Chapter 6: Historic and Cultural Resources

A. INTRODUCTION

This chapter assesses the potential impacts of the proposed Lenox Hill Hospital (LHH) redevelopment (the Proposed Project) on historic and cultural resources, which include archaeological and architectural resources.

As described in Chapter 1, "Project Description," Lenox Hill Hospital (the Applicant) is requesting a series of discretionary actions from the City Planning Commission (CPC) to facilitate the enlargement and modernization of the existing LHH on Block 1411, Lots 1 and 113 (Projected Development Site 1), bounded by Park and Lexington Avenues and East 76th and East 77th Streets in Manhattan. The Proposed Project would include a new building fronting on Lexington Avenue, as well as additions and modifications to portions of the existing hospital complex on Projected Development Site 1 and connections between the new hospital building and the renovated buildings. Two building envelopes are proposed, each of which would accommodate the Proposed Project's program. Envelope 1 would include a new approximately 771,000-gross-square-foot (gsf) building on Lexington Avenue and 56,000 gsf of additions to the existing hospital. Envelope 2 would include a new approximately 867,000-gsf building and 8,000 gsf of additions to the existing hospital. With the existing buildings to remain, the overall gross floor area of the Proposed Project on Projected Development Site 1 would be approximately 1.4 million gsf with either envelope. The program, project population (staff, patients, visitors), site access, zoning actions, and construction duration would be the same for both Envelope 1 and Envelope 2.

This Environmental Impact Statement (EIS) also considers the as-of-right development of a building with hospital support functions at 111-115 East 77th Street between Lexington and Park Avenues (Block 1412, Lots 9, 10, and 11) (Projected Development Site 1a) as part of the Proposed Project. It would be connected to Projected Development Site 1 by a utility tunnel under East 77th Street. In addition, the Applicant proposes to provide improvements to the 77th Street subway station of the Lexington Avenue (No. 6) line, providing Americans with Disabilities Act (ADA) access to the downtown platform and improving sidewalk conditions in the immediate area.

The 2021 *City Environmental Quality Review (CEQR) Technical Manual* recommends that an analysis of archaeological resources be undertaken for proposed actions that would result in any in-ground disturbance. It also recommends that an architectural resources assessment be performed if a proposed action would result in any of the following (even if no known architectural resources are located nearby): new construction; physical alteration of any building; change in scale, visual context, or visual setting of any building, structure, object, or landscape feature; or screening or elimination of publicly accessible views. Since the Proposed Actions may result in some of these conditions, a full analysis of archaeological and architectural resources under CEQR was undertaken.

The historic and cultural resources analysis presented below compares the Future without the Proposed Project (No Action condition) and the Future with the Proposed Project (With Action

condition) on the Project Site and in the surrounding area. In the No Action condition, the main hospital complex on Projected Development Site 1 will remain in its current form, with most ambulatory uses relocating to other facilities (including Projected Development Site 1a); Projected Development Site 1a may be redeveloped, but for analysis purposes, it is conservatively assumed that it will continue to be used as-is under existing conditions.

PRINCIPAL CONCLUSIONS

With either Envelope 1 or Envelope 2, the Proposed Project would not result in any significant adverse impacts to historic or cultural resources. As there are no architectural resources on the Project Site, the Proposed Project would not result in any adverse impacts to architectural resources on the Project Site.

In the study area, no architectural resources would be demolished or altered. Because the Proposed Project would be constructed within 90 feet of historic architectural resources—including 14 buildings within the Upper East Side Historic District (listed on the State and National Registers of Historic Places [S/NR], designated as a New York City Historic District [NYCHD]) and the Eglise St. Jean Baptiste (S/NR, New York City Landmark [NYCL])[1]—the Applicant would prepare and implement a Construction Protection Plan (CPP) prior to the start of construction activities at the Project Site. With the preparation and implementation of a CPP for these historic architectural resources, the Proposed Project would not be expected to result in any direct impacts to architectural resources in the study area.

The evaluation for the Proposed Project's potential to result in indirect, or contextual, impacts determined that the Proposed Project with either Envelope 1 or Envelope 2 would not result in any significant adverse visual or contextual impacts on architectural resources in the study area. While the Proposed Project with either Envelope 1 or Envelope 2 would change the context of some nearby architectural resources, it would not result in changes to an architectural resource causing the resource to become a different visual entity or isolate an architectural resource from its setting or visual relationships with the streetscape, or otherwise impact the resource's visual prominence. Further, the Proposed Project with either Envelope 1 or Envelope 2 would not obstruct public views to historic architectural resources. Therefore, the Proposed Project would not result in indirect adverse impacts to any of the architectural resources located in the study area. Overall, the Proposed Project would not introduce incompatible visual, audible, or atmospheric elements to a historic resource's setting. With the implementation of a CPP for the architectural resources within 90 feet of the Project Site, the Proposed Project would not result in any significant adverse impacts to historic and cultural resources in the study area.

B. METHODOLOGY

ARCHAEOLOGICAL

The study area for archeological resources is the Project Site itself, where disturbance from excavation and construction is anticipated. In comments dated January 27, 2022, the New York City Landmarks Preservation Commission (LPC) determined that it has no archaeological concerns for Projected Development Site 1 or Projected Development Site 1a, and that no further

[1] The Eglise St. Jean Baptiste Rectory is located more than 90 feet from the Project Site and would not be affected by project-related construction activities; the rectory would not be included in the CPP.

archaeological review or analysis is required (see **Appendix B**). Therefore, this analysis focuses on standing structures only.

ARCHITECTURAL

Study areas for architectural resources are determined based on the area of potential effect for construction period impacts, as well as the larger area in which there may be visual or contextual impacts. The *CEQR Technical Manual* sets the guidelines for the study area as being typically within an approximately 400-foot radius of the Project Site (see **Figure 6-1**). Within the study area, architectural resources analyzed include S/NR-listed or S/NR-eligible properties, NYCLs, NYCHDs, and properties pending such designation. In addition, a survey of the study area was conducted to identify any previously undesignated properties that appear to meet S/NR or NYCL eligibility criteria ("potential architectural resources").

