Chapter 7: Historic and Cultural Resources

A. INTRODUCTION

This chapter assesses the potential of the Proposed Actions to affect historic and cultural resources, which include both archaeological and architectural resources. The project area is located within NYU's academic core near Washington Square Park. It comprises the Proposed Development Area,[1] bounded by LaGuardia Place to the west, Mercer Street to the east, West Houston Street to the south, and West 3rd Street to the north, where substantial new development is proposed on two superblocks (the South Block and the North Block); the Commercial Overlay Area,[2] bounded by Washington Square East and University Place to the west, Mercer Street to the east, West 4th Street to the south, and the northern boundary of the existing R7-2 zoning district near East Eighth Street to the north; and the Mercer Plaza Area,[3] which occupies the eastern end of the block bounded by West 3rd, West 4th, and Mercer Streets and LaGuardia Place (see **Figure 7-1**).

The Proposed Development Area's South Block contains University Village, which has been determined eligible for listing on the State and National Registers of Historic Places (S/NR-eligible) and is also a designated New York City Landmark (NYCL). The North Block of the Proposed Development Area contains Washington Square Village which has been determined S/NR-eligible. In addition, the Commercial Overlay Area includes five historic and cultural resources, listed in **Table 7-1** and described below.

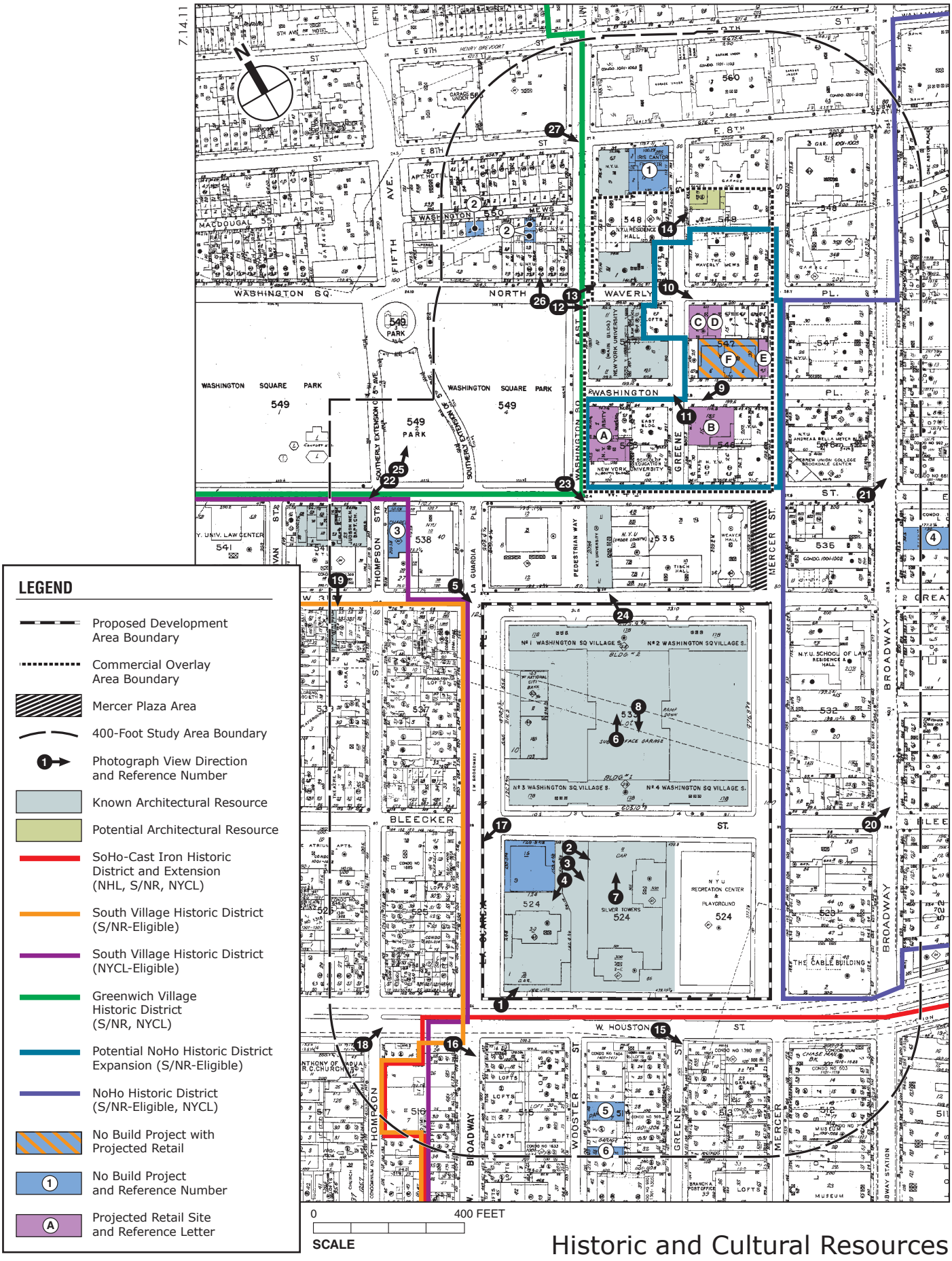
The historic and cultural resources analysis has been prepared in accordance with City Environmental Quality Review (CEQR), the State Environmental Quality Review Act (SEQRA), and under Section 14.09 of the New York State Historic Preservation Act of 1980 (SHPA). These laws and regulations require that 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*.

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[1] The Proposed Development Area includes: Block 524, Lots 1, 9, and 66; and Block 533, Lots 1 and 10; and certain adjoining portions of mapped streets owned by the City under the jurisdiction of the New York City Department of Transportation (NYCDOT). One "NYCDOT strip" is on the east side of LaGuardia Place between Bleecker and West 3rd Streets. Two strips are located on the west side of Mercer Street: one between West Houston and Bleecker Streets and the other between Bleecker and West 3rd Streets.

[2] The Commercial Overlay Area includes: Block 546, Lots 1, 5, 8, 10, 11, 15, 20, 21, 26, 30; Block 547, Lots 1, 4, 5, 8, 14, 15, 18, 19, 20, and 25; and Block 548, Lots 1, 4, 21, 24, 40, and 45.

[3] The Mercer Plaza Area contains a portion of mapped street on the west side of Mercer Street between West 3rd and West 4th Streets.



Historic and Cultural Resources Project Area and Study Area

Figure 7-1

NYU Core

PRINCIPAL CONCLUSIONS

ARCHAEOLOGICAL RESOURCES

In June 2011, a Phase 1A Archaeological Documentary Study of the Proposed Development Area was completed by AKRF. The study concluded that portions of the Proposed Development Area have moderate to high sensitivity for historic period archaeological resources. The conclusions from the Phase 1A study are summarized in "Existing Conditions, Archaeological Resources." The Phase 1A recommended a Phase 1B archaeological investigation to determine the presence or absence of archaeological resources in only those areas that were identified as both archaeologically sensitive and where proposed construction would occur. These archaeological resources could include domestic shaft features (i.e., privies, cisterns, or wells) dating to the early- to mid-19th century.

In a letter dated July 26, 2011, the New York City Landmarks Preservation Commission (LPC) concurred with the conclusions and recommendations of the Phase 1A Archaeological Documentary Study. As stated in a letter dated September 14, 2011, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) also concurred with the recommendation for Phase 1B archaeological testing in limited areas of the Proposed Development Area (see LPC and OPRHP findings letters in **Appendix F**, "Agency Correspondence").

As described below, and as part of the proposed project, should any intact archaeological resources be identified during the Phase 1B investigation, further testing, documentation, and evaluation may be necessary and would be undertaken in consultation with OPRHP and LPC. The Phase 1B survey would determine the need for additional archaeological analysis (i.e., a Phase 2 survey) to assess the horizontal and vertical extent of any recovered archaeological resources as well as their potential significance (S/NR-eligibility). A Phase 2 survey would therefore determine if further investigation in the form of Phase 3 data recovery, is warranted. With the implementation of the Phase 1B testing and continued consultation with OPRHP and LPC regarding the need for and implementation of any Phase 2 or 3 investigations—which will be incorporated into the Restrictive Declaration—there would be no significant adverse impacts on archaeological resources.

ARCHITECTURAL RESOURCES

Project Area

Proposed Development Area

The Proposed Development Area's South Block contains University Village, which has been determined eligible for listing on the State and National Registers of Historic Places (S/NR-eligible) and is also a designated New York City Landmark (NYCL). The North Block of the Proposed Development Area contains Washington Square Village, which has also been determined S/NR-eligible. University Village and Washington Square Village are both architectural resources that would be altered with the Proposed Actions. Therefore, OPRHP and LPC have reviewed the proposed project.

South Block—The proposed project would add two new, tall buildings—the Zipper and Bleecker Buildings—to the east end and northwest portion of the South Block on the sites of the Coles Gymnasium and the Morton Williams grocery store. Although the Zipper and Bleecker Buildings would change the context of University Village with taller, new buildings built

adjacent to the landmarked site, the new buildings would not affect the pinwheel configuration of the three University Village towers and the University Village towers would continue to be viewed as a unified building complex. The University Village towers already exist in an area containing a mix of older and newer buildings of shorter and taller heights, including the buildings in the historic districts south, east, and west of the South Block. Further, the redevelopment of the Coles Gymnasium site and the Morton Williams grocery store site would not be expected to adversely affect University Village because these two sites do not have a meaningful historic or contextual relationship with University Village.

The proposed project would also modify certain landscaping elements of University Village. Because University Village is S/NR-eligible and the proposed project involves actions by a state agency (the Dormitory Authority of the State of New York [DASNY]), the proposed alterations to University Village was reviewed by OPRHP. Subject to meeting conditions with respect to construction monitoring and a construction protection plan (see **Appendix B**, "Historic and Cultural Resources"), the Proposed Actions are not expected to result in significant adverse impacts to University Village. In addition, because University Village is a NYCL, LPC reviewed and approved the proposed alterations to this architectural resource. These alterations to University Village were approved by LPC on July 27, 2011. LPC's findings with respect to the appropriateness of the proposed alterations to the landmarked University Village are contained in a Certificate of Appropriateness (CofA) issued by LPC (CofA #12-3095; Docket #12-2680, see **Appendix B**, "Historic and Cultural Resources").

North Block—The proposed project would also develop two new academic buildings on the North Block on the site of Washington Square Village. The two new buildings—the Mercer and LaGuardia Buildings—would be sited at the east and west ends of the block, respectively, between the two existing Washington Square Village apartment buildings. Both new buildings are anticipated to have curved forms designed to maximize access to light and air, and to enhance physical and visual access to the proposed street level open space that would be created in the middle section of the North Block, as described below. The Mercer Building would be a 14-story curved structure that would be similar in height to components of the Zipper Building and the three University Village towers. The LaGuardia Building would have a similar form and massing but would be lower in height at eight stories. It would be three stories shorter than the Washington Square Village apartment buildings. Both buildings are expected to have primarily glass curtain walls and would contain academic uses, potentially with some retail on the ground floor.

Approximately 3.4 acres of new publicly accessible open space would be created on the North Block. The open space has been designed to substantially enhance visible and physical access from the surrounding streets. In contrast to the existing Washington Square Village private open space that is located approximately five feet above street level atop a mid-block partially underground parking garage, the new open space would be a publicly accessible pedestrian-focused landscape plan that would function as a public garden, and also include publicly accessible playground areas.

Limited alterations would be made to Washington Square Village's north and south buildings. These include: the removal of the canopies at the Greene and Wooster driveway entrances; modifying some first floor windows and installing new metal cladding panels on the first floors; and re-programming the first floors and basements. The reprogrammed ground floors would contain approximately 27,776 sf of academic space, 9,312 sf of university-related retail, and a new 5,814-sf loading bay adjacent to the garage entry on West 3rd Street. Together with separate

emergency egress stairs for the subsurface development, certain areas within the ground floor of the north and south buildings would require reconfiguration to accommodate the new program (the existing lobbies would remain).

As part of NYU's consultation with OPRHP for the proposed project, OPRHP determined that Washington Square Village is eligible for listing on the S/NR (S/NR-eligible). In a comment letter dated February 23, 2011, OPRHP determined that the Washington Square Village "superblock complex of two residential towers, elevated landscaped plaza, commercial strip, and below-grade parking meets Criterion C as an impressive example of postwar urban renewal planning and design" (see **Appendix B**, "Historic and Cultural Resources"). The proposed project would result in alterations to the Washington Square Village complex that would remove elements of this architectural resource that contribute to its significance, including the elimination of the LaGuardia Retail building and the elevated landscaped garden, the development of two new buildings and landscaping on the site, and limited alterations to the Washington Square Village buildings themselves.

To evaluate the feasibility of retaining elements of Washington Square Village to avoid a significant adverse impact to this architectural resource, a study has been prepared in consultation with OPRHP (see **Appendix B**, "Historic and Cultural Resources"). As described below, the study concluded that there is no prudent and feasible alternative that would both meet the purpose and need to the NYU Core project and avoid an adverse impact to Washington Square Village. Therefore, while it is not possible to meet the goals and objectives of the project while fully avoiding adverse impacts to this architectural resource, impacts would be minimized through the retention of Washington Square Village's two residential buildings. NYU is consulting with OPRHP regarding appropriate measures to minimize or partially mitigate the significant adverse impact on Washington Square Village. These measures are described below and in Chapter 21, "Mitigation."

