground floor window openings in the Smith and Raskob Buildings would be enlarged. This would require removal of non-ornamental building material and would have minimal impact on the historic appearance of the buildings' façades. The affected windows include the ground floor windows on Seventh Avenue and the windows on 12th Street at the Seventh Avenue corner. This would allow for the creation of a new retail space with new storefront windows on both streets and an entrance on Seventh Avenue.
- Nurses' Residence: The existing extension in the rear yard of the Nurses' Residence would be removed to create a 60-foot-wide courtyard between this building and the Spellman Pavilion. In making a determination of appropriateness, LPC found this alteration would not result in the removal of any significant building material and the newly designed rear façade would be minimally visible from public thoroughfares, with only the top of the rear façade visible from Seventh Avenue. Two new entrances would be introduced on either side of the West 12th Street main entrance. These would be aligned vertically with the decorative stone square shields at the second story and small windows at the upper stories. The entrances would be narrow and designed as punched openings similar to the existing window treatment in the building, and as such, would not detract from the building's decorative main entrance. Windows would also be enlarged. The existing mechanical penthouse, which is set back and minimally visible, would be enlarged horizontally, not increasing its visibility from the street.
- Spellman Pavilion: Similar to the Nurses' Residence, the existing extension in the rear yard of the Spellman Pavilion would be removed to create a courtyard between this building and the Nurses' Residence. The new rear façade would not be visible from the surrounding streets. Other proposed alterations include removal of the top floor of the existing mechanical bulkhead, which would not remove any significant building fabric, and addition of a cloth canopy at the West 11th Street entrance, which would not overwhelm the building's façade. Windows would be enlarged and LPC has determined that this alteration would have a minimal impact on the façade.

[1] Quotes are from the New York City Landmarks Preservation Commission, *Status Update Letter, LPC-084934/SUL 10-1426, 1 Seventh Avenue, Greenwich Village Historic District, Borough of Manhattan, Block/Lot: 607/1*, July 29, 2009.

The proposed East Site project would also include a new 16-story residential mixed-use building to be constructed on the site of the Link and Coleman Pavilions facing Seventh Avenue, a new 10-story apartment building that would replace the Reiss Pavilion on West 12th Street, and a row of five 5-story townhouses that would replace the Cronin Building on West 11th Street. Provided below is a summary of the proposed new buildings and an assessment of their potential impacts on the historic character of the buildings on the East Site. The discussion below includes LPC's findings as stated in the July 29, 2009 report.

- The 16-story building would be comparable in height to the existing Coleman Pavilion (see **Figures 7-13 and 7-14**). It would drop down in height to seven stories on West 11th Street (see **Figure 7-15**). Its brick cladding and punched window openings in the portions of the building built to the lot line would be in keeping with the character of the existing historic SCVMC buildings while the change in height and articulation on West 11th Street would reduce its mass. In addition, the scale and rhythm of the proposed openings at ground level would be comparable to the proposed enlarged openings at the base of the Raskob Building, creating a unified urban design at ground level along Seventh Avenue. The use of stone at the water table and at the sills and lintels of the window and storefront openings would also be in keeping with the historic character of the Smith and Raskob Buildings, Nurses' Residence, and Spellman Pavilion.
- The proposed 10-story residential building that would replace the Reiss Pavilion would be clad in brick and stone, with setbacks commencing above the sixth floor (see **Figure 7-16**). The height, materials, and articulation of the building would be in keeping with that of the historic buildings in the SVCMC complex.
- On West 11th Street, the rowhouses that would replace the Cronin Building would be set back from the street behind small gardens with shallow stoops (see **Figure 7-17**). The façades would be articulated with three bays, and rusticated stone bases with brick cladding above. The fifth floor penthouses would be set back from the façades and would not be visible from West 11th Street. The use of stone cladding at the base and brick above, as well as the use of punched window openings, directly relates to the design of the Spellman Pavilion immediately to the west, as well as the nearby historic townhouses in the historic district, as described in greater detail below. In approving the proposed design of the new buildings, LPC determined that "the new construction will have a harmonious relationship with, and complement the historic hospital buildings, and will be well integrated into the historic fabric of the hospital complex and historic district."[1]

Construction of the proposed East Site project has the potential to result in inadvertent physical impacts on architectural resources on the East Site, if appropriate precautions are not taken. The proposed East Site project would alter the Smith and Raskob Buildings, Nurses' Residence, and Spellman Pavilion and involve demolition and construction immediately adjacent to these architectural resources. To avoid any construction-related impacts on these architectural resources, including ground-borne vibration, falling debris, and accidental damage from heavy machinery, a CPP would be developed in consultation with LPC. The CPP would be implemented by a professional engineer before any demolition, excavation, or construction occurred. The CPP would follow the guidelines set forth in section 523 of the *CEQR Technical Manual*, including conforming to *New York City Landmarks Preservation Commission Guidelines for Construction Adjacent to a Historic Landmark* and *Protection Programs for Landmark Buildings*. The CPP would also comply with the procedures set forth in DOB's

[1] New York City Landmarks Preservation Commission, *Status Update Letter*, July 29, 2009.

