Appendix F

Agency Correspondence

The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North New York NY 10007 (212) 669-7801 Fax (212) 669-7818

http://nyc.gov/landmarks

MARY BETH BETTS
DIRECTOR OF RESEARCH
MBETTS@LPC.NYC.GOV

December 19, 2008

Council Member Alan J. Gerson
District Office
49-51 Chambers Street, Suite 429
New York, NY 10007

Re: Washington Square Village, Mercer Street, 3rd Street, LaGuardia Place and Bleecker Street, Manhattan

Dear Council Member Alan J. Gerson:

In response to the information you submitted concerning the property referenced above, a senior staff committee of the Landmarks Preservation Commission has reviewed the property for consideration as a potential landmark. After a careful review of the property's current condition and architectural integrity, the committee found that the property has been altered, these alterations include the re-cladding of the ends of the buildings. We also note that Hilary Ballon in a recent essay does not cite the property as one of Robert Moses' most important projects. For these reasons, the property will not be recommended to the full Commission for further consideration as an individual New York City Landmark at this time.

The decision not to recommend further consideration is based on our current priorities. This decision could be reconsidered at a later date by the Commission should additional information about the property's significance become available.

We appreciate your interest in historic preservation and in the works of the Landmarks Preservation Commission.

Sincerely,

Mary Beth Betts

Mary Beth Betts

RESOURCE EVALUATION

Date:	February 23, 2011	Staff:	Kathy Howe
Property:	Washington Square Village	MCD:	Manhattan
Address:	Bounded by W. 3rd, Bleecker St., Mercer St. & LaGuardia Place	County:	New York
Project Ref. No.:	**10PR03999**	USN:	06101.016170

I. ☐ Property is individually listed on SR/NR :

Name of listing :

☐ Property is a contributing component of a SR/NR district:

Name of District:

II. ☑ Property meets eligibility criteria

☐ Property contributes to a district which appears to meet eligibility criteria.

Pre SRB: ☐ Post SRB: ☐ SRB Date

Criteria for inclusion in the National Register.

A ☐ **Associated** with events that have made a significant contribution to the broad patterns of our history;

B ☐ **Associated** with the lives of persons significant in our past;

C ☑ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose component may lack individual distinction;

D ☐ **Have** yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The SHPO concurs with the NYC Landmarks Preservation Commission's finding of 5/21/07 that Washington Square Village appears to be eligible for National Register listing. It is the opinion of the SHPO that the 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. Paul Lester Wiener working with S.J. Kesler & Sons Architects designed the complex which was constructed between 1956 and 1958. The towers are notable for their vibrant blue, yellow, and red glazed brickwork that contrasts with the field of grey glazed brick. Corbusian influences are shown by the sculptural elements hiding mechanical equipment on the roof and the pilotis forms at the base. Sasaki, Walker & Associates were responsible for the landscape which is one of the earliest parking structure roof gardens in the country.

If you have any questions concerning this Determination of Eligibility, please call Kathy Howe at 518-237-8643. ext 3266

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
1 Centre Street, 9N, New York, NY 10007 (212) 669-7700 www.nyc.gov/landmarks

ENVIRONMENTAL REVIEW

DEPARTMENT OF CITY PLANNING/77DCP035M 3/2/2011

Project number **Date received**

Project: NYU CORE

Comments:

The LPC is in receipt of the preliminary scope of work for EIS and the draft EAS of 2/9/11. The scope of work is acceptable for historic and cultural resources.

Architecture:

Silver Towers (University Village, LPC designated) is within the proposed development area. The Brown Building, 23 Washington Place (LPC designated) is within the additional rezoning area. Potential impacts to this property as a result of this project should be noted and disclosed in the EIS. Adjacent to the project area:

LPC and S/NR listed: Soho HD and Soho HD Extension; Greenwich Village HD; and the Judson Memorial Church.

LPC heard and S/NR eligible: 160 Bleecker St.

LPC and S/NR eligible: Greenwich Village HD extension; Noho West HD.