To avoid potential adverse impacts to University Village and Washington Square Village from construction-related activities, a Construction Protection Plan (CPP) would be developed and implemented in consultation with OPRHP and LPC prior to construction of the proposed project. The CPP would be prepared in coordination with a licensed professional engineer and would follow the guidelines set forth in section 523 of the *CEQR Technical Manual,* including conforming to LPC's *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 the New York City Department of Buildings (DOB)'s *Technical Policy and Procedure Notice* (TPPN) #10/88.[1]

Commercial Overlay Area

With the Proposed Actions, six buildings in the Commercial Overlay Area would be modified with ground floor alterations. Four of the six buildings[2] are contributing to the S/NR-eligible

[1] TPPN #10/88 was issued by DOB 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.

[2] As part of an environmental review for a separate project in 2007, the buildings at 7 Washington Place/283 Mercer Street and 15 Washington Place were determined by OPRHP to be ineligible for listing on the State/National Registers of Historic Places and to be non-contributing to the Potential NoHo Historic District Expansion (see **Appendix B**, "Historic and Cultural Resources.")

Potential NoHo Historic District Expansion, described below. These four buildings—82 Washington Square East (80-84 Washington Square East/30-36 Washington Place), 14 Washington Place (12-16 Washington Place/240-242 Greene Street), 246-248 Greene Street/20-22 Waverly Place, and 18 Waverly Place—could be adversely affected by the proposed ground floor alterations. Although these buildings are within a S/NR-eligible historic district, because there is no federal or state funding involved with the proposed ground floor alterations, there is no regulatory process to control changes to these architectural resources. Further, none of these architectural resources is a NYCL, therefore, alterations to these architectural resources would not require LPC's review and approval. Depending on the extent of alterations and intact historic material to be removed, future alterations to the ground floors of these architectural resources could in some cases result in significant adverse impacts.

The CPP described above would also include protective measures for the buildings in the Commercial Overlay Area that would be directly affected by ground floor alterations and buildings immediately adjacent to these buildings.

Mercer Plaza Area

The demapping of the Mercer Plaza Area would not affect architectural resources as there are no such resources in this portion of the project area and no development is planned in the Mercer Plaza Area.

Study Area

With the Proposed Actions, the context of the historic districts east, south, and west of the North and South Blocks—the NoHo Historic District, the SoHo-Cast Iron Historic District and Extension, and the South Village Historic District—would change. The replacement of the Coles Gymnasium on the South Block with a new, tall building with varied heights would be in keeping with the massings and heights of buildings in the NoHo Historic District east of the South Block, the 30-story University Village towers to the west, and the 17-story Washington Square Village south building to the north. Although the Bleecker Building would be a new, taller building in the northwest portion of the South Block adjacent to the Community Garden across LaGuardia Place from the South Village Historic District, it would also be located in an area characterized by buildings of different heights and from different construction periods, including the University Village towers and the Washington Square Village residential buildings. The proposed changes to the landscaping on the South Block would not be expected to adversely affect any architectural resources in the study area.

The architectural resources in the study area adjacent to the North Block—the NoHo Historic District, the South Village Historic District, and Shimkin Hall—would not be adversely affected by the Proposed Actions. Although the Mercer Building would add a new tall building to the North Block and would have a sculptural form that would contrast with the rectilinear forms of the historic district's loft and warehouse buildings, the Mercer Building would contribute to the transition of building heights from east to west on the North Block. Like the Mercer Building, the eight-story LaGuardia Building would have a sculptural form that would contrast the rectilinear forms of the South Village Historic District's lofts and commercial buildings located west of LaGuardia Place. The new LaGuardia Building would replace the existing commercial strip that has been previously extensively altered with an infill structure that eliminated views from west of LaGuardia Place into the North Block. While the new LaGuardia Building would be taller than the existing commercial strip, it would replace this small building that forms a north-south barrier to visual and physical access to Washington Square Village's mid-block

landscaping with a new building whose form would contribute openness in views and physical access from LaGuardia Place and the South Village Historic District.

In the future with the Proposed Actions, the existing and new buildings on the North and South Blocks would continue to act as visual dividers between the historic district buildings to the east, south, and west of the Proposed Development Area. Therefore, the addition of new buildings and landscaping changes in the Proposed Development Area would not adversely affect views to architectural resources in these historic districts because these views are already limited by the existing buildings in the Proposed Development Area.

The proposed alterations to the six buildings in the Commercial Overlay Area also would not be expected to result in adverse impacts to architectural resources in the study area as these changes would be limited to the ground floors of these certain buildings and would have little effect on architectural resources in the study area.

Because Shimkin Hall is located within 90 feet of proposed construction-related activities on the North Block, to avoid potential inadvertent adverse impacts to this architectural resource, the CPP would also include measures to protect Shimkin Hall. In addition, the CPP would include measures to protect architectural resources adjoining the Commercial Overlay Area architectural resources that would be affected by ground floor alterations.

Measures to minimize or partially mitigate significant adverse impacts to Washington Square Village would be implemented in consultation with OPRHP and would be set forth in a Letter of Resolution (LOR) to be signed by the applicant, OPRHP, and DASNY.

Potential mitigation measures include the following:

- Preparation of Historic American Buildings Survey (HABS) documentation of Washington Square Village would be prepared which would include photographic documentation, historic plans, and an accompanying historical narrative.
- NYU would consult with OPRHP regarding proposed changes to the first floor facades of Washington Square Village's north and south buildings as design plans proceed. The LOR will specify the points in the design process at which consultation with OPRHP would occur.
- Prior to construction of the proposed project, and in consultation with OPRHP and LPC, NYU would develop and implement CPPs for University Village, Washington Square Village, the buildings in the Commercial Overlay Area that would be directly affected by ground floor alterations and buildings immediately adjacent to these buildings, and Shimkin Hall. The CPPs would be prepared as described above.

B. METHODOLOGY

ARCHAEOLOGICAL RESOURCES

Archaeological resources are physical remains, usually buried, of past activities on a site. They can include remains from Native American people who used or occupied a site, including tools, refuse from tool-making activities and habitation sites. These resources are also referred to as "precontact," since they were deposited before Native Americans' contact with European settlers. Archaeological resources can also include remains from activities that occurred during the historic period (beginning with European colonization of the New York area in the 17th

century) and that include European contact with Native Americans, as well as battle sites, foundations, wells, and privies. Cemeteries are also considered archaeological resources.

On sites where later development occurred, archaeological resources may have been disturbed or destroyed by grading, excavation, and infrastructure installation and improvements. However, some resources do survive in an urban environment. Deposits may have been protected either by being paved over or by having a building with a shallow foundation constructed above them. In both scenarios, archaeological deposits may have been sealed beneath the surface, protected from further disturbance.

LPC's *Guidelines for Archaeological Work in New York City* outline specific steps to determine whether the Proposed Actions 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 Actions. If LPC has archaeological concerns, a Phase 1A documentary study is typically prepared to assess the archaeological sensitivity of the affected areas and to determine whether further archaeological evaluation is required.

The study area for archaeological resources is the Proposed Development Area that would be disturbed by in-ground project construction. With the Proposed Actions, in-ground disturbance is anticipated in several locations in the Proposed Development Area; no in-ground disturbance would occur in the Commercial Overlay Area or in the Mercer Plaza Area. Since the proposed NYU Core project would involve in-ground disturbance, there is a potential for impacts to archaeological resources, if any such resources are present. In March and May 2011, LPC determined that certain locations in the Proposed Development Area have the potential to contain archaeological resources (see **Appendix B**, "Historic and Cultural Resources"). LPC's review was based on archaeological sensitivity models and historic maps. Therefore, a Phase 1A documentary study was prepared for these locations to evaluate their potential to contain archaeological resources (see **Appendix B**, "Historic and Cultural Resources"). Documentary research was undertaken, including the review of property conveyance records, city directories, land tract reports, tax assessments, historic maps and atlases, and other historical and existing subsurface information. The conclusions and recommendations of the Phase 1A findings are included in the analysis below in "Existing Conditions."

The Phase 1A study concluded that portions of the Proposed Development Area have moderate to high sensitivity for historic period archaeological resources and recommended a Phase 1B archaeological investigation to determine the presence or absence of archaeological resources in only those areas that were identified as both archaeologically sensitive and where proposed construction would occur. In a letter dated July 26, 2011, New York City Landmarks Preservation Commission (LPC) concurred with the conclusions and recommendations of the Phase 1A. As stated in a letter dated September 14, 2011, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) also concurred with the recommendation for Phase 1B archaeological testing in limited areas of the Proposed Development Area (see LPC and OPRHP findings letters in **Appendix B**, "Historic and Cultural Resources").

As described below, should any intact archaeological resources be identified during the Phase 1B investigation, as part of the proposed project, further testing, documentation, and evaluation may be necessary and would be undertaken in consultation with OPRHP and LPC. The Phase 1B survey would determine the need for additional archaeological analysis (i.e., a Phase 2 survey) to assess the horizontal and vertical extent of any recovered archaeological resources as well as their potential significance (S/NR-eligibility). A Phase 2 survey would therefore determine if further investigation in the form of Phase 3 data recovery, is warranted. With the

implementation of the Phase 1B testing and continued consultation with OPRHP and LPC regarding the need for and implementation of any Phase 2 or 3 investigations—which will be incorporated into the Restrictive Declaration, there would be no significant adverse impacts on archaeological resources.

ARCHITECTURAL RESOURCES

Architectural resources are defined as National Historic Landmarks (NHLs); properties or districts listed on or determined eligible for listing on the State or National Registers of Historic Places (S/NR); New York City Landmarks (NYCLs) and Historic Districts, 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).

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. Direct impacts could also include damage 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 DOB's TPPN #10/88. DOB's TTPN #10/88 defines an architectural resource as a property that is an NYCL, included in an NYCHD, or listed on the S/NR.

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.

ARCHITECTURAL RESOURCES STUDY AREA

To account for potential physical and contextual impacts, the architectural resources study area for the proposed project is defined as the project area and the area within approximately 400 feet of the project area. This area is generally bounded on the south by the mid-block between Prince and West Houston Streets; on the west by the mid-block between Thompson and Sullivan Streets; on the north by East Ninth Street; and on the east by the east side of Broadway (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:

A. Are associated with events that have made a significant contribution to the broad patterns of history;

B. Are associated with significant people;

C. 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

D. May yield archaeological information important in prehistory or history.

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

LPC designates historically significant properties or areas in New York City as NYCLs and/or NYCHDs, following the criteria provided in New York 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 officially recognized architectural resources in the study area (NHLs, S/NR-listed and S/NR-eligible properties, NYCLs, NYCHDs, and properties determined eligible for or pending landmark designation), a survey was conducted to identify any previously undesignated properties in the study area that were then evaluated for their potential S/NR or NYCL eligibility ("potential architectural resources") in compliance with CEQR and SEQRA guidelines.

Once the architectural resources in the study area were identified, the proposed project was assessed for both direct physical impacts and indirect contextual impacts on architectural resources.

C. BACKGROUND HISTORY[1]

The project site is within one mile of several previously identified precontact archaeological sites and is close to several bodies of water—the Collect Pond and Minetta Brook—that were known sources of fresh water for Native Americans living in the area. In addition, modern Broadway, one block east of the Proposed Development Area, runs along the path of a Native American trail. Historically, the area was partially occupied by tall glacial sand hills although a small area along the western edge of Block 533 was formerly a deep valley.

After the European settlement of Manhattan in the early 17th century, the Proposed Development Area was used as farmland by the Dutch colonists that settled in the colony of New Amsterdam. The Proposed Development Area was initially included within a large tobacco plantation granted to Wouter Van Twiller, the Dutch Director-General of the colony of New Netherland who was granted the land before 1629. In the 1640s, the plantation was divided into

[1] This section is summarized from the Phase 1A Documentary Study, "New York Univeristy Core Redevelopment, Blocks 524 and 533 and the Streetbeds of Mercer Street between Bleecker and West 3rd Streets and LaGuardia Place between West Houston and West 3rd Streets, New York, New York." AKRF, Inc. June 2011.

many smaller parcels that were granted to formerly enslaved Africans. At least seven different parcels occupied portions of the Proposed Development Area.

These early land grants were not permanent and the land was later conveyed to other individuals. The Proposed Development Area remained undeveloped farmland through the late 18th century and was owned by various European settlers during that time. Nearly all of Block 524, the southern half of the Proposed Development Area, was included within Nicholas Bayard's West Farm which became known as the Bleecker Farm after its sale to Anthony L. Bleecker in 1791. Block 533, the northern half of the Proposed Development Area, was later included within the Elbert Herring Farm, which also included modern Washington Square Park. Elbert Herring died in 1773 and his property was then conveyed to his heirs. In 1752, a narrow road called Amity Lane was established to mark the boundary between the Herring and Bayard farms. This lane passed northwest-southeast through the northern half of the Proposed Development Area and was visible in the irregular property lines of several lots within the Proposed Development Area through the mid-20th century.

Greenwich Village remained sparsely developed farmland until the first decades of the 19th century. Until that time, the developed portion of the City of New York remained largely confined to the southern tip of Manhattan Island and the areas north of modern Wall Street were used mainly for agricultural purposes. Because of its distance from the densely inhabited area of the city, a large potter's field was established in 1797 in what is now Washington Square Park. In the early 19th century, the area that is now modern Greenwich Village experienced a surge of growth spurred by the outbreaks of disease elsewhere in the city, including a serious yellow fever epidemic in 1822. As the wealthy elite began to flee the overcrowded streets of lower Manhattan, communities began to develop in the vicinity of the Proposed Development Area. In response to the residential development in the vicinity of the Square, the potter's field was closed in 1825 and the land converted to a parade ground and later a park.

Several streets surrounding the Proposed Development Area were laid out (although not necessarily constructed) by the late 18th century and the rest were ordered to be laid out and opened in the first decade of the 19th century, including Amity (West 3rd) Street in 1806. Two years later, Bleecker, Greene, Wooster, Mercer, and Houston Streets were constructed on land that was conveyed to the city by Anthony L. Bleecker.