Impacts on architectural resources can include both direct physical impacts and indirect impacts. Direct impacts include damage from vibration (i.e., from construction blasting or pile driving) and additional damage from adjacent construction that could occur from falling objects, subsidence, collapse, or damage from construction machinery. Adjacent construction is defined as any construction activity that would occur within 90 feet of an architectural resource, as defined in the New York City Department of Buildings (DOB) *Technical Policy and Procedure Notice (TPPN) #10/88*.[2] Chapter 33 of the New York City (NYC) Building Code outlines measures to ensure protection of adjoining property and includes additional safeguards for historic structures located within 90 feet.

Indirect impacts on architectural resources 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 (e.g., a house of worship with stained-glass windows).

C. EXISTING CONDITIONS

BACKGROUND HISTORY[3]

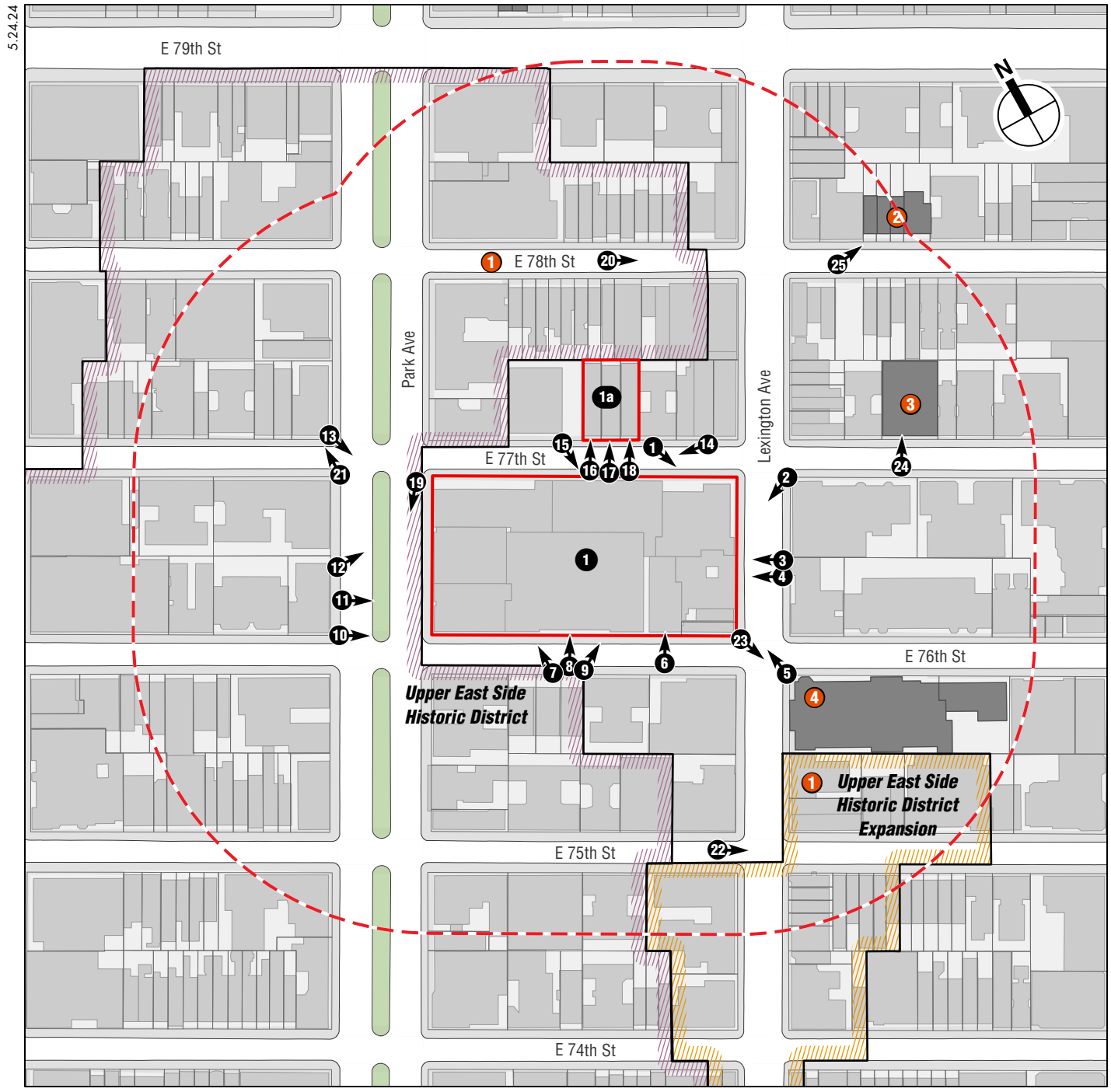
What is now LHH originated as the German Dispensary[4] of the City of New York, opening circa (ca.) 1857 at 132 Canal Street to provide medical services to the surrounding immigrant community. As the demand for medical services grew, the facility moved to 8 East 3rd Street ca. 1862 to provide services to a larger patient population. By ca. 1887, the hospital was treating approximately 30,000 patients per year, largely serving the German-American residents living in the area around First and Second Avenues south of 14th Street.

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[2] *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 that are listed on the S/NR or that are NYCLs resulting from adjacent construction, defined as construction within a lateral distance of 90 feet from the historic resource.

[3] See **Attachment B** for photos and illustrative drawings related to the historic development of the LHH complex.

[4] It was also known as the German Hospital and Dispensary.



Historic Resources Photo Key

LENOX HILL HOSPITAL REDEVELOPMENT

Figure 6-1

A new German Dispensary comprising four buildings was built between ca. 1866 and ca. 1888 on what is now the south side of East 77th Street between Lexington and Park Avenues. The new hospital's first building—the West Wing—was located at the corner of Park Avenue; it was completed ca. 1866. The three-story ca. 1875 Krackowitzer Pavilion was located south of the West Wing on Park Avenue. The hospital's East Wing was completed ca. 1880 and was located midblock on East 77th Street toward Lexington Avenue. The hospital's Central Section was completed ca. 1888 and located on East 77th Street between the West and East Wings. A six-story nursing school was added to the complex ca. 1894 with its primary frontage on the midblock on Lexington Avenue. The hospital subsequently closed its other locations and consolidated its facilities at the current LHH site.