Archaeology:

LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation for the following right of ways and Borough, Block and Lot location(s) within the study area:

Mercer Street right of way between Bleecker and Great Jones Streets
LaGuardia Place right of way between Bleecker and W3rd Streets
1005240009
1005240066
1005330001
1005350008

Accordingly, the Commission recommends that an archaeological documentary study be performed for these location(s) to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2010).

There are no further archeological concerns for the following right of ways and Borough, Block and Lot location(s) within the study area:

Mercer Street between W3 and W4 Streets
Mercer Street between Houston and Bleecker Streets
1005240001
1005330010
1005350001
1005350036
1005460001
1005460005
1005460008
1005460010
1005460011
1005460015
1005460020
1005460021
1005460026
1005460030
1005470001
1005470004
1005470005
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1005480001
1005480004
1005480021
1005480024
1005480040
1005480045

Gina Santucci

3/14/2011

SIGNATURE DATE

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Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643

www.nysparks.com

March 11, 2011

Denise Langer
Associate General Counsel
New York University
Elmer Holmes Bobst Library
70 Washington Square South
New York, NY 10012-1091

Re: DASNY
NYU in NYC University Village
Washington Square Village
New York County
10PR03999

Dear Ms. Langer:

Thank you for continuing to consult with the New York State Field Services Bureau of the Office of Parks Recreation and Historic Preservation (OPRHP). We have reviewed the additional information regarding the Washington Square Village Site (WSV Site) in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Field Services Bureau and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Our architectural historian for New York City has determined that the WSV Site is eligible for listing on the State and National Registers of Historic Places. The Resource Evaluation is enclosed for your use. We understand that the original plan to construct a fourth tower on the University Village site will not proceed. We request to review any proposed work at the site when plans are available.

If you have any questions or if you wish to discuss our comments I can be reached at (518) 237-8643, ext. 3282. Please refer to the Project Review (PR) number in any future correspondences regarding this project.

Sincerely,

Beth A. Cumming
Historic Site Restoration Coordinator
e-mail: Beth.cumming@oprhp.state.ny.us

cc: R. Derico – DASNY
J. Homkow – DASNY
Enc: Resource Evaluation via e-mail

Landmarks Preservation Commission

1 Centre Street
9th Floor North
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Voice (212)-669-7700
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ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 77DCP035M
Project: NYU CORE
Date received: 3/24/2011

Comments: The LPC is in receipt of the revised draft scope of work dated 3/16/11. Since the issuance of LPC comments of 3/11/11, new information on historic resource identification has been received by LPC.

Washington Square Village does not appear LPC eligible as per LPC Request for Evaluation (RFE) comments of 12/19/08 issued by the LPC Research Department.

Additionally, LPC is in receipt of the SHPO determination of eligibility for Washington Square Village dated 2/23/11.

Gina Santucci 3/24/2011

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 27584_FSO_GS_03242011.doc

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
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September 14, 2011

Elizabeth Meade
AKRF
440 Park Ave. South
New York, NY 10016

Dear Ms. Meade;

Re: DASNY
New York University
2031 Redevelopment Plan
Multiple Lots
Manhattan, New York County, NY
10PR03999

Thank your for requesting the comments of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) with regard to the potential for this project to affect significant historical/cultural resources. OPRHP has reviewed the document "*Phase 1A Archaeological Documentary Study, New York University Core, Blocks 524 and 633 and the Streetbeds of Mercer Street Between Bleecker and West Third Streets and LaGuardia Place Between West Houston and West Third Streets, New York, New York*", which was prepared by your firm in June 2011. Based on this review, OPRHP concurs with the recommendations of the report for Phase 1B archaeological testing in limited areas as they are defined by the report, and where actual construction work is proposed.

Please contact me at extension 3291, or by e-mail at douglas.mackey@oprhp.state.ny.us, if you have any questions regarding these comments.