During the 1820s, the Washington Square area became home to some of the wealthiest citizens in New York City. Homes of the most prominent citizens faced the park itself. While the houses that were constructed in the Proposed Development Area would also have been inhabited by the upper class, they were less prestigious. New York University—founded in 1831 as the University of the City of New York—was established in this area. In the late 1820s the blocks in the Proposed Developed Area were first divided into lots which were then sold individually and developed with houses or other structures. The first residents were generally well-to-do individuals and many were physicians or prominent merchants.

The changing demographics and growing population of the Greenwich Village area resulted in the rearrangement of the city's municipal boundaries. The Proposed Development Area became included with the City's newly-established Fifteenth Ward in 1831. Prior to that date, the area was included within the much larger Ninth Ward. By the mid-19th century, the make-up of the neighborhood began to change as the area's wealthy residents were quickly replaced by working class and minority tenants. With the end of slavery in New York State in 1827, many free individuals of African descent began to move into the area and the African-American population of the area continued to grow throughout the 19th century. The neighborhood, however,

remained highly varied in terms of the ethnicity and social class of its residents. In response to the increasing population density, many of the homes built in the Proposed Development Area in the 1820s were converted into or replaced by multi-family dwellings and tenements.

Through the mid- to late-19th century, the neighborhood surrounding the Proposed Development Area remained in better condition than some neighborhoods to the south, where overcrowded tenements were identified as some of the city's worst slums. Croton water service was available by 1842 and sewers were installed in the neighborhood during the 1850s. However, as not every home was connected to the new municipal water and sewer networks, sanitation was still a problem and diseases ran rampant. During the second half of the 19th century, the neighborhood surrounding the Proposed Development Area became a center for prostitution and many of the structures that formerly occupied the Proposed Development Area—most notably those along Greene Street—housed brothels. An elevated rail line constructed along what is now LaGuardia Place in the 1870s sent the area into further decline as the homes that faced the rail lines, now cast into darkness and filth, experienced a drop in property values and became less desirable to those who could afford to live elsewhere. This resulted in the further deterioration of the neighborhood surrounding the Proposed Development Area and resulted in a decline in residential occupancy.

As the 19th century reached a close, the neighborhood began a slow transformation away from an increasingly run-down residential district into a hub of industry and manufacturing. During the late-19th century, many residential structures in the area were replaced by those used for commercial and manufacturing purposes. By the mid-20th century, the area had been almost entirely redeveloped with buildings used for light manufacturing; the original structures that remained became crowded tenements that were later identified as slums.

The two Proposed Development Area superblocks were created as part of the Washington Square Southeast redevelopment plan, a clearance plan implemented under Title I of the National Housing Act of 1949. Title I permitted cities to acquire property in blighted neighborhoods that could then be sold at reduced rates while providing financial incentives for redevelopment. Robert Moses, the head of the Mayor's Commission on Slum Clearance from 1949 until 1960, coordinated the Title I process in New York City. The Washington Square Southeast redevelopment plan involved the demolition and removal of loft and residential buildings that had previously occupied these blocks. The segments of Greene and Wooster Streets between West Houston and West 4th Streets were also closed off to through-traffic and demapped as part of the redevelopment plan.

D. EXISTING CONDITIONS

ARCHAEOLOGICAL RESOURCES

The conclusions of the Phase 1A Archaeological Documentary Study prepared for the Proposed Development Area are summarized below. The Phase 1A study has been approved by OPRHP and LPC.

PRECONTACT ARCHAEOLOGICAL SENSITIVITY OF THE PROPOSED DEVELOPMENT AREA

It is likely that Native American activity occurred in the Proposed Development Area and vicinity during the precontact period. However, the landscape of the Proposed Development

Area was extensively altered prior to its initial development in the 1820s with the leveling of the area's hills and the surplus earth used to fill in the low-lying areas.

Precontact sites are often encountered at shallow depths, often within 5 feet of the original ground surface. The extensive development that occurred across the Proposed Development Area in the 19th and 20th centuries generated substantial disturbance to the ground surface. In the location of the historic valley—the area bounded by West 3rd Street, former Wooster Street, Bleecker Street, and LaGuardia Place, as shown on **Figure 7-1a**—which appears to have been filled in the early 19th century, the original ground surface prior to 19th century development would have been elevated, potentially protecting precontact archaeological resources from subsequent disturbance. However, since the original depth of the valley is unknown, the depth of the fill is also unknown. The Proposed Development Area is situated near the periphery of the historic valley where the depths would most likely have been much shallower than in the valley's center to the west. As a result, there is a higher likelihood that late-19th and 20th century development would have impacted the precontact ground surface.

Therefore, the Proposed Development Area is determined to have no sensitivity for precontact archaeological resources except for the location of the former valley, where sensitivity is considered to be low.

HISTORIC PERIOD ARCHAEOLOGICAL SENSITIVITY OF THE PROPOSED DEVELOPMENT AREA

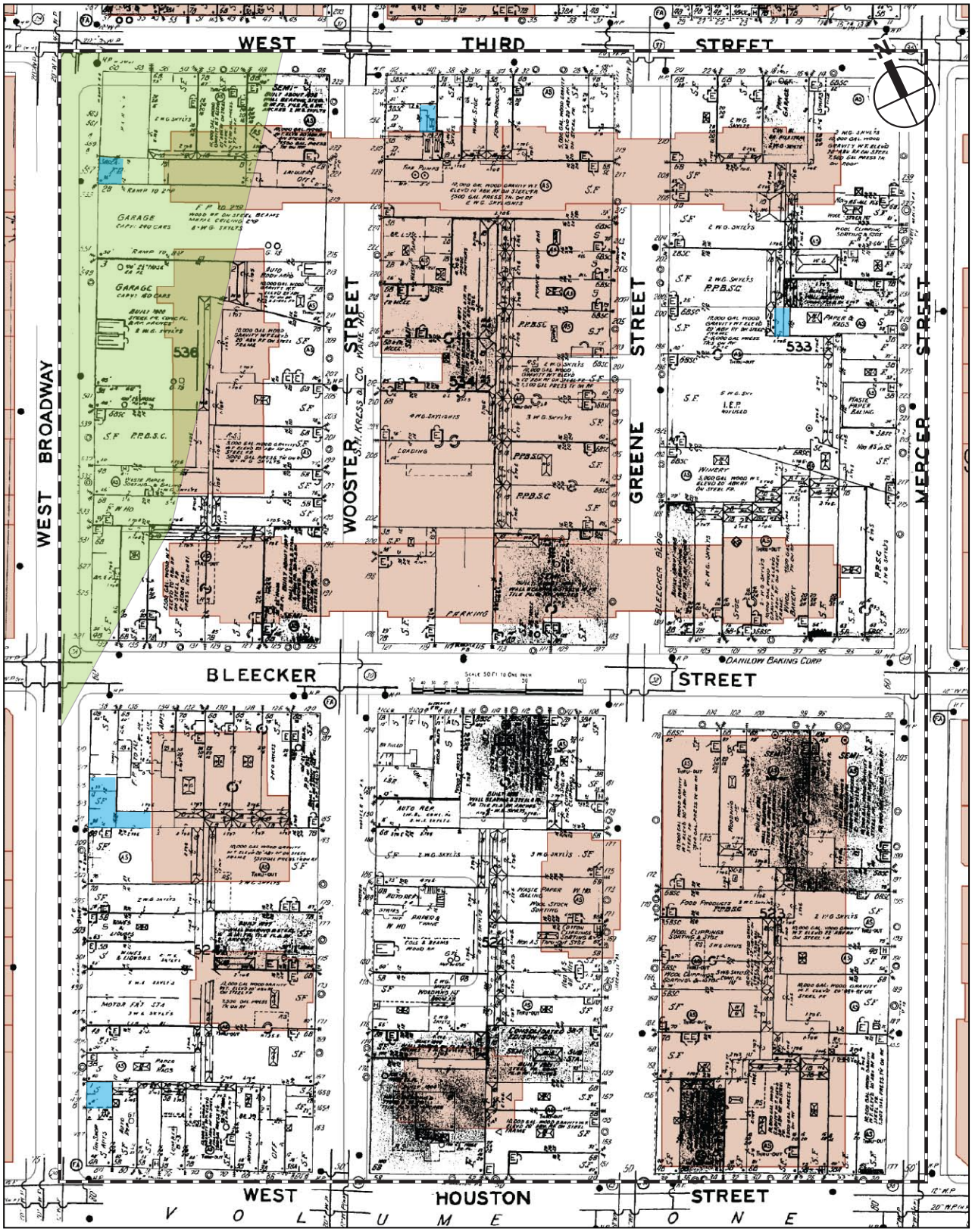
The construction of the existing structures and subsurface garages in the Proposed Development Area resulted in the disturbance of a substantial portion of the Proposed Development Area. In addition, the construction of buildings with basements and subbasements in the late-19th and early-20th centuries resulted in disturbance to the ground surface that would have destroyed archaeological resources associated with earlier historic period occupation of the site. Seven historic lots with potentially intact rear yard areas measuring more than 10 feet in width were identified within the Proposed Development Area.[1] The former rear yards of these seven historic lots were identified as having moderate to high sensitivity for historic period archaeological resources (i.e. shaft features). All of these historic lots were demolished in the mid-20th century as part of the Washington Square Southeast slum clearance plan. The archaeologically sensitive area includes the rear yards of the following historic lots (see **Figure 7-1a**).

60 West 3rd Street (Block 536, Lot 15)

The property at 60 West 3rd Street (formerly Amity Street) was originally part of the Herring farm and was included within a larger parcel that was conveyed to John Ireland, a wealthy merchant and landowner in the late-18th century. Ireland divided his property into lots in 1826 and began to sell or lease the lots individually although he and his heirs continued to own Lot 15 until the early 20th century. Lot 15 was first developed between 1825 and 1829 and was occupied by a brick dwelling with an open rear yard. The property was subsequently converted into a multi-family dwelling and was inhabited by a variety of middle- and working-class individuals. The rear yard was later redeveloped with a 1-story commercial structure and the building's ground floor was occupied by a restaurant.

[1] Potentially undisturbed rear yards measuring less than 10 feet in width were determined to be too narrow to have avoided being disturbed by the excavation of adjacent buildings with basements.

7.14.11



0 100 200 FEET

SCALE

Proposed Development Area Boundary

1951 Sanborn Map Georeferenced to Show the Alignment of Existing Streets, Lot Boundaries, and Building Footprints

Existing Structures

Areas with Moderate to High Historic Period Archaeological Sensitity

Approximate Location of Former Valley within the Proposed Development Area

Areas of Archaeological Sensitivity

Figure 7-1A

232 Wooster Street (Block 534, Lot 17)

This lot, which measures 23 by 46 feet (less than half the size of a typical city lot), was sold to Isaac Brush, a cartman, in 1824 and was first developed around that time. The lot was developed with a small brick structure with an open yard to the rear. Brush sold the property to Joseph Britton, who later became the ward's representative on the city's Board of Aldermen, and who owned the lot for the next 30 years. The property was subsequently converted into a multi-family dwelling and was inhabited by a variety of middle- and working-class individuals. The property was used as a boarding house during the 1870s and 1880s. It was later used for industrial and commercial purposes and in the mid-1940s became a fraternity house.

200 Greene Street (Block 533, Lot 6)

This property was originally owned by the Manhattan Company, the predecessor of the Bank of New York and the institution that installed the first network of wooden water pipes in the city. The lot was first developed in the late 1820s. The lot's early residents resided on the site for short periods of time and were employed in a variety of skilled and unskilled trades. The lot was occupied by a boarding house in the late 1850s. During the late-19th century, the lot was almost exclusively occupied by individuals of African descent, including a caterer named Joseph TenEyck, who resided on the property between at least 1866 and 1884. By 1891, the lot was consolidated into a larger property that was then redeveloped with a large structure that did not have a basement.

229 Mercer Street (Block 533, Lot 24)

This property was vacant until 1835 when it was sold to real estate investor Peter Goelet. The lot was initially developed with a stable by 1838 and was occupied by several coach makers during the early- to mid-19th century. Coach maker Samuel Foster is the first and only recorded residential tenant; he lived and worked on the property from 1845 until the early 1860s. This lot is now included within the mapped streetbed of Mercer Street.

136 Bleecker Street (Block 524, Lot 11)

This lot was first developed for residential use circa 1830; the owners of the property at that time did not reside on the lot. Among the property's early residents was David B. Ogden, a prominent lawyer. The lot was sold to Charlotte and William Maitland in 1839. The Maitland family resided on the lot until at least 1851. After a foreclosure, department store magnate Alexander T. Stewart purchased the lot; he and his heirs owned, but did not live on, the property through the early 20th century. The property was inhabited by a variety of middle- and working-class individuals during the second half of the 19th century and was used as a boarding house. This lot is now included within the mapped streetbed of LaGuardia Place beneath a community garden.

138 Bleecker Street (Block 524, Lot 10)

This lot was first developed circa 1833. Various individuals resided on the lot during the 1830s and 1840s. A school operated on the property from 1848 through circa 1851. Numerous individuals working in skilled and unskilled trades resided on the lot for short periods of time through the end of the 19th century. A rear building was constructed on the property by 1867 which appears to have been used for the manufacture of boxes, chairs, and other items. The rear building was the site of an illegal pool hall in the late 1890s. This lot is now included within the mapped streetbed of LaGuardia Place beneath a community garden.

84 West Houston Street (Block 524, Lot 33)

This lot was first developed circa 1830 and its first documented tenant was the lot's owner, Steven Philip Van Renssalear Tenbroeck, who resided on the site for approximately one year. In the late 1860s and early 1870s, the building on this lot was used as a boarding house and a brothel. Through the remainder of the 19th century, the property continued to be occupied by a variety of working class residents, many of whom were immigrants who lived there for short periods of time. This lot is currently situated within the mapped streetbed of LaGuardia Place beneath the Time Landscape.