The next wave of development involved building out the corner of East 77th Street and Lexington Avenue with the ca. 1901 Patient's Building (later the Children's Building). Other development was concentrated on East 76th Street, including the ca. 1907 Ottendorfer Dispensary (demolished ca. 1974) at the corner of East 76th Street and Park Avenue, the ca. 1913 West Wing of the Main Building located midblock on East 76th Street, and the ca. 1917 Achelis Building located midblock on Lexington Avenue. The East and Center Corridor Building was built ca. 1931, occupying much of the midblock of East 76th Street. The small Einhorn Auditorium was completed ca. 1937 and was located east of the East and Center Corridor Building.

The hospital was renamed LHH in 1918.

The hospital's original buildings on East 77th Street were renovated and modernized many times before a decision was made in 1957 determining that it was no longer economical to continue with this approach; instead, a plan was pushed forward to develop a new, modern medical center.[5] The hospital's original buildings on the south side of East 77th Street were demolished between ca. 1957 and ca. 1964, and the sites were redeveloped with the three current buildings. These three buildings were designed by Rogers and Butler Architects. The hospital's West Wing Main Building was demolished in 1957 and the site was redeveloped with the Wollman Pavilion in 1959. The East Wing was demolished in 1961 and the site was redeveloped with the William Black Hall of Nursing in 1963. The Central Section was demolished in 1964 for redevelopment with the Community Health Center in 1964-1966. At the corner of Park Avenue and East 76th Street, the Ottendorfer Dispensary was demolished ca. 1974 and the site was redeveloped with the Uris Building ca. 1974-1975. When the Dispensary was demolished, the West Wing on East 76th Street was substantially altered.

The three buildings on Projected Development Site 1a were built by 1896. At that time, the buildings at 111 and 115 East 77th Street were three-story dwellings; the building at 113 East 77th Street was a two-story dwelling. By 1911, the three buildings (from west to east) were in use as a carriage house, a farriery, and an auto house (garage), reflecting the changes in transportation occurring at that time. Four other "auto houses" were located on the same blockfront, both to the west and east of the three buildings on Projected Development Site 1a. The three buildings on Projected Development Site 1a became part of the LHH complex over time: 115 East 77th Street in 1966, 113 East 77th Street in 1995, and 111 East 77th Street in 2012. The three buildings currently provide support service space to the medical complex.

Over time, LHH has modified its existing buildings to continue to meet and expand its services while continuing to provide top-rated medical care. While substantial investments have made been

[5] "Lenox Hill to Get a Health Center." *The New York Times*. February 2, 1964, R1.

in capital improvements at the hospital since 2010, many of LHH's older buildings (the newest hospital building housing patient rooms is the 48-year-old Uris Building, built ca. 1974-1975) are not structurally configured to accommodate current needs or to adapt to future anticipated requirements and innovations in healthcare delivery. Medical care and technology have evolved, requiring both changes in patient care areas to reduce the potential for transmission of infections and to improve patient satisfaction, and increased space for equipment for the monitoring and treatment of complex medical issues. These factors, coupled with the long-term piecemeal nature of the hospital's development, have meant that, even after costly and labor-intensive renovations, existing hospital facilities remain unable to accommodate necessary upgrades or future technologies and are expensive to maintain.

ARCHITECTURAL RESOURCES

PROJECT SITE

The Project Site includes the hospital block (Projected Development Site 1) and one ancillary site (Projected Development Site 1a). There are no known or potential historic architectural resources on the Project Site.

The buildings on the Project Site are located outside the boundaries of the Upper East Side Historic District and Expansion (S/NR, NYCL) (see **Figure 6-1**). The historic district boundaries exclude all of the buildings in the LHH complex on Projected Development Site 1 and the three buildings on Projected Development Site 1a on the north side of East 77th Street. In 2005, the S/NR-listed Upper East Side Historic District was expanded with a "Boundary Increase and Additional Documentation" based on a survey undertaken by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP). The 2005 OPRHP survey did not identify any buildings in the LHH complex on Projected Development Site 1 or the three LHH buildings on the north side of East 77th Street on Projected Development Site 1a for consideration as part of the expanded historic district. In 2010, LPC increased the Upper East Side Historic District boundaries by designating an "Expansion" that shares the same boundaries as the S/NR-listed "Boundary Increase and Additional Documentation" (see **Figure 6-1**).[6] The 2010 historic district expansion did not include any of the LHH buildings on Projected Development Site 1 or Projected Development Site 1a. Further, in 2015, OPRHP determined that LHH, including the three buildings at 111, 113, and 115 East 77th Street, is not S/NR-eligible.

In May 2022, the Applicant submitted a package to LPC including information about the historical development of the LHH complex and each of the existing buildings on the Project Site, supplemented with historic and current photographs of the Project Site buildings. Based on LPC's review of this information, LPC issued a letter on May 6, 2022 commenting that "there are no concerns, and no LPC eligible properties" on the Project Site (see **Appendix B**). Therefore, there are no known or potential architectural resources on the Project Site.

The information about the Project Site buildings below is summarized from the information that was provided to LPC in May 2022.

Each building on the Project Site is described below: for Projected Development Site 1, starting with the buildings that front on Lexington Avenue and followed by the buildings on East 76th

[6] Since the boundaries are the same for both the NYCHD and S/NR HD, for simplicity, the historic district is referred to as the "Upper East Side Historic District Expansion."

Street, Park Avenue, and East 77th Street; and for Projected Development Site 1a, describing the three LHH buildings on the north side of East 77th Street (see **Figure 6-1**).

Projected Development Site 1

Projected Development Site 1 occupies the entire block bounded by Lexington and Park Avenues and East 76th and East 77th Streets (Block 1411, Lots 1 and 113) (see **Figure 6-1**). It contains 10 buildings that were built between the late 1800s and 1975. These buildings have been altered over time through various modifications allowing for interior connections between them to support the building complex's functionality, to the extent possible, as a single hospital facility.