Technical Policy and Procedure Notice (TPPN) #10/88. With these measures in place, the proposed demolition of four buildings, alterations to four buildings, and new construction on the East Site would have no significant adverse impacts on the Smith and Raskob Buildings, Nurses' Residence, and Spellman Pavilion.

TRIANGLE SITE

The proposed East Site project would demolish the Materials Handling Facility. NSLIJ would use the medical gas tanks in the walled enclosure at the northwest corner of the Triangle Site and the adjacent driveway. The remainder of the site would become publicly accessible open space. The demolition of the Materials Handling Facility as well as the proposed improvements to create the expanded open space on the Triangle Site would be subject to review and approval by LPC.

O'TOOLE BUILDING—CENTER FOR COMPREHENSIVE CARE

The proposed alterations to the exterior of the O'Toole Building have been approved by LPC. The ceramic tile façade of the O'Toole Building has deteriorated over time and has discolored, spalled and been patched inconsistently. The Center for Comprehensive Care would remove the tile and restore the façade to its originally designed condition of finished concrete painted white. This would positively affect the historic character of the building.

The Center for Comprehensive Care would contain a new emergency department, ambulatory surgery for pain management, and a new imaging department, along with laboratory services. The emergency department would be located on the ground floor for immediate access. The imaging department and other health care services would be located on the upper floors of the building. These uses would require a number of alterations to meet the physical needs of the proposed program. These include:

- A new ambulance and vehicular entry would be constructed on West 12th Street. This would require lengthening an existing curb cut and adding a new curb cut providing a U-shaped driveway passing through the south side of the building. The entrance would be located west of the stair tower that separates the Seventh Avenue portion of the building from the West 12th Street extension. The exit would be east of the slab. This would require that the curved portion of the ground floor of the building that is adjacent to the stair tower be indented and squared off to provide for ambulance discharge under the building overhang. A small portion of the overhanging concrete façade would be removed above the ambulance exit to allow for ambulance clearance (see Figures 1-17 and 1-18 in Chapter 1, "Project Description"). In addition, a small section of the non-historic interior second floor structure would be removed to allow clearance for the ambulance entrance. Another goal of the ambulance driveway is to take the ambulances off the street to avoid conflict with through traffic. The driveway would also have space for an ambulance to be parked to allow for quick and efficient transport as required for patient care.
- Additional space would be created on the north side of the building by extending the ground floor at the northwest quadrant of the building on West 13th Street (see Figure 1-19 in Chapter 1, "Project Description"). The additional ground floor space would continue to be recessed beneath the overhanging concrete façade of the upper floors, maintaining this important design feature of the building. The alteration would allow for a new entrance to be created for access to the imaging center and other health care services on the upper floors. This extra space is required due to the limited floor area available on the ground floor, which

is required for use by the emergency department. In addition there would be an ADA-compliant ramp along the north façade of the building leading to this entry.

- The glass block wall at the ground floor, of which both the glass block and its supports have deteriorated over time, will be replaced with new glass block of the same dimensions.
- The façade of the building would be restored and changes would be made to accommodate the new emergency department and its ambulance entrance, as well as the building's pedestrian entrances. The façade of the West 12th Street extension would be modified by converting the existing garage entrance to a one-truck loading dock recessed into the building. The loading dock and the adjacent ambulance entry would require a double height space which necessitates removal of a small portion of the overhanging façade and the second floor. The non-historic glass and metal greenhouse structure located on the fourth floor of the south façade of the building west of the slab-like stair tower would be removed, returning the façade at this location to its original design. New windows would be added at the second and third floors in this portion of the building in the future. The fourth and fifth floor steel framed windows, which are deteriorated, would be repaired and would remain.
- The interior circulation of the building would be reconfigured by the removal of the east elevator on Seventh Avenue and construction of new elevators at the west end of the building. This would remove the awkward entrance sequence into the building from Seventh Avenue, where presently access to the upper floors is provided by the central entrance with the elevator and access to the ground floor is through an angled entrance to the south. It would allow for the walk-in entrance to the emergency department to be centrally located on Seventh Avenue, where a new exterior glazed vestibule, expanded new entry with a projecting canopy, and ADA-compliant ramps would be constructed. Stone plinths in front of the ADA-compliant ramps would serve as bases for glazed signage identifying the NSLIJ emergency department walk-in entrance. The elevators to the upper floors would be accessible from a new lobby to be built at the northwest corner of the building, to be partially contained in the proposed ground floor extension on West 13th Street. Access to the imaging center and other healthcare services would thereby be provided from both within the building and from the new West 13th Street entrance.
- In order to support the health care services, new rooftop mechanical equipment would be placed on the penthouse roof. The equipment would be set behind screens, to be of a lower height than the slab-like stair tower, to shield street level views of the equipment (see Figure 1-20 in Chapter 1, "Project Description").