ARCHITECTURAL RESOURCES

The project area and surrounding study area include portions of three distinct neighborhoods—SoHo, NoHo, and Greenwich Village. South of the project area is SoHo, which was developed as a commercial district with buildings constructed in the 1850s through the early 1880s to serve the wholesale dry goods trade. Many buildings in SoHo have cast iron facades which could be mass produced quickly and economically. Other materials used for buildings in SoHo include stone, steel-framed brick, and terra cotta. During the 1850s, the neighborhood north of Houston Street underwent a redevelopment from largely residential blocks to a new shopping district, reflecting the northward expansion of commercial interests in Manhattan. Historic buildings in NoHo are more diverse than those in SoHo and reflect a broad range of building materials and architectural styles popular at that time. Buildings in NoHo include Federal-style row houses dating from the 1820s and other residential buildings dating through the 1840s. Most NoHo buildings are store and loft buildings or warehouses that were built between 1850 and 1910, with most such buildings located along Broadway. West of the project area is Greenwich Village, one of New York City's oldest residential neighborhoods. The buildings in Greenwich Village reflect the growth and development of the area since the rural community of Greenwich began to urbanize in the 1820s, with buildings dating from the early 19th century through the present. Building styles in Greenwich Village includes Federal-style rowhouses, Greek Revival residences, Italianate houses, late 19th century tenements, and early- and mid-20th century apartment buildings. Known and potential architectural resources in the project area and surrounding study area are listed in **Table 7-1**, mapped on Figure 7-1, and illustrated in **Figures 7-2 through 7-14**.

PROPOSED DEVELOPMENT AREA

As described in "Background History," the two superblocks in the Proposed Development Area—and the superblock between West 3rd and West 4th Streets—were created as part of the Washington Square Southeast redevelopment plan.

Known Architectural Resources

The Proposed Development Area includes two superblocks that contain architectural resources. The South Block contains University Village (also known as Silver Towers I and II and 505 LaGuardia Place) and the North Block contains Washington Square Village.



University Village—View northeast from West Broadway and West Houston Street **1**



University Village—Lower floors of Silver Tower II **2**



University Village—Lower floors of Silver Tower I, with Bust of Sylvette in the foreground **3**



University Village—Lower floors of 505 LaGuardia Place's north and east facades **4**



Washington Square Village—North building's west and north facades **5**



Washington Square Village—North building's south facade **6a**



Washington Square Village—North building's south facade **6b**

Proposed Development Area—North Block

Figure 7-3



Washington Square Village—South building's south facade **7**



Washington Square Village—South building's north facade **8**

Proposed Development Area—North Block

Figure 7-4



Potential NoHo Historic District Expansion—
View southwest on Washington Place **9**



Potential NoHo Historic District Expansion—
View southeast on Waverly Place **10**



Brown Building, 23-29 Washington Place—South and east facades **11**



Hemmerdinger Hall, 100 Washington Square East—West facade **12**

Commercial Overlay Area
Figure 7-6



One University Place/27 Waverly Place—West and south facades **13**



Former Sailors' Snug Harbor Headquarters, 262 Greene Street **14**



SoHo-Cast Iron Historic District and Extension—View southeast on Greene Street **15**



SoHo-Cast Iron Historic District and Extension—View southeast on West Broadway **16**



South Village Historic District—View southwest on LaGuardia Place **17**



South Village Historic District— **18**
View northeast across West Houston Street from Thompson Street



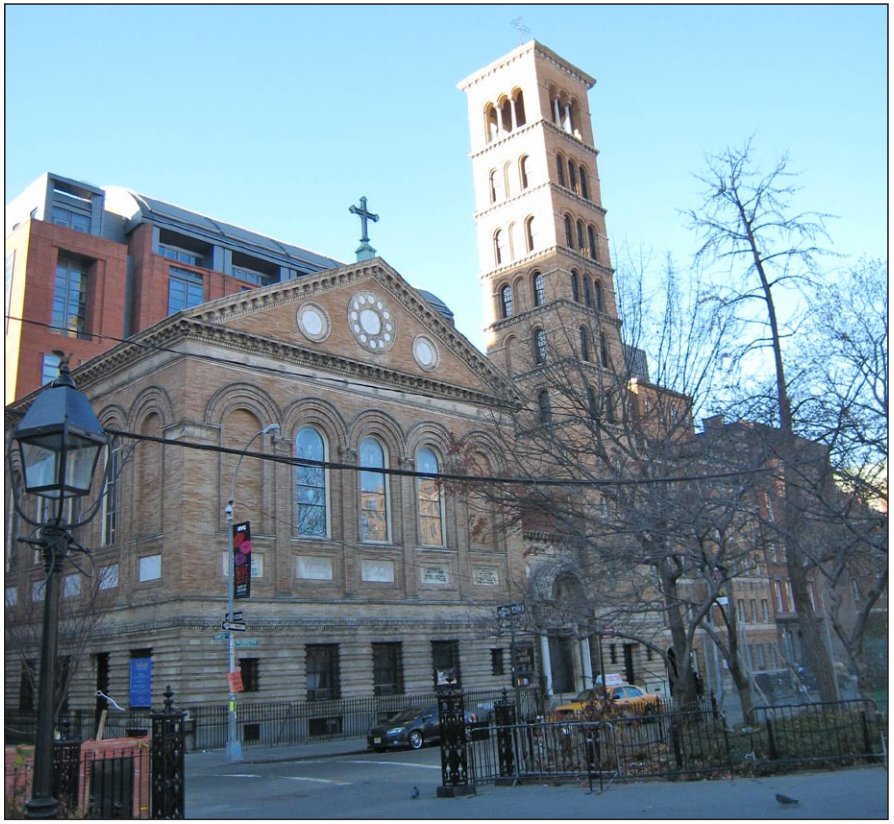
Former Fire Patrol #2 Building, 84 West 3rd Street **19**



NoHo Historic District—
View northeast on Broadway at Bleecker Street **20**



NoHo Historic District—View northeast on Broadway at West 4th Street **21**



Judson Memorial Church, Tower, and Hall, 51-55 WashingtonSquare South **22**



Shimkin Hall, 50 West 4th Street— North facade **23**



Shimkin Hall, 50 West 4th Street— South facade **24**



Greenwich Village Historic District—View north across Washington Square Park **25**



Greenwich Village Historic District—View north from Washington Square Park **26**



13-19 University Place/32-34 East 8th Street—North and west facades **27**

Table 7-1
Historic and Cultural Resources

View No.	Resource Name	Location	NHL	S/NR	S/NR-eligible	NYCL	NYCL-eligible	Potential
Proposed Development Area								
1-4	University Village (Silver Towers I and II and 505 LaGuardia Place)	100 and 110 Bleecker Street and 505 LaGuardia Place			X	X		
5-8	Washington Square Village	8-32 West 3rd Street; 95 Bleecker Street; and 535 LaGuardia Place			X			
Commercial Overlay Area								
9-10	Potential NoHo Historic District Expansion	Bounded by West 4th Street; Washington Square East/University Place; mid-block between Waverly Place and East 8th Street; and Mercer Street			X*			
11	Brown Building (originally the Asch Building)	23-29 Washington Place	X	X		X		
12	Hemmerdinger Hall (the former Main Building)	100 Washington Square East			X*			
13	One University Place/27 Waverly Place	One University Place/27 Waverly Place			X*			
14	Former Sailors' Snug Harbor Headquarters	262 Greene Street						X
Study Area								
15-16	SoHo-Cast Iron Historic District and Extension	Bounded by Canal Street; West Broadway; West and East Houston Streets; and Lafayette Street, Cleveland Place, and Centre Street	X	X		X		
17-18	South Village Historic District	Bounded by Watts Street; Sixth and Seventh Avenues and Hudson Street; West 4th Street and Washington Square South; and LaGuardia Place and Thompson Street			X		X	
19	Former Fire Patrol Number 2 Building	84 West 3rd Street			X			
20-21	NoHo Historic District	Bounded by East and West Houston Streets; Mercer Street; Wanamaker and Waverly Places; and Cooper Square and Lafayette Street			X*	X		

Table 7-1 (cont'd)
Historic and Cultural Resources

View No.	Resource Name	Location	NHL	S/NR	S/NR-eligible	NYCL	NYCL-eligible	Potential
Study Area, cont'd								
22	Judson Memorial Church, Tower, and Hall Complex	51-55 Washington Square South		X		X		
23-24	Shimkin Hall (the former School of Commerce building)	50 West 4th Street			X			
25-26	Greenwich Village Historic District	Bounded by Washington Square South/West 4th Street, Barrow Street, Seventh Avenue, and St. Luke's Place; Washington, Greenwich, and Hudson Streets; Horatio, West 13th, and East 12th Streets; and University Place		X		X		
27	13-19 University Place/32-34 East 8th Street (the former Merck Building)	13-19 University Place/32-34 East 8th Street			X*			

Notes:
See Figure 7-1 for reference.
NHL—National Historic Landmark
S/NR—Listed on the State and National Registers of Historic Places
S/NR-eligible—Determined eligible for listing on the State and National Registers of Historic Places
NYCL—New York City Landmark
NYCL-eligible—New York City Landmark-eligible
Potential—Field surveys and research were conducted to identify previously undesignated properties in the project area and study area that were then evaluated for their potential S/NR- or NYCL-eligibility ("potential architectural resources").
X* Previously identified as National Register-eligible
Sources:
New York State Office of Parks, Recreation and Historic Preservation and SPHINX database; State/National Register of Historic Places nomination forms; New York City Landmarks Preservation Commission designation reports; New York City Department of Buildings web site; *Guide to New York City Landmarks*, Fourth Edition (2009).

University Village (aka Silver Towers I and II and 505 LaGuardia Place) (S/NR-eligible, NYCL)

University Village was designed by the architecture firm I.M. Pei & Associates, with James Ingo Freed as the chief designer. University Village was constructed between 1964 and 1967. The complex occupies the superblock bounded by West Houston Street, LaGuardia Place, Bleecker Street, and Mercer Street. It comprises three identical free-standing towers—Silver Towers I and II located at 110 and 100 Bleecker Street and 505 LaGuardia Place—and associated landscaping features. Silver Towers I and II contain NYU faculty housing; the west building—505 LaGuardia Place—is a cooperative apartment house. The 30-story (275-foot-tall) towers are reinforced concrete structures designed in the Brutalist style and reflect the influence of Le Corbusier, the Swiss-French architect. The towers are "positioned at the center of the site in a 'pinwheel' configuration around a 100-by-100 foot lawn."[1] Their arrangement on the site maximizes views and privacy. The buildings' concrete was cast in place on site using fiberglass molds. Each building has "twin sets of smooth gridded facades that project from a central core." Each floor has four or eight deeply-recessed horizontal window bays, as well as a 22-foot-wide sheer wall, creating strong contrasts of light and shadow.[2] The large sandblasted concrete sculpture, *Bust of Sylvette*, is located near the center of the complex on the central lawn. The

[1] *University Village Designation Report*. Landmarks Preservation Commission. November 18, 2008, Designation List 407, LP-2300, page 2.

[2] *Ibid*.

sculpture is an enlargement Pablo Picasso's 1954 cubist piece. The Norwegian sculptor Carl Nesjar who often collaborated with Picasso, created the 36-foot-tall bust in 1968 (see **Views 1 through 4 of Figure 7-2**).

Washington Square Village (S/NR-eligible)

In a comment letter dated February 23, 2011, OPRHP determined that the Washington Square Village "superblock complex of two residential towers, elevated landscaped plaza, commercial strip, and below-grade parking meets Criterion C as an impressive example of postwar urban renewal planning and design" (see **Appendix B**, "Historic and Cultural Resources").

Washington Square Village was designed by architect Paul Lester Wiener with S.J. Kessler & Sons Architects; Sasaki, Walker & Associates was the landscape consultant. The complex, which was constructed between 1957 and 1960, occupies the superblock bounded by Bleecker Street, LaGuardia Place, West 3rd Street, and Mercer Street. Washington Square Village comprises two parallel 17-story (150-foot-tall), approximately 600-foot-long slab-like residential buildings (the "north" and "south" buildings) and a courtyard between the two residential buildings that contains a central 1.5-acre elevated landscaped plaza (the "plaza"); a one-story commercial strip west of the plaza on LaGuardia Place; a children's playground east of the plaza; and a partially underground parking garage under the plaza. The two residential buildings are oriented east-west on West 3rd and Bleecker Streets (**Views 5 and 6 of Figure 7-3** and **Views 7 and 8 of Figure 7-4**). Each building has a two-story base, above which the building rises to its full 17-story height. The base is separated into bays by squared pilotis. The north and south facades of both buildings have recessed and projecting bays that are further articulated by white balconies. Each bay's façade that forms the "back" of the balcony is a monochromatic orange, yellow or blue glazed brick. While the north and south building facades are similar in design, the brick used on each façade follows a slightly different pattern of contrasting white and colored brick bays. The short (east and west) facades of the buildings were originally clad in blue-gray slate, but are currently faced in blue-gray metal panels with contrasting two-bay-wide balconies that project from the center bays of these façades. Each building has two sculpturally-massed thirty-foot-tall rooftop structures that hide the buildings' water towers.