The **William Black Hall of Nursing** is located at 130 East 77th Street at the southwest corner of East 77th Street and Lexington Avenue. This 14-story rectangular building was designed by Rogers and Butler Architects and built in 1963, replacing the hospital's 1913 Children's Building. The building is faced in brick with window openings set within metal framing that creates a sense of verticality to the building's street-facing façades. The primary entrance is within a recessed bay fronting on East 77th Street (see Views 1 and 2 of **Figure 6-2**).

The **Achelis Building** is located at 1066 Lexington Avenue, midblock between East 76th and East 77th Streets. The building's original six-story portion was built in 1894 to house the hospital's nurses. The building does not have an entrance from Lexington Avenue but has been historically—and is currently—accessed through adjacent connecting buildings. The building is two window bays wide, faced in brick, and has a rusticated stone base, paired arched window openings at the first floor, paired rectangular window openings at the second, third, and fourth floors, smaller arched window openings at the fifth floor, and smaller rectangular window openings at the sixth floor with a projecting copper cornice. The larger, nine-story portion of the Achelis Building is immediately to the south. It was built in 1917 and contains the building's primary entrance on Lexington Avenue. The 1917 building is seven window bays wide and has rustication at the ground level and arched window openings on the first floor, with rectangular window openings on the upper floors. A wide, projecting copper cornice separates the eighth and ninth floors where a formerly open-air solarium (which has since been enclosed) is located. A second copper projecting cornice caps the building at the ninth floor. Both buildings have replacement windows and window air conditioning units (see Views 3 and 4 of **Figure 6-3**).

Two four-story **rowhouses** are located at 1080 and 1082 Lexington Avenue at the corner of East 76th Street. Both buildings date from the late 1800s and have been substantially altered with contemporary storefronts at the first and second floors fronting on Lexington Avenue. The buildings' third and fourth floor frontages on Lexington Avenue and East 76th Street have stone window surrounds, with bracketed projecting lintels. The buildings both have a wide bracketed cornice, with the corner building's cornice extending along the East 76th Street façade. The window surrounds are in poor condition with damaged and missing components. A sidewalk shed has been in place above the first floor since 2015 (see View 5 of **Figure 6-4**).

The **Einhorn Memorial Building**, located at 131 East 76th Street, is a three-story building with a rectangular footprint. It was built in 1937 and is located immediately east of the Main Building, described below. It is faced in rusticated limestone and has small, punched window openings and a central arched entrance with a decorative panel set within the recessed archway. The third floor has a grouping of five window openings that are separated by engaged fluted ionic pilasters (see View 6 of **Figure 6-4**).



View southeast on East 77th Street to the William Black Hall of Nursing **1**



View west on Lexington Avenue to the William Black Hall of Nursing **2**



View west to the 1894 six-story portion of the Achelis Building at 1066 Lexington Avenue **3**



View west to the 1917 nine-story portion of the Achelis Building at 1066 Lexington Avenue **4**



View northwest from East 76th Street to the rowhouses at 1080 and 1082 Lexington Avenue **5**



View north on East 76th Street to the Einhorn Memorial Building at 131 East 76th Street **6**

Project Site Photographs
Figure 6-4

The **West Building** and **Main and East Buildings** share a similar design and appear as one building with a shared rusticated three-story stone base and brick-clad upper floors. As a grouping, the buildings have a U-shaped footprint that rises from the three-story base. The 13-story West Building, located at 107-109 East 76th Street, was built in 1913. It has a central entrance with a flat pediment and bracketed surrounds. The base is clad in rusticated stone, with the upper floors faced in brick, with stone quoining and window surrounds. The West Building was extensively renovated ca. 1974-1975 when the Uris Building was under construction to replace the Ottendorfer Dispensary that had previously occupied the site. The Main and East Buildings, located at 111 East 76th Street, were completed in 1931. The 13-story Main Building has a three-story base with rusticated stone cladding and a grouping of three central arched entrances with an arched metal canopy. The tower portion of the Main Building is deeply recessed from the base and is located toward the middle of the block where it rises to its full 13 stories. The 11-story East Building maintains a similar design aesthetic as the West and Main Buildings but has brick quoining and does not have a street-facing entrance. The West Building and Main and East Buildings have rectangular window openings with non-original window sash. The façades of the buildings have been altered with the installation of packaged terminal air conditioner (PTAC) units below several window openings. Many window openings contain air conditioning units. Rooftop mechanical equipment and build outs are visible from street level (see Views 7 through 9 of **Figure 6-5**).

The 11-story **Percy and Harold D. Uris Building** was designed by architects Rogers, Butler, Burgun & Bradbury and built in 1974-1975. The architecture firm was a later iteration of the same firm who designed the hospital's three East 77th Street buildings—the Wollman Pavilion at the corner of Park Avenue, the Community Health Center midblock on East 77th Street, and the William Black Hall of Nursing at the corner of Lexington Avenue. The rectangular Uris Building is faced in brick and has a brutalist fortress-like appearance, with corners serrated by deeply recessed window openings. The building has a lower, two-story portion separating it from the Wollman Pavilion to the north. Two wide loading docks occupy most of the building's first floor fronting on East 76th Street. A single service entrance opens from the building's Park Avenue frontage; the Uris Building does not have any other street-facing building entrances. The Uris Building replaced the Ottendorfer Dispensary that had occupied the site since 1907 (see Views 10 and 11 of **Figure 6-6**).

The 12-story **Wollman Pavilion** at 100-110 East 77th Street occupies the southeast corner of Park Avenue and East 77th Street. Designed by Rogers and Butler Architects and built in 1959, the Wollman Pavilion was the first of three new buildings built as part of LHH's development plan, which also included the construction of the Community Health Center midblock on East 77th Street and the William Black Hall of Nursing at the corner of Lexington Avenue. The Wollman Pavilion has a slab-like rectangular form, with its wide end oriented on East 77th Street and its narrow end on Park Avenue. It was originally clad in glass and pink aluminum but was more recently reclad in panelized gray stone with flat, grouped window openings. The Wollman Pavilion does not have any entrances on Park Avenue but has a service entrance and a pedestrian entrance on East 77th Street. The building is set back from the sidewalk by small, planted areas that are set within low stone walls with decorative metal fencing (see Views 12 and 13 of **Figure 6-7**).