Sincerely

Douglas P. Mackey
Historic Preservation Program Analyst
Archaeology

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

New York State Office of Parks,
Recreation and Historic Preservation

Historic Preservation Field Services • Peebles Island, PO Box 189, Waterford, New York 12188-0189
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December 28, 2011

Robert Dobruskin, AICP
Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, 4E
New York, NY 10007

Re: DASNY
NYU Core
Washington Square Village (North Block)
New York County
11PR07961

Dear Mr. Dobruskin:

Thank you for continuing to consult with the New York State Field Services Bureau of the Office of Parks Recreation and Historic Preservation (OPRHP). Based upon our conversations, this Undertaking (the North Block) has been given a new project number as seen above (old project number 10PR03999). The South Block will now be considered a separate Undertaking and will be reviewed under the new project number 11PR07985. We have reviewed the alternatives analysis for the proposed work at the North Block in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Field Services Bureau and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon our review of the Alternatives Analysis dated November 28, 2011, OPRHP concurs that there are no Prudent and Feasible alternatives to placing the needed university space within the North Block. We understand that locating the academic spaces within the existing boundaries of NYU's central Washington Square campus is a key requirement that the existing space at the North Block provides. We further acknowledge that while this proposed work is an Adverse Impact to the existing North Block, we believe that this construction will reduce academic development pressure on the surrounding historic districts; in particular, minimizing the need to expend further into the Greenwich Village Historic District.

We can now begin discussions that may minimize harm to the existing historic resources. At this time, we can also begin development of a Letter of Resolution (LOR) that will document the alternatives explored and the mitigation measures to be implemented. If you have any questions or if you wish to discuss our comments I can be reached at

(518) 237-8643, ext. 3282. Please refer to the Project Review (PR) number in any future correspondences regarding this project.

Sincerely,



Beth A. Cumming
Historic Site Restoration Coordinator
e-mail: Beth.cumming@oprhp.state.ny.us

cc: R. Derico
D. McCarthy – NYC
D. Langer – NYU

via e-mail only

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

New York State Office of Parks,
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December 29, 2011

Robert Dobruskin, AICP
Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, 4E
New York, NY 10007

Re: DASNY
NYU Core
University Village (South Block)
New York County
11PR07985

Dear Mr. Dobruskin:

Thank you for continuing to consult with the New York State Field Services Bureau of the Office of Parks Recreation and Historic Preservation (OPRHP). Based upon our conversations, this South Block project will be considered an Undertaking under project 11PR07985. We have reviewed the proposed work at the South Block in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Field Services Bureau and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Douglas Mackey of our Archeology Unit notes that the project area contains three lots which have been identified as having archeological potential; 84 West Houston Street, 136 and 138 Bleecker Street. From the currently available design plans it appears that 84 West Houston Street and 138 Bleecker Street will be left as open space and therefore ground disturbance is likely to be minimal. At 136 Bleecker Street work is proposed directly adjacent to the proposed work at the "Morton Williams Building Site" and this lot may be impacted by the proposed work.

As you know, Silver Towers aka University Village on the South Block is eligible for listing on the State and National Registers of Historic Places. Site work is planned within this historic complex and new construction is proposed close by which have the potential to impact this historic resource.

Based upon our review of the submitted documents regarding the proposed work at the South Block, it is OPRHP's opinion that the proposed work will have No Adverse Impact upon historic resources provided the following conditions are met:

1. OPRHP will be provided with preliminary and pre-final construction foundation plans for the new construction so that we may continue to consult regarding potential archeological impacts due to the proposed new construction.
2. A monitoring plan for archeological resources during construction must be prepared and approved by OPRHP prior to any construction.
3. A construction protection plan shall be put in place for all historic resources with 90 feet of the proposed construction. The plan should be developed in accordance with the New York City Department of Buildings "Technical Policy Procedure Notice #10/88" and the New York City Landmarks Preservation Commission guidelines described in "Protection Programs for Landmarked Buildings".

If you have any questions or if you wish to discuss our comments I can be reached at (518) 237-8643, ext. 3282. Please refer to the Project Review (PR) number in any future correspondences regarding this project.

Sincerely,



Beth A. Cumming
Historic Site Restoration Coordinator
e-mail: Beth.cumming@parks.ny.gov

cc: R. Derico – DASNY
D. Langer – NYU
D. McCarthy - NYC

via e-mail only