The courtyard between the two Washington Square Village residential buildings is divided into three distinct areas—a one-story commercial strip facing LaGuardia Place and grassy areas enclosed by chainlink fencing located west of the Wooster Street driveway, an elevated 1.5-acre landscaped central plaza located atop a partially underground parking garage at the center of the courtyard, and a children's playground and two paved service and parking areas east of the Greene Street driveway. The commercial strip in the west portion of the courtyard is part of the site's original design but has been extensively altered. It was originally designed as two separate buildings with an east-west walkway extending between the north and south sections. The walkway was infilled in the late 1990s/early 2000 with a new structure connecting the two original sections and eliminating physical and visual access to the site's interior courtyard. This view corridor was an important element of the original design that provided connections between LaGuardia Place and the Washington Square Village landscape. The buildings' original primarily glass façades facing LaGuardia Place have largely been replaced by new storefronts. The courtyard east of the Greene Street driveway includes a children's playground and two asphalt-paved parking and service areas. The original Washington Square Village playground which contained an elaborate sculptural installation with circular play areas, playground equipment, and benches was entirely reconstructed circa 1993. It currently contains brightly colored metal and plastic playground equipment, sandboxes, swing sets, tire swings, benches, and trees. The landscaped central plaza has an I-shaped plan oriented north-south and organized

by an asphalt grid with concrete-curbed planting beds that frame the plaza. The plaza contains—from north to south—a grove of trees with planters that have cantilevered concrete benches; a large square planting bed with overlapping terraces and walkways; and large rectangular fountain. The plaza's two mirrored side sections contain seating areas below pergolas, chess tables, meandering pathways, and plantings. The parking garage is accessed by the Wooster and Greene Street driveways that connect to West 3rd and Bleecker Streets. The parking garage has mid-plaza vehicular entrances flanked by concrete walls perpendicular to the driveways.

Potential Architectural Resources

The Coles Gymnasium and the grocery store on the South Block do not meet eligibility criteria for listing on the S/NR or for designation as NYCLs. Therefore, these buildings are not considered architectural resources.

COMMERCIAL OVERLAY AREA

The Commercial Overlay Area includes individual architectural resources and contributing buildings in the potential NoHo Historic District Expansion (S/NR-eligible), as described below.

Known Architectural Resources

Potential NoHo Historic District Expansion (S/NR-eligible)

In 2007 as part of an environmental review for a separate project, OPRHP determined that several buildings in the area bounded by West 4th Street, Washington Square East/University Place, mid-block between Waverly Place and East Eighth Street, and Mercer Street are eligible for inclusion in a S/NR-eligible potential NoHo Historic District Expansion (see **Figure 7-1** and **Views 9 and 10 of Figure 7-5**). Most of the Commercial Overlay Area is within the boundaries of this potential historic district. The potential NoHo Historic District Expansion is located immediately west of the NoHo Historic District (S/NR-eligible, NYCL). OPRHP determined that the NoHo Historic District Expansion meets National Register Criterion A for its association with the area's commercial history and Criterion C for architectural design. In making its determination, OPRHP noted that the district "represents the period in NYC's commercial history from the mid-nineteenth century to the early 1900s when this part of the city prospered as a major retail and wholesale dry goods center."

Brown Building (NHL, S/NR, NYCL)

The 10-story Brown Building (originally the Asch Building), located at 23-29 Washington Place was designed by architect John Woolley and built in 1900-1901 (see **View 11 of Figure 7-6**). This neo-Renaissance style loft building was the site of one of the worst industrial disasters in American history. On March 25, 1911 a fire in the Triangle Shirtwaist Factory on the building's top three floors resulted in the deaths of 146 workers, most of whom were young women who were trapped in the building because of locked doors and inadequate fire escapes. The tragedy became a catalyst for a broad range of reforms that would improve the health and safety of workers. The building was repaired after the fire and returned to industrial use. NYU began leasing the eighth floor in 1916 and now occupies the entire building.

Hemmerdinger Hall (S/NR-eligible)

Hemmerdinger Hall (originally the Main Building) was built in 1895 and is located at 100 Washington Square East. It occupies the Washington Square East blockfront between Waverly and Washington Places (see **View 12 of Figure 7-6**). This neo-Classical, 150-foot-tall building is faced in light-colored stone and brick with terra cotta trim. It was built by NYU to accommodate the

American Bank Note Company on the building's lower seven floors and the Schools of Commerce, Law, and Pedagogy on the top three floors. The building's design by architect Alfred Zucker expresses this change in the building's uses with a division in style between the lower seven floors and the top three floors. NYU took over the entire building after World War I to accommodate the university's growing student population.

One University Place/27 Waverly Place (S/NR-eligible)
The 20-story brown brick-faced apartment building at One University Place/27 Waverly Place was designed by Emory Roth and built in 1929 (see **View 13 of Figure 7-7**). It is located at the northeast corner of University and Waverly Places. It is capped by an Italian campanile-style water tower.

Potential Architectural Resource

Former Sailors' Snug Harbor Headquarters
Located at 262 Greene Street, the former Sailors' Snug Harbor Headquarters is a five-story, red brick-faced building (see **View 14 of Figure 7-7**). The building was once the administrative center of the Trustees of the Sailors' Snug Harbor real estate operations, with the multi-building residential institution located on Staten Island. Sailors' Snug Harbor was funded by Captain Robert Richard Randall in 1801 to endow a home for aged sailors.

STUDY AREA

Known Architectural Resources

SoHo-Cast Iron Historic District and Extension (NHL, S/NR, NYCL)
The SoHo-Cast Iron Historic District and Extension is a commercial district that developed during the mid- to late-19th century, serving the wholesale dry goods trade. The portion of the historic district in the study area includes the northern sections of north-south streets south of East and West Houston Streets. The historic district is bounded by Canal Street on the south, West Broadway on the west, West and East Houston Streets on the north, and Lafayette Street, Cleveland Place, and Centre Street on the east. The historic district primarily comprises mid- and late-19th century commercial and industrial buildings and includes the largest collection of cast iron-faced buildings in the world. Many of the buildings in the SoHo Cast-Iron Historic District were built between the 1850s and 1880s when cast-iron facades were the prevailing industrial building design. Much of the cast-iron parts were mass-produced at local foundries and assembled at the building sites. Most of the cast-iron buildings in this historic district were designed in the Italianate and French Second Empire styles. By the 1890s, cast-iron had fallen out of favor and architects and builders were designing loft buildings with steel framing and brick and terra cotta facing. Many of these later structures housed garment factories and are also contributing buildings to the historic district (see **Views 15 and 16 of Figure 7-8**).

South Village Historic District (S/NR-eligible, NYCL-eligible)
The South Village Historic District is located west of the Proposed Development Area. It encompasses approximately 800 buildings located in two contiguous sections: one roughly bounded by West 4th and West 3rd Streets on the north, LaGuardia Place on the east, West Houston Street on the south, and Seventh Avenue on the west; and the other section roughly bounded by West Houston Street on the north, Thompson Street on the east, Watts Street on the south, and Sixth Avenue on the west. A portion of the eastern section of the historic district is located within the study area (see **Figure 7-1**), with West 3rd Street forming the northern boundary of the district and, south of West Houston Street, LaGuardia Place and the mid-block

between Thompson Street and West Broadway forming the eastern boundary. Within the historic district, including the section located within the study area, the dominant building type is the tenement from the late 19th and early 20th centuries. As written in the New York State Office of Parks, Recreation and Historic Preservation's *South Village Historic District Resource Evaluation* (May 2007), "The district's period of significance—ca. 1820 to the mid-1960s—incorporates the architectural, historical, and cultural evolution of the neighborhood. The district meets Criterion A in the areas of social history and ethnic heritage…. It also meets Criterion C, most notably for its collection of pre-law, old law, and new law tenements in a range of popular styles including Neo-Grec, Italianate, Romanesque Revival, and Beaux Arts…. Row houses (many transformed to commercial and multi-family uses), churches, institutional and ecclesiastical buildings, and other structures also add to the architectural significance of the district." Historic district buildings in the study area typically range from three to eight stories and include tenements, apartment buildings, and loft buildings (see **Figure 7-1 and Views 17 and 18 of Figure 7-9**). Many of these buildings are missing their original cornices and have altered ground floors. Also located within the portion of the historic district in the study area are some modern apartment buildings with ground floor retail. In 2009, LPC determined that the South Village Historic District also appears eligible for NYCL designation.

Former Fire Patrol #2 Building (S/NR-eligible)

The Former Fire Patrol #2 Building at 84 West 3rd Street is a contributing building within the S/NR-eligible and NYCL-eligible South Village Historic District. The building is also individually eligible for listing on the State/National Registers. The firehouse was designed by architect Franklin Baylies and built in 1906. It is a four-story building with three bays with a large central entrance for fire trucks. The building's base is highly articulated with rusticated piers, ornate capitals, and a keystone over the central entrance that portrays the Roman god Mercury, the god of speed. The interior retains the original plan and includes a spiral stair, a herringbone patterned brick floor, brass fire poles, and ceiling beams and poles for drying canvases. A former stable occupies the rear of the property. It was built at the same time as the firehouse (**View 19 of Figure 7-10**). Fire Patrol #2 was one of ten Fire Patrol Houses in New York City. It was closed in 2006 and is currently privately owned.

NoHo Historic District (NR-eligible, NYCL)

The NoHo Historic District is located east of the Proposed Development Area and Commercial Overlay Area. The historic district is roughly bounded by East and West Houston Streets on the south, Mercer Street on the west, Wanamaker and Waverly Places on the north, and Cooper Square and Lafayette Street on the east (see **Figure 7-1**). The buildings in the historic district date from the 1820s through the 1910s and reflect a range of architectural styles and building materials. Although the historic district includes smaller residential buildings, most buildings in the historic district located in the study area along Broadway and Mercer Street are store and loft buildings or warehouses built between 1850 and 1910 (see **Views 20 and 21 of Figure 7-11**).

Judson Memorial Church, Tower, and Hall (S/NR, NYCL)

The Judson Memorial Church, Tower, and Hall complex is located at 51-55 Washington Square South. The complex's church, tower, and hall were designed by McKim, Meade, and White; a fourth building was designed by John G. Prague. The three McKim, Meade, and White-designed buildings were constructed between 1890 and 1895 and are Italian Renaissance in style (see **Figure 7-1 and View 22 of Figure 7-12**). The church is a low rectangular building with a peaked roof. It is clad in brick and terra cotta. An arcade of brick piers with terra cotta capitals and tall windows (some of which are stained glass) encircles the east and north facades above a rusticated ground floor. The arcade continues with round windows on the west facade. The

thirteen stained glass windows along the east, north, and west facades were designed between 1892 and 1910 by the painter and notable stained-glass artist John LaFarge. The pediment on the north façade contains three round windows, and a decorative cornice caps the building. The church has an off-set entrance composed of a two-story, arched porch located between the main body of the church housing the sanctuary and the adjacent tower to the west. The church is enclosed by a tall iron fence along Washington Square South and Thompson Street.

A ten-story tower is located west of the church. Like the church, it has a rusticated ground floor. The next three floors are simply detailed with small windows, lintel and sill courses, and a cornice above the fourth floor. Arched windows, some of which are blind, are located on the fifth through ninth floors. The top floor is a belfry stage with triple-arched openings. The seven-story hall was originally a dormitory. It also has an Italian Renaissance design but it is detailed differently than the church and tower. The façade of the hall is divided into two four-bay sections with the section adjacent to the tower set back from the street. Ornamental details include rusticated piers on the ground floor, brick pilasters used to frame windows, roundels above the second story windows, arched windows on the fourth floor, square piers used to frame the recessed windows on the fifth floor, and a projecting cornice and balustrade above the fifth floor, which was originally the topmost story. The non-original upper two floors are set back from the original roofline. The fourth building of the complex was originally built in 1877 as a young men's boardinghouse. It is Italianate in style with a brownstone ground floor, brick upper floors with brownstone trim, and a bracketed cornice. The fourth and fifth floors were altered with new fenestration in the 1990s when the building was connected internally to Judson Hall. The boardinghouse is part of the NYCL designation but is not part of the S/NR-listed complex. It has, however, been determined eligible for listing on the Registers.

Shimkin Hall (S/NR-eligible)

Shimkin Hall (originally the School of Commerce building), located at 50 West 4th Street, was designed by Alfred Zucker and constructed in 1896. It is an 11-story through-block building with facades on West 3rd and West 4th Streets. The building's west façade faces a pedestrian walkway. The building's north and south facades have three bays with double height arched central entrance openings. The seven-story shaft contains windows grouped in threes and topped at the seventh story by arched window openings. The two-story capital contains window bays separated by round columns, capped by a cornice. The west façade follows the same overall design (see **Views 23 and 24 of Figure 7-12**).

Greenwich Village Historic District (NYCL, S/NR)

The Greenwich Village Historic District is one of New York City's oldest and most diverse residential neighborhoods. Its buildings reflect the physical growth and changes that have occurred in Greenwich Village since the rural community of Greenwich began to urbanize in the 1820s. The district includes Federal-style rowhouses from the 1820s, Greek Revival residences from the 1830s and 1840s, Italianate houses from the 1850s, late 19th century tenements, and early 20th century apartment buildings (see **View 25 of Figure 7-13**). This large historic district encompasses approximately 90 blocks and is roughly bounded by Washington Square South/West 4th Street, Barrow Street, Seventh Avenue, and St. Luke's Place on the south; Washington, Greenwich, and Hudson Streets on the west; Horatio, West 13th, and East 12th Streets on the north; and University Place on the east (see **Figure 7-1**).