The 14-story **Charles R. Lachman Community Health Center** at 110-120 East 77th Street was designed by Rogers and Butler Architects and was built in 1964-1966, replacing the hospital's original Central Ward Building. The Community Health Center has a long rectangular form that occupies much of the midblock portion of the East 77th Street



View northwest on East 76th Street to the West Building at 107-109 East 76th Street **7**



View north on East 76th Street to the Main Building at 111 East 76th Street **8**



View northeast on East 76th Street to the East Building at 111 East 76th Street **9**

Project Site Photographs

Figure 6-5



View northeast on Park Avenue and East 76th Street to the Percy and Harold D. Uris Building **10**



View east on Park Avenue to the Percy and Harold D. Uris Building **11**



View northeast from Park Avenue and East 76th Street to the Wollman Pavilion at 100-110 East 77th Street **12**



View southeast from Park Avenue and East 77th Street to the Wollman Pavilion at 100-110 East 77th Street **13**

blockfront. The building has a two-story base that rises from the sidewalk, with recessed window openings at the first floor. The second floor has paired rectangular window openings that are set within stone framing, with the pairs separated by a field of brick. Above the second floor, the building sets back then rises to the 13th floor, where another setback is located before the building rises to the roof above the 14th floor. The 3rd through 14th floors have minimal detailing, with paired windows separated by dark brick that contrasts the façade's overall red brick. The Community Health Center has an ambulance entrance and a service entrance within the western bays fronting on East 77th Street (see Views 14 and 15 of **Figure 6-8**).

Projected Development Site 1a

Projected Development Site 1a contains three three-story buildings at 111, 113, and 115 East 77th Street (Block 1412, Lots 9, 10, and 11) that are owned and operated by LHH and contain support services for the hospital. The three buildings are located midblock on the north side of East 77th Street, across from Projected Development Site 1 (see **Figure 6-1**). Each of these small buildings has a small floor plate; the buildings do not have any internal connections. As described above, LPC determined that "there are no concerns, and no LPC eligible properties" on the Project Site—including the buildings on Projected Development Site 1a (see **Appendix B**).

The three-story building at **111 East 77th Street** was built by 1896 as a dwelling, and by 1911, was in use as a carriage house. The building has a three-bay rusticated stone base with jack arch lintels above the first-floor window and door openings. The central opening has been altered with non-original components, including an infill glazed transom above a door that occupies part of the opening, with glazing and concrete infill occupying the remainder of this opening. The west bay has a doorway with a glazed transom. The east window bay has a one-over-one window. A stone cornice separates the first and second floor. The first and second floors are faced in stone. The second floor has three rectangular window openings with modest stone lintels. A modest stone cornice separates the second and third floors. The third floor has five narrow, rounded arch window openings with stone lintels flush with the façade. A deep cornice projects from the façade at the roof line (see Views 16 and 17 of **Figure 6-9**).

The brick-faced building at **113 East 77th Street** was built by 1896 as a two-story dwelling. The third floor was a later addition. By 1911, the building was in use as farriery. At the base, the building has a wide central vehicular entrance with a roll down metal gate. A doorway with a glazed transom opens from the east bay. A paired window opening with a stone windowsill opens from the west bay. An unadorned cornice separates the first and second floors. These floors have three window bays with rectangular window openings and modest lintels and sills. At the second floor, through-wall PTAC units are located below the window openings. Four of the window openings have window air conditioning units. A deep cornice projects from the façade at the roof line (see Views 17 and 18 of **Figure 6-9**).

The three-story building at **115 East 77th Street** is faced in brick with no decorative detailing. The building was built by 1896 as a dwelling, but by 1911, it had been altered for use as an auto house (garage). The building's western bay from the first floor to the roof has no window or door openings. The western bay extends above the roof at the third floor. The building has a central recessed entrance. The second and third floors have three window bays containing rectangular window sashes. Two windows have through-wall PTAC units. One window has a window air conditioning unit (see View 18 of **Figure 6-9**).



View west on East 77th Street to the Charles R. Lachman Community Health Center at 110-120 East 77th Street **14**



View southeast on East 77th Street to the Charles R. Lachman Community Health Center at 110-120 East 77th Street **15**



View northeast to the LHH buildings at 111, 113, and 115 East 77th Street **16**



View north to the LHH buildings at 111 and 113 East 77th Street **17**



View north to the LHH buildings at 113 and 115 East 77th Street **18**

STUDY AREA

The study area is generally characterized by both older and newer mid-rise (generally buildings with 6 to 15 stories) and high-rise buildings (generally buildings with more than 15 stories). These are primarily residential buildings that are located on both the avenues and the east-west streets. Low-rise, older rowhouses and small apartment buildings are generally located on the east-west streets and low-rise older buildings with ground floor commercial located on Lexington Avenue. Most high-rise buildings are concentrated on or near Lexington and Park Avenues, and on East 79th Street. As detailed in Chapter 7, "Urban Design and Visual Resources," Lexington Avenue is characterized by a mix of both older and newer 11- to 16-story buildings and older 2- to 7-story buildings. Many of the larger and taller buildings have a 9- to 12-story base built to the sidewalk, with setbacks above the base. Older buildings with smaller footprints and narrower street frontages are also located on Lexington Avenue among the larger buildings.

Tall buildings in the study area include the 40-story, approximately 427-foot-tall Carlyle Hotel located at 981 Madison Avenue and East 76th Street, within the Upper East Side Historic District. Another tall building in the study area is the 31-story, approximately 341-foot-tall residential building at 188 East 76th Street, located immediately east of the Eglise St. Jean Baptiste Rectory, described below.

Known Architectural Resources

There are four known architectural resources located in the 400-foot study area. These resources are described below and mapped in **Figure 6-1**.

The **Upper East Side Historic District and Expansion** (S/NR, NYCHD) extends from East 79th to East 59th Streets and includes properties between Third and Fifth Avenues. In 2005 and 2010, the S/NR and NYCHD boundaries were respectively expanded to the south and east to include additional properties east and west of Lexington Avenue between East 76th and East 71st Streets and East 65th and East 63rd Streets. The Upper East Side Historic District and Expansion primarily comprises large houses, townhouses, apartment buildings, and associated carriage houses and garages, as well as institutional buildings that were largely constructed in the late 19th and early 20th centuries.