Additional interior alterations include the removal of the easternmost portion of the non-original second floor to permit heating, ventilation, and air conditioning (HVAC) distribution above the emergency department. This alteration would not be visible from the exterior. Throughout the building, partitions, which are mostly not original, would be removed, reconfigured, and replaced to create the spaces required by the new uses. In addition, the metal fence bordering the ground floor of the building would be replaced with a low railing .

The alterations would maintain the unique architectural form of the building as a modernist structure defined by a recessed and curved ground floor, cantilevered floors with scalloped edges, with visible tubular rooftop structures. LPC's approval of the alterations would ensure that the project would not adversely impact the historic character of the building under CEQR.

STUDY AREA

KNOWN ARCHITECTURAL RESOURCES

Greenwich Village Historic District and Extension

Construction of the proposed projects has the potential to result in inadvertent physical impacts on adjacent and nearby architectural resources in the Greenwich Village Historic District. There are a number of historic properties located within 90 feet of the project area. To avoid any construction-related impacts on properties located within 90 feet of the project area, a CPP would be developed in consultation with LPC as described above. Therefore, the proposed construction is not expected to result in any significant adverse physical impacts on buildings within the Greenwich Village Historic District.

LPC has determined that the proposed redevelopment of the East Site would be appropriate to the Greenwich Village Historic District and voted to issue a Certificate of Appropriateness. The following summarizes LPC's findings:

- The demolition of the Coleman, Link, and Reiss Pavilions and the Cronin Building would not diminish the special character of the historic district.
- The proposed rooftop additions atop the Smith and Raskob Buildings would be of a massing, height, materials, and detailing comparable to other existing rooftop structures in the district, and the enlarged ground floor openings in the Raskob Building would be in keeping with the scale and character of ground floor storefronts in apartment buildings on Seventh Avenue.
- The proposed enlargement of window openings at Smith and Raskob Buildings, the Nurses' Residence, and the Spellman Pavilion would be comparable to other buildings in the historic district of similar size and age.
- The proposed new 16-story residential building would relate in massing and height to other early and mid-century apartment buildings on Seventh Avenue and elsewhere in the district; the changes in material and height on West 11th Street would relate to the scale of other apartment buildings on the side streets; the use of different types of brick and patterning would reference the design of early 20th century apartment buildings in the historic district; and the scale, design and rhythm of the storefront bays would be compatible with those found on large apartment buildings in the historic district.
- The proposed new 10-story building to be built on the site of the Reiss Pavilion would have a height and massing that would relate in scale to the small apartment buildings located on West 12th Street; and would have fenestration, materials, and detailing that would be compatible with other buildings found in the historic district.
- The proposed townhouses on the site of the Cronin Building would relate to the scale and character of West 11th Street which contains a number of rowhouses that are characteristic of the historic district; and that their design and detailing, including setback from the street with areaways and repetitive elements on each rowhouse echo the design of the groups of rowhouses along this street.
- In general, the new buildings would have footprints that allow for the creation of a central open space within the block that is characteristic of the residential blocks in the historic district: that the use of brick would relate to the existing material of the rowhouses and apartment buildings found in the district; and the new construction would be well integrated into the historic fabric of the historic district.

Overall, the designs of the new buildings would be consistent with the immediate historic context. The proposed new building on Seventh Avenue would be comparable in height to existing avenue buildings (see view 16 of **Figure 7-10** and **Figure 7-14**). The proposed 16-story building on the East Site would be comparable in height to the existing Coleman Pavilion (to be demolished), and it would continue the existing streetwall on the east side of Seventh Avenue between Greenwich Avenue and West 14th Street, which is composed of brick buildings primarily ranging in height from 10 to 20 stories.