A small portion of the Greenwich Village Historic District is located north and west of the Commercial Overlay Area. Most of the historic district in the study area is occupied by the eastern portion of Washington Square Park, an important feature of the historic district. The park

is bounded by Washington Square North/Waverly Place, Washington Square East/University Place, Washington Square South/West 4th Street, and Washington Square West/ MacDougal Street. The parcel occupied by the park was first laid out in 1795 as a paupers' burial ground. It became a parade ground in 1826. A residential neighborhood then quickly developed around the park. A fountain and statues were added to the park in the second half of the 19th century. In the 1960s, the park was closed to vehicular traffic; previously, it had been bisected by Fifth Avenue and included a bus-turnaround. The park includes meandering pathways, seating areas, chess tables, a dog run, a playground, a large fountain, comfort stations, landscaped areas and lawns, statues, Washington Arch, and numerous mature trees. The park is currently being restored and redesigned by the New York City Department of Parks and Recreation (DPR). One element of the restoration is the reconstruction and relocation of the park's large, circular fountain. Located in the center of the park, the sunken fountain has been moved to align with Fifth Avenue and Washington Arch, located at the northern edge of the park at the terminus of Fifth Avenue. The arch was first built as a temporary plaster memorial to George Washington in 1889 from designs by Stanford White. A permanent stone arch was erected in 1895. The Roman-style triumphal arch is adorned with bas-relief ornament and two statues of George Washington on the north side. The arch was recently restored (see **View 26 of Figure 7-13**).

13-19 University Place/32-34 East 8th Street (S/NR-eligible)

The six-story limestone- and brick-faced building at 13-19 University Place/32-34 East Eighth Street was designed by architect Alfred Zucker and built in 1895-1896. Formerly known as the Merck Building, it was occupied until circa 1911 by the Merck Company. The building has a tripartite massing with Classical design elements. The first and second floors are faced in smooth limestone; the building's upper floors are faced in tan brick. The primary entrance is on University Place and has a decorative surround with a pediment. The top floor's central windows are flanked by decorative fluted columns with Ionic capitals. Wide copper pediments extend from the copper cornice on both the University Place and East Eighth Street facades (see **View 27 of Figure 7-14**).

Potential Architectural Resources

Most study area buildings are located within the surrounding five historic districts. The few buildings located outside these historic districts are in the area north and east of the Commercial Overlay Area. These buildings do not appear to meet eligibility criteria for listing on the S/NR or for designation as NYCLs, as described above. Therefore, there are no potential architectural resources in the study area.

E. FUTURE WITHOUT THE PROPOSED ACTIONS

2021 PHASE 1

ARCHAEOLOGICAL RESOURCES

Absent the Proposed Actions, it is anticipated that the existing uses in the Proposed Development Area would remain although two open spaces would be altered—Adrienne's Garden and the playground located east of Coles Gymnasium. By 2012, Adrienne's Garden, a 4,500-sf playground will be built on the LaGuardia Place Strip between Bleecker and West 3rd Streets. It is also expected that necessary renovations will be made to reopen the playground located east of Coles Gymnasium on the west side of Mercer Street in the Mercer Street Strip between West Houston and Bleecker Streets. The changes to these open spaces are not in areas

identified as potentially sensitive for archaeological resources. No other development is expected in the Proposed Development Area absent the proposed project through the 2021 analysis year, and therefore no impacts to archaeological resources are anticipated absent the Proposed Actions.

In the Future Without the Proposed Actions, 15 Washington Place, located in the Commercial Overlay Area, will be redeveloped with a new academic building. While in-ground disturbance could occur at that location, it would occur absent the proposed project, and therefore is not attributable to the Proposed Actions. It is anticipated that the projected ground floor retail redevelopment at 15 Washington Place, which is attributable to the Proposed Actions, would likely be conducted at the same time as the planned redevelopment of this site.

ARCHITECTURAL RESOURCES

Project Area

By 2021 in the future without the Proposed Actions, the status of architectural 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**.** It is also possible, given the Proposed Actions' completion years of 2021 and 2031, that additional sites could be identified as architectural resources in this time frame.

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

Architectural 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.

Proposed Development Area

It is expected that by 2021 in the Future Without the Proposed Actions, the Proposed Development Area will remain as it is today and no new development is anticipated, apart from

changes to Adrienne's Garden and the playground located east of Coles Gymnasium, as described in "Archaeological Resources." No other changes to open spaces, University Village, Coles Gymnasium, the Morton Williams grocery store site, the Washington Square Village apartment buildings, the LaGuardia Place retail building, or the underground parking garages will be made in the future without the Proposed Actions.

Commercial Overlay Area

It is expected that by 2021 in the Commercial Overlay Area NYU will develop new academic uses at 25 West 4th Street (21-29 West 4th Street) and 15 Washington Place (9-19 Washington Place). Both buildings are within the potential NoHo Historic District Expansion boundaries, however, 15 Washington Place is non-contributing to the historic district.[1] The addition to the 25 West 4th Street building and the building's reuse as an academic facility will alter the building's historic character. Because 15 Washington Place is non-contributing to this historic district, its demolition and the site redevelopment would not adversely affect architectural resources (see **Table 7-2**).

Mercer Plaza Area

The Mercer Plaza Area is not expected to be altered in the future without the Proposed Actions. The underground cogeneration plant that was completed in 2010 will continue to provide reliable, low-emission power for the NYU campus. Mercer Plaza—the public plaza created by the University and opened in 2010—will continue to serve both NYU and non-NYU populations.

Study Area

As described in Chapter 2, "Land Use, Zoning, and Public Policy," there are a number of projects planned for completion by 2021 in the study area. The No Build projects located in the historic and cultural resources study area are listed in **Table 7-2** and mapped on **Figure 7-1**.

Table 7-2
Planned Projects to be Developed in the Study Area by 2021

Ref. No.	Project Location	Program/Uses	Build Year/Status[1]	Description
1	36 East 8th Street (36-42 East 8th Street/265-269 Greene Street)	NYU: 134,000 sf academic	By 2021	New building; height unknown
2	7, 8, 14A Washington Mews	NYU: conversion from residential to academic. 7: 12,000 sf 8: 12,000 sf 14A: 12,000 sf	By 2012	Conversion of use in existing townhouse buildings
3	58 Washington Square South	NYU: 91,000-sf Center for Academic and Spiritual Life	2012 (under construction)	New 6-story building
4	688 Broadway	31,000 sf residential; 5,000 sf commercial	By 2021	New 13-story building
5	150 Wooster Street	30,000 sf residential; 5,000 sf commercial	By 2014	New 7-story building
6	138 Wooster Street	Addition of 9,000 sf residential; 2,000 sf commercial	By 2021	Conversion of existing 6-story building

Notes: [1] Projects with unknown build years are assumed to be developed by 2021 (the Phase 1 analysis year for the Proposed Actions)
Sources: AKRF field surveys, 2010 and 2011; DOB 2011.

[1] The building at 15 Washington Place was evaluated as part of a separate environmental review in 2007. At that time, OPRHP determined that this building is non-contributing to the potential NoHo Historic District Expansion (see OPRHP correspondence in **Appendix B**, "Historic and Cultural Resources").

Without the Proposed Actions, it is anticipated that NYU will develop two new buildings and will change the use of an existing building in the study area by 2021. NYU will replace the existing one- to three-story film center building at 36 East Eighth Street (36-42 East Eighth Street/265-269 Greene Street) with a new 134,000-sf academic building. NYU's new six-story Center for Academic and Spiritual Life is currently under construction at 58 Washington Square South and will be completed by 2012. NYU will also convert three residential buildings at 7, 8, and 14A Washington Mews to academic use. These three buildings are architectural resources in the Greenwich Historic District.

Non-NYU developments will also be undertaken by 2021. These include a new 13-story residential and commercial building at 688 Broadway that will be developed on the site of a surface parking lot. A new seven-story residential and commercial building will be constructed at 150 Wooster Street, replacing a surface parking lot. These two developments are located in the NoHo Historic District and the SoHo-Cast Iron Historic District and Expansion, respectively. An addition will be made to the building at 138 Wooster Street, which will be converted to residential and commercial uses. This development is located in the SoHo-Cast Iron Historic District and Expansion.

Therefore, the No Build projects located in historic districts could affect architectural resources.

2031 PHASE 2

ARCHAEOLOGICAL RESOURCES

Absent the Proposed Actions, it is anticipated that the existing uses in the Proposed Development Area would remain, apart from the two open space improvements that would be made by 2021 (described above), and by 2031 there would be the as-of-right redevelopment of the Morton Williams grocery store site with a new nine-story building, as described below. Because portions of this site have been identified as potentially sensitive for archaeological resources, such resources if present could be adversely affected by this No Build development. No other development is expected in the Proposed Development Area absent the Proposed Actions through the 2031 analysis year, and therefore no impacts to archaeological resources, apart from those that could be located on the Morton Williams site, are anticipated absent the Proposed Actions.

ARCHITECTURAL RESOURCES

Proposed Development Area

In the Future Without the Proposed Actions, it is anticipated that the existing Morton Williams grocery store site will be redeveloped with an as-of-right approximately 175,000-gsf, nine-story building containing a supermarket and NYU academic space. The redevelopment of the Morton Williams site, along with the development of Adrienne's Garden and renovation of Coles Playground by 2021, are the only substantial changes anticipated to occur within the Proposed Development Area in the Future Without the Proposed Actions by 2031. As with the 2021 analysis year, the existing Washington Square Village, LaGuardia Place retail building, University Village, Coles Gymnasium, and underground parking will not be altered.

Commercial Overlay Area

No development is expected in the absence of the Proposed Actions by 2031 apart from the development by NYU of two sites with academic space that will occur by 2021, as described above.

Mercer Plaza Area

As with the 2021 analysis year, no changes are anticipated for the Mercer Plaza Area under the No Action scenario by 2031. The underground cogeneration facility will continue to operate and the public plaza that opened in 2010 will continue to serve both NYU and non-NYU populations.

NO BUILD PROJECTS

Absent the Proposed Actions, by 2031 residential, commercial, and institutional development is expected to continue to occur in the study area. No known No Build projects are anticipated to be developed in the study area between 2021 and 2031.

F. FUTURE WITH THE PROPOSED ACTIONS

2021 PHASE 1

ARCHAEOLOGICAL RESOURCES

The rear yards of the historic lots formerly at 60 West 3rd Street, 232 Wooster Street, 200 Greene Street, 229 Mercer Street, 136 Bleecker Street, 138 Bleecker Street, and 84 West Houston Street have been identified as moderately to highly sensitive for historic period archaeological resources. Such resources could include domestic shaft features and household trash deposits associated with the early- to mid-19th century occupation of the site. If any artifacts are present, they could provide new information about the mid- to late-19th century residents of Greenwich Village. This information could be compared and contrasted with data associated with similar populations elsewhere in the city.

The Proposed Actions would involve subsurface disturbance to some of the historic lots that have been identified as archaeologically sensitive. Therefore, further investigation in the form of Phase 1B archaeological testing would be undertaken in the rear yards of any of the archaeologically sensitive areas that would be impacted by the Proposed Actions by 2021, as required by the Restrictive Declaration that will be recorded in connection with the Proposed Actions. The Phase 1B testing would determine the presence or absence of archaeological resources such as domestic shaft features (i.e., privies, cisterns, or wells) dating to the early- to mid-19th century. A sensitivity map has been prepared to indicate those areas for which further investigation is recommended (see **Figure 7-1a**).

The Phase 1B survey would be undertaken as part of the proposed project and would be completed prior to the start of construction of the proposed project in consultation with OPRHP and LPC. A Phase 1B testing protocol would be prepared and submitted to OPRHP and LPC for review and comment before the Phase 1B survey would begin. If no archaeological resources are encountered during the Phase 1B survey, a final report summarizing the results of the Phase 1B testing would be prepared and submitted to OPRHP and LPC. Should any intact archaeological resources be identified during the course of the Phase 1B survey, further testing (i.e. a Phase 2

survey) may be necessary to assess the horizontal and vertical extent of any recovered archaeological resources as well as their potential significance (S/NR-eligibility). Any identified archaeological resources would be properly documented and evaluated in consultation with OPRHP and LPC. A Phase 2 survey would therefore determine if further investigation in the form of Phase 3 data recovery is warranted. With the implementation of the Phase 1B testing and continued consultation with OPRHP and LPC regarding the need for and implementation of any Phase 2 or 3 investigations—and which will be incorporated into the Restrictive Declaration, there would be no significant adverse impacts on archaeological resources.

ARCHITECTURAL RESOURCES

Project Area

Proposed Development Area

South Block—With the Proposed Actions, the Coles Gymnasium and the one-story Morton Williams grocery store would be demolished. The Coles Gymnasium site would be redeveloped with the 4- to 26-story proposed Zipper Building and the Morton Williams grocery store site would be redeveloped with the 14-story proposed Bleecker Building. No changes would be made to University Village's three residential towers, however, landscaping changes would be made on the University Village site. The Proposed Actions would not affect the South Block's existing underground parking.

The Zipper Building would be built primarily on the site of the existing Coles Gymnasium, replacing the one-story building with a multi-story building containing academic space, student and faculty housing, a new athletic center, ground-floor retail, a University-oriented hotel, and academic/conference space. The Zipper Building has been designed with a low four- and five-story base (approximately 68 feet tall) with a series of six narrow, staggered volumes above the base that range in height from 10 to 26 stories (128 feet to 275 feet), the largest of which is oriented at the northwest corner of Mercer and West Houston Streets. The building is expected to have a panelized rain screen and glass curtain wall. The building's varied heights would be similar to the range of building heights of nearby buildings, including the historic warehouse and loft buildings on the east side of Mercer Street in the NoHo Historic District, the 30-story University Village buildings to the west, and the Washington Square Village's south apartment building on the north side of Bleecker Street.

Unlike the existing Coles Gymnasium, the new Zipper Building would be built to the Mercer Street sidewalk. It would have residential and commercial entrances on its Mercer and West Houston Street facades. The building's west façade would face the Greene Street Walk between the Zipper Building and the eastern University Village tower (Silver Tower II), as described below. The Zipper Building would also have entrances fronting this walkway.