Within the study area, the Upper East Side Historic District includes properties along Park Avenue, on the north and south sides of East 78th Street between Lexington and Madison Avenues, on the south side of East 76th Street east of Park Avenue, and on the north and south sides of East 75th Street between Lexington and Madison Avenues. These properties typically consist of early 20th century 12- and 14-story brick-faced apartment buildings built along Park Avenue; and late 19th and early 20th century brick- and stone-clad townhouses on East 78th and East 75th Streets. Smaller late 19th and early 20th century brick-faced apartment buildings and institutional buildings are located on East 75th, 76th, and 77th Streets east and west of Park Avenue (see Views 19 and 20 of **Figure 6-10** and View 21 of **Figure 6-11**). The Carlyle Hotel, located at 981 Madison Avenue, was built in 1929. It is a 40-story, approximately 427-foot-tall hotel that was designed in the art deco style and occupies the northeast corner of Madison Avenue and East 76th Street. Study area buildings in the Upper East Side Historic District Expansion include three- and four-story residential buildings with ground floor commercial uses on Lexington Avenue; a row of five houses at 168-176 East 75th Street that have gabled roofs and dormer windows with garage openings at the ground floor; and an 11-story early 20th century apartment house on Lexington Avenue (see View 22 of **Figure 6-11**).



Upper East Side Historic District—View southwest on Park Avenue from adjacent to Projected Development Site 1 **19**



Upper East Side Historic District—View east on East 78th Street between Park and Lexington Avenues **20**

Study Area—Known Architectural Resources



Upper East Side Historic District—View northwest on East 77th Street from Park Avenue **21**



Upper East Side Historic District Expansion—View east on East 75th Street from Lexington Avenue **22**

Study Area—Known Architectural Resources

Eglise St. Jean Baptiste and Rectory (S/NR, NYCL) are located at 1067-1071 Lexington Avenue, at the southeast corner of Lexington Avenue and East 76th Street. The church was designed in the Italian Renaissance style with a Latin cross plan by architect Nicolas Sirracino and built between 1910 and 1913. The church is clad in stone and fronts on Lexington Avenue with a Corinthian portico flanked by bell towers, and with a large dome set back from Lexington Avenue at the cross (see View 23 of **Figure 6-12**). The rectory at 184 East 76th Street is a five-story brick building adjacent to the church to the east. It was also designed by Sirracino. The church is located approximately 90 feet southeast of the Project Site, across Lexington Avenue, and the rectory, which is east of the church, is approximately 270 feet east of the Project Site.

The **Ardsley Garage** (S/NR-eligible) at 165 East 77th Street was designed by George F. Pelham and constructed in 1914 by the Ardsley Garage Co. as an automobile garage. The garage was heard for designation by LPC on March 25, 2014; as described in LPC's July 10, 2023 comment letter, the building was de-calendared pursuant to Local Law 76 (see **Appendix B**). The garage is a five-story structure clad in terra cotta manufactured by the New York Architectural Terra Cotta Company and is designed with ornament in the Viennese Secessionist and Arts and Crafts styles (see View 24 of **Figure 6-12**). The façade is detailed with end bays that project above the roof; the bays are bridged by a decorative frieze. The parapets of the projecting bays are capped with roundels that contain depictions of spoked wheels, which reference the use of the building as a garage. The building retains substantial architectural integrity, including its multi-paned windows. The Ardsley Garage is located approximately 200 feet northeast of the Project Site, east of Lexington Avenue.

The five **East 78th Street Houses** (S/NR, NYCL) at 157, 159, 161, and 163-165 East 78th Street were constructed in 1861 by Henry Armstrong, and these houses survive from a larger group of 11 houses. They are primarily three stories and clad in brick, although the building at 157 East 78th Street has an upper floor with a mansard roof, and the western two buildings, combined into one residence, have a modern rooftop addition (see View 25 of **Figure 6-13**). The houses are located over 360 feet from the Project Site, east of Lexington Avenue.

Potential Architectural Resources

A survey of the study area was conducted to identify any previously undesignated properties that appear to meet S/NR or NYCL eligibility criteria ("potential architectural resources"). One potential architectural resource was identified—the Eighth Church of Christ, Scientist at 103 East 77th Street. However, in comments dated July 10, 2023, LPC determined that the Eighth Church of Christ, Scientist "does not appear LPC or S/NR eligible" (see **Appendix B**). Therefore, there are no potential architectural resources in the study area.

D. THE FUTURE WITHOUT THE PROPOSED PROJECT (NO ACTION CONDITION)

PROJECT SITE

Absent the Proposed Project, in the No Action condition, the main hospital complex on Projected Development Site 1 will remain in its current form, with most ambulatory uses relocating to other facilities (including Projected Development Site 1a). The relocation of these uses will make available approximately 13,500 square feet (sf) within the hospital to convert a limited number of double-bedded rooms to single-bedded rooms without any effect on the total number of beds, and will allow for reconfiguration of certain suboptimal spaces. As described in Chapter 1, "Project



Eglise St. Jean Baptiste and Rectory at 1067-1071 Lexington Avenue—View southeast on Lexington Avenue from East 76th Street **23**



Ardsley Garage at 165 East 77th Street—View north on East 77th Street **24**

Study Area—Known Architectural Resources



East 78th Street Houses at 157, 159, 161, 163, and 165 East 78th Street—View northeast from East 78th Street **25**

Study Area—Known Architectural Resources

Figure 6-13

Description," in the No Action condition, the Applicant may redevelop Projected Development Site 1a. However, for the purposes of a conservative analysis, the No Action condition assumes that Projected Development Site 1a will continue to be used as-is, other than the above-mentioned relocations from the main hospital complex on Projected Development Site 1.

STUDY AREA

As described in Chapter 2, "Land Use, Zoning, and Public Policy," there are no known development projects in the study area anticipated to be complete by the 2036 analysis year. Just outside the study area, a vacant lot occupying the entire blockfront on the east side of Third Avenue between East 76th and East 77th Streets is being developed as-of-right by LHH with a new outpatient building (the Northwell Medical Pavilion). The Pavilion is expected to open in Fall 2025.