The height of the new 10-story building on West 12th Street would be comparable in height to the Reiss Pavilion (to be demolished) and in keeping with the adjacent 13-story building at 130 West 12th Street (see **Figure 7-16**). The proposed rowhouses would fit in both with the character of West 11th Street and with the larger district in general, which contains rows of low rise rowhouses which are set back from the street behind small yards (see **Figure 7-9** and **Figure 7-17**). The cladding, scale, design, and detailing of the proposed buildings have been developed in close consultation with LPC to ensure that the new buildings and renovations to the existing buildings are harmonious with the historic fabric of the Greenwich Village Historic District.

The proposed improvements to the Triangle Site open space would be subject to review and approval of LPC and would not adversely impact the character of this site. The improved open space on the Triangle Site would maintain the current wide open urban expanse formed by the intersection of Greenwich and Seventh Avenues and West 11th Street. Therefore, these changes would have no adverse impacts on the historic character of the historic district in which it is located.

Alteration of the O'Toole Building has received LPC approval and, therefore, it is not expected to result in significant adverse impacts on the historic district. As described above, the adaptive reuse of the O'Toole Building would require a number of exterior alterations, but the building's unique architectural form would be maintained. The alterations include the creation of an ambulance entrance on West 12th Street, addition of floor area on the ground floor on West 13th Street to create access to the imaging department and other healthcare services on the upper floors of the building, replacement of the former garage entrance on West 12th Street with a loading dock, replacement of the glass block at the ground floor in kind, and addition of mechanical equipment on the roof. None of these changes would alter the essential form of the O'Toole Building and therefore there would be no significant adverse visual or contextual impacts on the Greenwich Village Historic District.

The proposed changes are necessary to the functioning of the new Center for Comprehensive Care and are being proposed in recognition of the original building design. They would occur in discrete areas of the façades that would be primarily visible only in proximity to the building. Views of the building from Seventh Avenue would not be substantially altered as the alterations proposed on this façade are those at the recessed ground level, including the replacement of the glass block wall in kind, the expanded Seventh Avenue entrance with a projecting glazed vestibule and canopy, and the new ADA-compliant ramps on Seventh Avenue and West 13th Street. The proposed ground floor renovations would maintain the curved façade on Seventh Avenue. With respect to the new rooftop mechanical equipment to be placed on the roof, this has been designed to minimize visibility and to retain views of the distinctive rooftop elements visible at the edges of the roof, including the tubular elevator bulkhead visible from Seventh Avenue and the circular offices and projecting roof canopies visible from West 12th and West 13th Streets. None of the proposed alterations would adversely impact the context of the surrounding historic buildings or obstruct views to such properties.

Pratt Institute, 154 West 14th Street Building, and Church of Our Lady of Guadalupe

The proposed projects would not result in any adverse impacts on Pratt Institute. As described above, the Pratt Institute building is located over 90 feet from the project area. As such, it would not be adversely affected by construction-related activities. The proposed projects would also not have any adverse contextual impacts on this resource. The Pratt Institute building is located on the south side of West 14th Street, with its principal façade facing north onto this street. Intervening buildings on the blocks between this historic resource and the project area preclude a visual relationship. Therefore, the proposed projects would have no adverse impacts on this historic building.

The proposed projects would have no adverse impacts on the 154 West 14th Street Building at the southeast corner of West 14th Street and Seventh Avenue or the Church of Our Lady of Guadalupe, also located over 90 feet from the project area. As such, these potential architectural resources would not be adversely affected by construction-related activities.

The 154 West 14th Street Building is one of a number of 10- to 20-story buildings lining Seventh Avenue in the study area. Built in 1912, this building predates the construction of the O'Toole Building, and its context has been changed through the construction of this building and other 20th century buildings along Seventh Avenue and elsewhere in the study area. The Center for Comprehensive Care would retain the unique architectural form of the O'Toole Building and would not obstruct any views to this potential architectural resource.

There is no visual relationship between the project area and the Church of Our Lady of Guadalupe. As described above, the Church of Our Lady of Guadalupe is over 300 feet from the project area. Intervening buildings on the blocks between this potential resource and the project area preclude a visual relationship. It is not expected that the construction of the new buildings and alterations to existing buildings on the project area would adversely affect the historic context of these buildings, as the potential resources presently exist and will continue to exist in a mixed context of older and shorter structures and newer and taller buildings upon completion of the proposed projects. ✷