The Morton Williams grocery store site would be redeveloped with the 14-story (178-foot-tall) Bleecker Building. The new building would contain academic space, student dormitories, and a public school. Its taller, 14-story portion would face LaGuardia Place and is expected to have a panelized rain screen and glass curtain wall. The building's shorter, seven-story (108-foot-tall) section facing the interior of the South Block would contain the public school, and is anticipated to have a largely glass curtain wall with louvered screens.

The Zipper and Bleecker Buildings would add two new, tall buildings to the east end and northwest portion of the South Block that would alter the context of the University Village buildings. However, the University Village buildings already exist in an area containing a mix of

older and newer buildings of shorter and taller heights, including the buildings in the historic districts south, east, and west of the South Block. Further, the redevelopment of the Coles Gymnasium site and the Morton Williams grocery store site would not be expected to adversely affect University Village because these two sites do not have a meaningful historic or contextual relationship with University Village. The primary facades of both the Coles Gymnasium and the Morton Williams grocery store face away from University Village and were built independently of University Village, with the Coles Gymnasium constructed on the undeveloped east end of the South Block approximately 15 years after University Village was built and the grocery store pre-dating the construction of University Village.

With the proposed project, the three University Village buildings, which were intentionally designed to face away from the adjacent streets, would continue to be oriented inward toward the center of the site with their primary facades facing the complex's central lawn and the *Bust of Sylvette* sculpture. Although the Zipper and Bleecker Buildings would change the context of University Village with taller, new buildings built adjacent to the landmarked site, the new buildings would not affect the pinwheel configuration of the three University Village towers. The University Village towers would continue to be viewed as a unified building complex.

The proposed project would modify certain landscaping elements of University Village, including the replacement of the existing approximately six-foot-tall fencing along Bleecker Street and part of West Houston Street with new low fencing and low perimeter plantings, allowing for improved views of the site. (The six-foot-tall fencing for 505 LaGuardia Place, along LaGuardia Place and part of West Houston Street, would remain.) The north lawn (the "Oak Grove"), located along Bleecker Street in the northern portion of University Village, would be extended to the east to align with the western boundary of the widened north-south pedestrian walkway—referred to as the Greene Street Walk, described below. New low plantings would also be added to the Oak Grove, but any resulting future landscaping changes, if required, are not expected to substantially alter the University Village site plan and would be reviewed by LPC under the NYC Landmarks Law. As described below, LPC has approved the proposed landscape changes to University Village, demonstrating the project's appropriateness under the New York City Landmarks Law. As described in Chapter 6, "Shadows" and Chapter 9, "Natural Resources," with the proposed project there would be a reduction in sunlight during an active growth period in the spring that could adversely affect the health and lifespan of the trees in the Oak Grove.

A new east-west pedestrian path would be created immediately south of University Village's eastern tower (Silver Tower II), connecting University Plaza at the center of University Village with the widened north-south Greene Street Walk between Silver Tower II and the site of the proposed Zipper Building (site of the existing Coles Gymnasium).

The proposed project would substantially widen and enhance the north-south pedestrian walkway, the Greene Street Walk, between Silver Tower II and the site of the proposed Zipper Building from approximately six feet to approximately 30 feet, providing a notable open space element. The widened walkway would be demarcated by trees, low shrubs, and seating. The redevelopment of the Coles Gymnasium site with the new Zipper Building would move the building footprint to the east to allow for the widening of the pedestrian walkway, and is intended to engage the Mercer streetscape. The widened walkway and the siting of the Zipper Building to the east to the Mercer Street sidewalk would allow the Zipper Building to be located approximately 64 feet east of University Village's Silver Tower II, unlike the existing Coles Gymnasium which is approximately 32 feet east of this historic building. The new Zipper

Building's varied heights and massing would also contribute to the contextual interplay between Silver Tower II and the Zipper Building. In addition, the Zipper Building's panelized rain screen and glass curtain wall would contrast the concrete facades of Silver Tower II and the other two University Village towers and would not visually compete with the design of this architectural resource.

The existing approximately 3,175-sf dog run located east of the Coles Gymnasium (at the northwest corner of Mercer and West Houston Streets) would be relocated to the site of the existing University Village children's playground, approximately 50 feet east of Silver Tower I and 150 feet south of Silver Tower II. A new, approximately 3,195-sf dog run would be located along West Houston Street at the intersection with the Greene Street Walk, and would be accessed from that walkway. The existing 4'-10" concrete wall along West Houston Street would remain, but the expansion of the north-south walkway would add to the prominence of this location, and it would be visible from West Houston Street and the Greene Street Walk. The dog run would be separated by a wall from the new children's playground, described below. A new, approximately 11,000-sf children's playground would be created on the University Village site between the relocated dog run and the eastern University Village building (Silver Tower II). The new playground would incorporate the existing sculptural concrete components in this area of the University Towers site.

Other landscaping changes to the University Village site would be along the south sidewalk on Bleecker Street and would be limited to trees, low plantings, and possibly benches. No landscaping changes would be made to the 505 LaGuardia Garden, the Time Landscape, or the Community Garden.

Because University Village is a NYCL, the proposed modifications to University Village were reviewed by LPC. LPC approved the proposed modifications and issued a CofA on July 27, 2011, demonstrating the project's appropriateness under the New York City Landmarks Law (CofA #12-3095; Docket #12-2680, see **Appendix B**, "Historic and Cultural Resources"). In issuing the CofA, LPC found that the proposed work would involve "removing non-historic fences, light fixtures, diagonal pathways, and dumpster enclosures; installing new light fixtures in the plaza to match the original fixtures; repairing or replacing in-kind the concrete bollards on the plaza; constructing a new playground and dog run in the southeast corner of the site, including light fixtures, metal fences, concrete benches, play surface, wood deck, and play equipment; installing new light fixture and perimeter fencing throughout the site; planting new trees along Houston Street; planting trees and vegetation within the northern Oak Grove and the new playground." Further, the Commission determined that "the removal of the non-historic fences, light fixtures, diagonal pathway, and dumpster enclosure will eliminate unsympathetic alterations that detract from the significant architectural features of the building, without causing the removal of any historic fabric; that the restoration of the historic globe pole lights and concrete bollards will return these elements to their historic appearance; that the removal of the concrete pathways in the southeast corner will not result in the loss of a significant amount of historic fabric; that the southeast corner of the site has historically been altered as the needs of the residents have evolved, including the addition of an historic playground in 1967, therefore the presence of the proposed new playground is in keeping with the developmental history and character of the site; that the original features of the historic playground and circular seating area will be repaired and reused in the new site design, thereby retaining these significant features; that the pattern of the proposed play surface within the playground will recall the historic east-west pathway; that the installation of the proposed light fixtures, metal fences, concrete benches, play surface, wood deck, and play equipment will not result in damage to any significant historic

fabric will not call undue attention to themselves and are easily reversible; that the proposed lighting fixtures will be discretely located in vegetation, beneath overhangs, and within existing elements, and therefore will not detract from the special character of the site; that the replacement of the tall non-historic fences at the perimeter with lower, simpler fences will be more in keeping with the original open character of the site; that the proposed additional trees along Houston Street will be in keeping with the historic method of using trees to define the perimeter of the site; that the proposed trees and planting around the playground will be in keeping with the informal plantings historically found in the southeast corner of the site; and that the proposed work will restore elements of the original design, thereby enhancing the special character of this Individual Landmark." In addition, because University Village is S/NR-eligible and the Proposed Actions include DASNY financing, landscaping changes to University Village would also be reviewed by OPRHP. Subject to meeting conditions with respect to construction monitoring and a construction protection plan (see **Appendix B**, "Historic and Cultural Resources"), the Proposed Actions are not expected to result in significant adverse impacts to University Village.

Prior to construction of the proposed project, a CPP would be developed and implemented in consultation with OPRHP and LPC. The CPP would be prepared in coordination with a licensed professional engineer and would describe the measures to protect the University Village buildings from construction-related activities during landscaping changes to University Village. The CPP would also include measures to be taken to protect University Village during construction of the Zipper Building and Bleecker Building.

North Block—On the North Block development by 2021 would include the construction of a temporary, approximately 38-foot-tall, 30,000-gsf gymnasium and a temporary children's playground. The temporary gymnasium would be a rectangular structure located on the site of the existing Washington Square Village children's playground between Washington Square Village's north and south buildings, west of the Mercer Street Playground. A new, approximately 23,700-sf temporary children's playground would be provided on the North Block in the southern portion of the area currently occupied by the central landscaped plaza.

As described above, the Washington Square Village children's playground was entirely reconstructed circa 1993 and does not contain any original design elements. However, the replacement of the playground with a 38-foot-tall rectangular temporary fitness center would alter the context of Washington Square Village's north and south buildings. Further, the development of a temporary children's playground on the southern portion of Washington Square Village's center landscaped plaza would require the removal of original landscaping, including terraces, walkways, fountain, seating areas, pergolas, chess tables, and plantings. The removal of these contributing features of this architectural resource would result in a significant adverse impact. However, these changes would be superceded by project elements in 2031. An alternatives analysis prepared in consultation with OPRHP would be prepared as described in "2031 Future with the Proposed Actions."

The context of Washington Square Village's south building would be somewhat altered with the Proposed Actions on the South Block. Instead of facing two one-story buildings at the east and northwest ends of the South Block, Washington Square Village's south building would face two taller buildings. These changes are not expected to be adverse. The south building is located in a mixed context of low and high rise buildings, including those that compose University Village and those located in the adjacent historic districts.

The CPP would also include protective measures to avoid the potential for adverse physical impacts to the Washington Square Village residential buildings during construction of the temporary gymnasium and children's playground on the North Block. It would be developed and implemented in consultation with OPRHP and LPC prior to construction, as described above.

Commercial Overlay Area

With the Proposed Actions, construction anticipated in the Commercial Overlay Area by 2021 would involve ground floor alterations to six buildings in the S/NR-eligible Potential NoHo Historic District Expansion. However, the buildings at 7 Washington Place/283 Mercer Street and 15 Washington Place are non-contributing to this historic district.[1] Of the remaining four buildings, most have been previously altered at the ground floor to accommodate existing commercial and/or community facility uses. Despite these prior alterations, intact historic materials/character-defining elements have been maintained at the ground floors of most of these architectural resources, as described in **Table 7-3** and shown in **Figures 7-1 and 7-15 through 7-17**.

Although these buildings are within a S/NR-eligible historic district, because there is no federal or state funding involved with the proposed ground floor alterations, there is no regulatory process to control changes to these buildings. Further, none of these buildings is a NYCL, therefore, alterations to these buildings would not require LPC's review and approval. Depending on the extent of alterations and intact historic material to be removed, future alterations to the ground floors of these buildings could in some cases result in significant adverse impacts.

The CPP described above would also include protective measures for the four contributing historic district buildings in the Commercial Overlay Area that would be directly affected by ground floor alterations.

Mercer Plaza Area

The demapping of the Mercer Plaza Area would not affect architectural resources as there are no such resources in this portion of the project area.

Study Area

By 2021, the context of the historic districts east, south, and west of the South Block—the NoHo Historic District, the SoHo-Cast Iron Historic District and Extension, and the South Village Historic District—would change. The replacement of the Coles Gymnasium with a new, tall building with varied heights would be in keeping with the massings and heights of buildings in the NoHo Historic District east of the South Block, the 30-story University Village towers to the west, and the 17-story Washington Square Village south building to the north.

Like the existing Morton Williams grocery store, the Bleecker Building would be set back from LaGuardia Place beyond the Community Garden. Although the proposed Bleecker Building would be a new, taller and larger building on the site across LaGuardia Place from the South Village Historic District, the new building would also be located in an area characterized by buildings of different heights and from different construction periods, including the University Village towers and the Washington Square Village residential buildings. The new building would add to the existing varied building context of the study area.

[1] As part of an environmental review for a separate project in 2007, the buildings at 7 Washington Place/283 Mercer Street and 15 Washington Place were determined by OPRHP to be ineligible for listing on the State/National Registers of Historic Places and to be non-contributing to the Potential NoHo Historic District Expansion (see **Appendix B**, "Historic and Cultural Resources.")



82 Washington Square East **View A**
(80-84 Washington Square East/30-36 Washington Place)





View B Insets



14 Washington Place **View B**
(12-16 Washington Place/240-242 Greene Street)

Projected Retail Sites in the Commercial Overlay Area and Ground Floor Condition

Figure 7-15



View C Inset



246-248 Greene Street/20-22 Waverly Place **View C**



View D Inset



18 Waverly Place **View D**

Projected Retail Sites in the Commercial Overlay Area and Ground Floor Condition

Figure 7-16



7 Washington Place/283 Mercer Street **View E**



15 Washington Place (9-19 Washington Place) **View F**

Projected Retail Sites in the Commercial Overlay Area and Ground Floor Condition

Figure 7-17

Table 7-3
Projected Retail Sites in the Commercial Overlay Area and Ground Floor Condition

Ref. Ltr.	Location	Description	Present Use	Existing Ground Floor Condition
A	82 Washington Square East (80-84 Washington Square East/30-36 Washington Place)	7-story former Press Building and Press Building Annex constructed in the 1890s with decorative terra cotta and limestone detail	NYU Academic Lobby	No major prior ground floor alterations; character-defining elements remain largely intact
B	14 Washington Place (12-16 Washington Place/240-242 Greene Street)	13-story Art Deco-influenced apartment building with ground floor commercial built in 1930	NYU Campus Security office; Vacant (former Summer Housing office); NYU Credit Union	Many prior ground floor alterations, including changes to storefronts; inconsistent design
C	246-248 Greene Street/20-22 Waverly Place	Circa 1890 8-story loft building	NYU Kimball Hall	No major prior ground floor alterations; windows appear to have been replaced
D	18 Waverly Place	6-story commercial loft building erected in 1891	NYU Torch Club	No major prior ground floor alterations; windows appear to have been replaced
E	7 Washington Place/283 Mercer Street	4-story corner commercial building built circa 1869-1870	Vacant (former copy and print business)	Various prior ground floor alterations including replacement doors and windows
F	15 Washington Place (9-19 Washington Place)	6-story apartment building constructed in 1941	Residential and graduate housing (conversion to academic uses is a No Build project)	Intact ground floor but the building would be demolished and the site would be redeveloped in the Future Without the Proposed Actions

Notes: See **Figure 7-1 and Figures 7-15 through 7-17**.
Sources: 2007 Environmental Assessment Statement for 12-16 Waverly Place and OPRHP correspondence; New York University; AKRF field reconnaissance, 2011.