In the No Action condition, the status of architectural resources in the study area could change. S/NR-eligible properties could be listed on the Registers. However, privately owned properties that are designated NYCLs, are located in NYC Historic Districts, or are pending designation as Landmarks are protected under the NYC Landmarks Law, which requires review by LPC and approval before any alteration or demolition can occur, 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. Resources that are only eligible for Landmark designation, however, are not protected under the Landmarks Law.

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 the State Historic Preservation Act. 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.

The NYC Building Code, in Section BC 3309: Protection of Adjoining Property, 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.[7]

E. THE FUTURE WITH THE PROPOSED PROJECT (WITH ACTION CONDITION)

PROJECT SITE

PROJECTED DEVELOPMENT SITE 1

As described in Chapter 1, "Project Description," in the With Action condition, new construction would occur primarily on the eastern portion of Projected Development Site 1, and existing

[7] See footnote 1, on page 6-3.

buildings on the western portion of Projected Development Site 1 would be altered with additions and modifications. New construction would also occur on Projected Development Site 1a (see Chapter 1, "Project Description," Figures 1-2 through 1-4 and 1-6, 1-8, and 1-9). As the existing buildings on Projected Development Site 1 and Projected Development Site 1a are not architectural resources, the redevelopment of the Projected Development Sites would not adversely affect architectural resources.

With the Proposed Project with either Envelope 1 or Envelope 2, the existing buildings on the eastern portion of Projected Development Site 1 would be demolished, including the buildings fronting on Lexington Avenue—the William Black Hall of Nursing, the Achelis Building, the two rowhouses—and the Einhorn Memorial Building fronting on East 76th Street. In addition, portions of the Community Health Center fronting on East 77th Street and portions of the Main and East Buildings fronting on East 76th Street would also be demolished. The demolition of these buildings would allow for the construction of the proposed new hospital building that would contain efficient floor plates, an expanded emergency department (ED), and industry standard surgical suites and patient rooms (see Chapter 1, "Project Description," Figures 1-2 through 1-4). The new hospital building would occupy the full Lexington Avenue blockfront and would extend approximately 180 feet west on East 76th and East 77th Streets. As described below, the new hospital building's primary public entrance and lobby would be on Lexington Avenue (see Chapter 1, "Project Description," Figures 1-2 through 1-4, 1-6, 1-8, and 1-9). Envelope 1 would include a new approximately 771,000-gsf building on Lexington Avenue; Envelope 2 would include a new approximately 867,000-gsf building.

With Envelope 1, the portion of the new hospital building within 180 feet of Lexington Avenue would have 26 stories (approximately 436 feet tall, inclusive of screened mechanical bulkheads), with an approximately 195-foot-tall podium, with 8 stories of patient rooms and mechanical floors above the podium. A setback above the podium would provide a visual break in the massing that would reduce the perceived height of the building. With Envelope 1, the midblock portion of the new hospital building (beyond 180 feet west of Lexington Avenue) could rise to a height of approximately 210 feet, consistent with the highest floors currently existing in the midblock portion of Projected Development Site 1 (see Chapter 1, "Project Description," Figures 1-2 through 1-4, 1-6, 1-8, and 1-9 and Chapter 7, "Urban Design and Visual Resources," Figures 7-45 and 7-46).

With Envelope 2, the portion of the new hospital building within 180 feet of Lexington Avenue would have 21 stories (approximately 395 feet tall, inclusive of screened mechanical bulkheads), with an approximately 195-foot-tall podium, with 6 stories of patient rooms and mechanical floors above the podium. With Envelope 2, the portion of the new hospital building beyond 180 feet of Lexington Avenue would extend an additional approximately 84 feet and would rise to a height of approximately 360 feet tall (see Chapter 1, "Project Description," Figures 1-2 through 1-4, 1-6, 1-8, and 1-9 and Chapter 7, "Urban Design and Visual Resources," Figures 7-45 and 7-46).

As shown in Chapter 1, "Project Description" (see Chapter 1, "Project Description," Figures 1-2, 1-4, 1-6, 1-8, and 1-9), with both Envelope 1 and Envelope 2, the new hospital building would also occupy the full Lexington Avenue blockfront. With Envelope 2, the new building would rise to a total height of up to 395 feet (inclusive of screened mechanical bulkheads), as compared to 436 feet (inclusive of screened mechanical bulkheads) with Envelope 1. In order for Envelope 2 to provide the same program as Envelope 1, the width of the floors along East 76th Street would be extended an additional approximately 84 feet beyond the 180 feet with Envelope 1 (a total of 264 feet of frontage on East 76th Street). The height of the midblock portion with Envelope 2

would be approximately 360 feet tall, compared to the approximately 210-foot-tall midblock portion that could be developed with Envelope 1. This would allow the overall height of the Envelope 2 hospital building fronting on Lexington Avenue to be reduced by approximately 41 feet to an overall height of 360 feet tall, compared to the overall 436-foot-tall height of the Envelope 1 hospital building. The wider floor plates with Envelope 2 would allow for an efficient configuration of patient rooms with natural light provided along all sides of the building, while resulting in more rooms per floor compared to Envelope 1.

As currently planned, with both Envelope 1 and Envelope 2, it is anticipated that the new hospital building's ground floor would be primarily faced in glass and would contain the building's lobby, with a public entrance opening onto Lexington Avenue near East 76th Street. A walk-in emergency entrance and patient discharge would also be located on Lexington Avenue, near East 77th Street. The glazing at the ground floor would provide transparency and an anticipated ground level arcade would provide additional pedestrian circulation space adjacent to the existing 12-foot-wide sidewalk along Lexington Avenue (see Chapter 1, "Project Description," Figures 1-8 and 1-9). Above the ground floor, it is anticipated that the podium would be faced with buff-colored stone and brick, with rectangular and square window patterning, drawing from the brick and limestone cladding materials and color palette of both historic and newer buildings that characterize the nearby study area (see Chapter 7, "Urban Design and Visual Resources," Figures 7-45 and 7-46). As described below, an entrance to the Lexington Avenue 77th Street subway station would be provided at the corner of Lexington Avenue and East 77th Street (see Chapter 1, "Project Description," Figure 1-9). The new hospital building would have new ambulance bays on East 77th Street that would be accessed from a dedicated drop-off area. On East 76th Street, the Proposed Project would include new truck docks and existing loading to remain (see Chapter 1, "Project Description," Figures 1-3 and 1-4). Above the podium, the new hospital building's façades would continue the design aesthetic of the base, with buff-colored stone, brick, and rectangular and square window patterning complementing the cladding materials of the historic and newer buildings nearby (see Chapter 7, "Urban Design and Visual Resources," Figures 7-43 through 7-46).