Some changes to the University Village landscaping would be visible from the study area, including changes to fencing and perimeter plantings. The widened north-south pedestrian walkway between Silver Tower II and the Zipper Building would have new plantings and seating areas. The proposed changes to the landscaping on the South Block would not be expected to adversely affect any architectural resources in the study area.

The temporary gymnasium and temporary playground on the North Block would not be expected to adversely affect architectural resources in the study area. It would add a new 38-foot-tall structure to the site of Washington Square Village's existing playground and two paved service areas. The temporary gymnasium would be set back from Mercer Street by the Mercer Playground which would partially screen some views of the temporary structure from the NoHo Historic District east of Mercer Street. Although the temporary structure would change the context of some buildings in the NoHo Historic District east of Mercer Street, these changes would be temporary.

The CPP would also include measures to protect Shimkin Hall at 50 West 4th Street during construction-related activities on the North Block as this architectural resource is located within 90 feet of proposed construction. In addition, the CPP would include measures to protect

architectural resources adjoining the Commercial Overlay Area architectural resources that would be affected by ground alterations.

The proposed ground floor modifications to the six buildings in the Commercial Overlay Area that are located in the S/NR-eligible Potential NoHo Historic District Expansion would not be expected to result in adverse impacts to the study area. The proposed changes to these buildings would be limited to the ground floor and would not alter the height and massing of the buildings, or their facades above the ground floor.

2031 PHASE 2

ARCHAEOLOGICAL RESOURCES

As described above, with the completion of the Phase 1B survey and compliance with any OPRHP and/or LPC directive based on the results of such testing or the need for and implementation of any additional archaeological investigations, and with implementation of all of the above measures which will be incorporated into the Restrictive Declaration, there would be no significant adverse impacts on archaeological resources.

ARCHITECTURAL RESOURCES

Project Area

Proposed Development Area

South Block—No changes to the South Block would occur between 2021 and 2031 in the Future With the Proposed Actions.

North Block—Between 2021 and 2031 the temporary gymnasium and children's playground would be removed from the North Block. The temporary gymnasium would be demolished with the completion of the new recreational facility in the proposed Zipper Building on the South Block and this area of the North Block would be redeveloped by 2031 with the Mercer Building, the Tricycle Garden, below-grade academic space, and landscaping. The temporary children's playground would be removed after the completion of the new garage on the North Block and the beginning of construction of the Mercer Building. It would be relocated to LaGuardia Place while the new, central open space is under construction.

By 2031 two new academic buildings—the Mercer Building and the LaGuardia Building—would be developed on the North Block. These buildings would be sited at the east and west ends of the block, respectively, between the two existing Washington Square Village apartment buildings. The Mercer Building would generally be located on the site of the temporary gymnasium; the LaGuardia Building would generally be located on the site of the LaGuardia commercial strip.

Both new buildings are anticipated to have curved forms designed to maximize access to light and air, and to enhance physical and visual access to the proposed street level open space that would be created in the middle section of the North Block, as described below. Both buildings would be sited approximately 60 feet from Washington Square Village's north and south residential buildings—the same width as most nearby streets. The buildings would have forms dissimilar to Washington Square Village's approximately 600-foot-long slab-like buildings. However, these buildings have been designed to complement the four sculptural forms on the rooftops of Washington Square Village's residential buildings. The building forms would "lean" away from the adjacent streets and buildings to establish a diagonal view corridor across the North Block's proposed open space. The Mercer Building would be a 14-story (218-foot-tall) curved structure

that would be similar in height to components of the Zipper Building and the three University Village towers. The LaGuardia Building would have a similar form and massing but would be lower in height at eight stories (128 feet tall). It would be approximately 30 feet shorter than the Washington Square Village apartment buildings. Both new buildings are expected to have primarily glass curtain walls and would contain academic uses, potentially with some retail on the ground floor. These buildings would also have below-grade components and light wells providing views and light into these areas from the landscaped open space, described below.

Approximately 3.4 acres of new publicly accessible open space would be created on the North Block. Between 2021 and 2031 with the Proposed Actions, in addition to the removal of the temporary gymnasium and children's playground and the LaGuardia retail strip, the remaining elements of the mid-block courtyard would be removed and redeveloped. The elements to be removed include: two demapped streets serving as driveways (the Greene and Wooster Street driveways); the remaining portion of the raised landscaped plaza; a partially underground parking garage; paved service areas; and grassy areas.

In contrast to the existing Washington Square Village private open space that is located approximately five feet above street level atop a mid-block partially underground parking garage, the proposed open space would be developed at street level and would function as a public garden. The proposed landscape design would replace an automobile-oriented plan and private open space with a new, publicly accessible pedestrian-focused landscape plan.

The proposed open space has been designed to substantially enhance visible and physical access from the surrounding streets. Unlike the existing raised landscaped plaza, the proposed open space would be accessible from clearly defined pedestrian entrances at the northwest, northeast, southwest, and southeast corners of the North Block. Additional north-south pedestrian access points would be established from the demapped Greene and Wooster Street driveways, three of which would be reprogrammed as pedestrian walkways. (The eastern driveway on West 3rd Street would be reprogrammed for vehicular access to a new, entirely below grade parking garage to be located in the northeast area of the North Block.) The pedestrian entrances would provide views and physical access to the new publicly accessible open space. The open space itself would be developed with varied new landscaping components, including amenities such as public lawns for active and passive uses, fixed and moveable seating, and three children's playgrounds for different age groups. Paving materials would be varied and would be used to distinguish different pathways and uses on the North Block. A variety of plantings of different heights, colors, and densities would be used throughout the open space.

Limited alterations would be made to Washington Square Village's north and south buildings. These include: the removal of the canopies at the Greene and Wooster driveway entrances; modifying some first floor window elements with a wider window opening and metal panels; and re-programming the ground floors and basements. An expanded window opening would allow for more transparency on the first floor, and would support the new ground floor programming of retail, academic, and community facility space. The first floor exterior modifications would be incorporated into the original recessed pilotis-divided bays and would comply with the Department of City Planning (DCP)'s design guidelines formulated for the General Large Scale Development (GLSD) of 50 percent transparency at the ground floor.[1]

[1] DCP often requires the ground floor facades of buildings to have a certain percentage of transparency along streets and open spaces. This requirement is often codified in the approved plans when a large-scale

Visual connection to the new central garden from both inside and outside the Washington Square Village buildings, and an activated ground floor, are important design considerations for the proposed development. The proposed Mercer and LaGuardia Buildings would contain a glass curtain wall and thus would have a high degree of transparency. On the ground floor, this would enable an immediate connection to the central garden and views into active lobby spaces. The expanded window openings in the Washington Square Village buildings would increase transparency as well, tying them into the new buildings visually, supporting programming that activates the grounds floor, and enabling an immediate connection to the open space.

NYU would consult with OPRHP regarding proposed changes to the first floor facades of Washington Square Village's north and south buildings as design plans proceed; the LOR will specify the points in the design process at which consultation with OPRHP would occur. The reprogrammed first floors could contain approximately 27,776 gsf of academic space, 9,312 gsf of university-related retail, and a new 5,814-gsf loading bay adjacent to the garage entry on West 3rd Street. Together with separate emergency egress stairs for the subsurface development, certain areas within the first floor of the north and south buildings would require interior reconfiguration to accommodate the new program (the existing lobbies would remain).

To avoid potential inadvertent adverse impacts to the Washington Square Village residential buildings from direct and indirect construction-related activities, the CPP would also include measure to protect these buildings during construction. It would be developed and implemented in consultation with OPRHP and LPC prior to construction, as described above.

The proposed changes to the Washington Square Village complex would remove the LaGuardia commercial strip, the remaining mid-block landscaping, the parking garage, and the Greene and Wooster Street driveways. These elements, as described above, contribute to this architectural resource's significance. Further, the development of the Mercer and LaGuardia Buildings on the Washington Village site would change the context of Washington Square Village's residential buildings, altering the historic relationship between these two buildings. Although the proposed project would develop new landscaping and a below-grade garage on the Washington Square Village site—in effect replacing these uses on the site—the removal of the original landscaping, garage, commercial strip, and the Greene and Wooster Street driveways and the development of two new academic buildings, would remove elements that contribute to the historic character of Washington Square Village. These changes to the Washington Square Village complex would result in a significant adverse impact to this architectural resource.

To evaluate the feasibility of retaining elements of Washington Square Village to avoid a significant adverse impact to this architectural resource, a study has been prepared in consultation with OPRHP (see **Appendix B**, "Historic and Cultural Resources"). The study evaluates three alternatives: 1) the "Avoidance of an Adverse Impact Alternative" would maintain the current configuration and structures on the North Block which would avoid adverse impacts on the historic character of Washington Square Village; 2) the "Grid Restoration and Clearance of the North Block Alternative" would clear the North Block and restore the city grid which would require the demolition of all contributing historic elements on the Washington

development is approved (as is the case with the NYU Core project), and is also codified in the underlying zoning regulations of many areas throughout the City, such as Midtown, Lower Manhattan, Downtown Brooklyn, and along the avenues of the Upper West Side. The transparency requirements are intended to prohibit blank walls, which are seen to create a hostile pedestrian experience, and to encourage frontages that provide visual interest and activity, which are seen to create more vibrant street life.

Square Village site and would result in significant adverse impacts; and 3) the "Minimization of an Adverse Impact Alternative" would involve redevelopment options that would retain some of the contributing elements of Washington Square Village but would allow NYU to meet its goals and objectives regarding growth.

Only the Avoidance of an Adverse Impact Alternative that would maintain Washington Square Village in its current configuration would avoid an adverse impact to this architectural resource. However, this alternative and the alternative that would remove Washington Square Village in its entirety, the Grid Restoration and Clearance of the North Block Alternative, would not meet the purpose and need of the NYU Core project. Therefore, the study concluded that there is no prudent and feasible alternative that would both meet the purpose and need of the NYU core project and avoid an adverse impact to Washington Square Village. The NYU Core plan is the most feasible alternative. It allows NYU to develop the amount of square footage required to meet its needs for additional academic space while incorporating urban design considerations into the overall plan by developing a significant amount of academic square footage below-grade. The public parks and publicly accessible open space have been designed in response to community feedback and would be located at street level with design features that encourage accessibility by the surrounding community. Further, the NYU Core plan would retain the most significant and visible components of Washington Square Village—the two 17-story, approximately 600-foot-long residential buildings that define the north and south ends of the North Block. Therefore, while it is not possible to meet the goals and objectives of the project while fully avoiding adverse impacts to this architectural resource, impacts would be minimized through the retention of these two residential buildings. NYU is consulting with OPRHP regarding appropriate measures to minimize or partially mitigate the significant adverse impact on Washington Square Village. These measures are described above and in Chapter 21, "Mitigation."

Commercial Overlay Area

No new development in the Commercial Overlay Area is expected between 2021 and 2031.

Mercer Plaza Area

As with the 2021 analysis year, no changes are anticipated for the Mercer Plaza Area with the Proposed Actions by 2031.

Study Area

The study area adjacent to the North Block includes parts of the NoHo Historic District and the South Village Historic District, as well as Shimkin Hall north of West 3rd Street. By 2031 the temporary gymnasium on the west side of Mercer Street would be replaced with the new Mercer Building, Tricycle Garden, and landscaping elements. The Mercer Building would add a new, tall building to the site that would be similar in height to other tall and large buildings in the NoHo Historic District east of Mercer Street. Although the new Mercer Building would have a sculptural form that would contrast with the rectilinear forms of the historic district's loft and warehouse buildings, the Mercer Building would contribute to the transition of building heights from east to west on the North Block. Like the Mercer Building, the eight-story LaGuardia Building would have a sculptural form that would contrast the rectilinear forms of the South Village Historic District's lofts and commercial buildings located west of LaGuardia Place. The new LaGuardia Building would replace the existing commercial strip that has been previously extensively altered with an infill structure that eliminated views from west of LaGuardia Place into the North Block. While the new LaGuardia Building would be taller than the existing commercial strip, it would replace this small building that forms a north-south barrier to visual

and physical access to Washington Square Village's mid-block landscaping with a new building whose form would contribute openness in views and physical access from LaGuardia Place and the South Village Historic District. Although the new Mercer and LaGuardia Buildings would have contemporary designs and primarily glass curtain walls, they have been designed to be contextual to the height and massing of nearby architectural resources.

The replacement of the temporary children's playground and the redevelopment of Washington Square Village's mid-block with new open space would not adversely affect architectural resources in the study area. As in existing conditions, in the future with the Proposed Actions, the buildings on the two superblocks would continue to act as visual dividers between the historic district buildings to the east, south, and west of the Proposed Development Area. Therefore, the addition of new taller buildings and landscaping changes in the Proposed Development Area would not adversely affect views to architectural resources in these historic districts.

The proposed alterations to the six buildings in the Commercial Overlay Area would also not be expected to result in adverse impacts to architectural resources in the study area as these changes would be limited to the ground floors of these buildings and would have little effect on nearby architectural resources. ✷