The Proposed Project would also include additions and modifications to portions of the existing hospital buildings on the western portion of Projected Development Site 1, including the Wollman Pavilion, the Uris Building, and the West Building, and certain areas within the Lachman Community Health Center and the Main and East Buildings. With the Proposed Project, these buildings would be renovated to contemporary industry standards consistent with the proposed new hospital building and would connect to the new hospital building's podium. As part of the renovation, a new fire stairway would be constructed along the Park Avenue frontage of the Wollman Pavilion in connection with interior modifications. In addition, a new entrance and lobby for the Mother-Baby Hospital would be provided midblock on Park Avenue (see Chapter 1, "Project Description," Figures 1-2 through 1-4, 1-6, and 1-8). The renovated buildings would contain hospital support spaces and patient rooms would be converted from multi-bedded to single-bedded rooms.

In the With Action condition, Projected Development Site 1a would be redeveloped with a new approximately 46,000-gsf, five-story building (approximately 75 feet tall, including rooftop mechanical systems) that would house hospital support functions, including educational and administrative space and below grade utility/mechanical functions. This new building would replace the three existing three-story buildings on Projected Development Site 1a (see Chapter 1, "Project Description," Figures 1-2 through 1-4). The new building would be built to the sidewalk and of a scale similar to nearby buildings. The building would be faced in masonry and glazing,

drawing from the form and cladding materials of both historic and newer buildings that characterize the study area (see Chapter 7, "Urban Design and Visual Resources," Figures 7-38 and 7-39). A utility tunnel would also be constructed that would extend below East 77th Street and connect to the main hospital building on Projected Development Site 1. As the three buildings on Projected Development Site 1a are not architectural resources, the redevelopment of Projected Development Site 1a would not adversely affect historic architectural resources.

In addition, the Applicant proposes to provide improvements to the Lexington Avenue 77th Street subway station, improving access to the downtown side of the station on the southwest corner of Lexington Avenue and East 77th Street, much of which would be within LHH property (see Chapter 1, "Project Description," Figures 1-2 through 1-4, 1-8, and 1-9). These improvements would provide ADA access to the downtown platform of the station.

With either Envelope 1 or Envelope 2, the Proposed Project would not result in any significant adverse direct impacts to historic or cultural resources. As there are no architectural resources on Projected Development Site 1 or Projected Development Site 1a, the Proposed Project would not result in any adverse impacts to architectural resources.

STUDY AREA

DIRECT IMPACTS

With the Proposed Project, with either Envelope 1 or Envelope 2, no architectural resources in the study area would be demolished, damaged, altered, or neglected.

The Proposed Project would be constructed within 90 feet of historic architectural resources, including 14 buildings located within the Upper East Side Historic District and the Eglise St. Jean Baptiste[8] (see **Table 6-1**). Therefore, the Applicant would prepare and implement a CPP that would include measures to protect these historic architectural resources from inadvertent construction-related damage including ground-borne vibration, falling debris, and accidental damage from heavy machinery during project construction. The CPP would be prepared in consultation with LPC and implemented by a licensed professional engineer prior to the start of excavation and construction activities. The CPP would be prepared as set forth in Section 523 of the *CEQR Technical Manual* and in compliance with the procedures included in the DOB's *TPPN #10/88* and LPC's *Guidelines for Construction Adjacent to a Historic Landmark and Protection Programs for Landmark Buildings*. No other architectural resources in the study area are located within 90 feet of the Project Site.

With the preparation and implementation of a CPP for these architectural resources, the Proposed Project would not result in direct impacts to any of the architectural resources in the study area.

[8] The Eglise St. Jean Baptiste Rectory is located at a greater distance from the Project Site and would not be affected by project-related construction activities; the rectory would not be included in the CPP.

Table 6-1
Architectural Resources within 90 Feet of the Project Site

No.	Name	Address	Block	Lot	Historic Designation
1	Allen-Stevenson School	126-130 East 78th Street	1412	58	Upper East Side Historic District (S/NR, NYCHD)
2	Row House	122 East 78th Street	1412	62	Upper East Side Historic District (S/NR, NYCHD)
3	Row House	120 East 78th Street	1412	63	Upper East Side Historic District (S/NR, NYCHD)
4	Row House	118 East 78th Street	1412	64	Upper East Side Historic District (S/NR, NYCHD)
5	Row House	116 East 78th Street	1412	164	Upper East Side Historic District (S/NR, NYCHD)
6	Row House	114 East 78th Street	1412	65	Upper East Side Historic District (S/NR, NYCHD)
7	Row House	112 East 78th Street	1412	66	Upper East Side Historic District (S/NR, NYCHD)
8	Row House	110 East 78th Street	1412	67	Upper East Side Historic District (S/NR, NYCHD)
9	Row House	108 East 78th Street	1412	167	Upper East Side Historic District (S/NR, NYCHD)
10	Apartment Building	865 Park Avenue	1412	1	Upper East Side Historic District (S/NR, NYCHD)
11	Apartment Building	829 Park Avenue	1410	69	Upper East Side Historic District (S/NR, NYCHD)
12	Row House	110 East 76th Street	1410	68	Upper East Side Historic District (S/NR, NYCHD)
13	Row House	114 East 76th Street	1410	66	Upper East Side Historic District (S/NR, NYCHD)
14	Row House	118 East 76th Street	1410	65	Upper East Side Historic District (S/NR, NYCHD)
15	Eglise St. Jean Baptiste	1067-1071 Lexington Avenue	1410	53	S/NR, NYCL

Notes:
S/NR: State/National Registers of Historic Places
NYCL: New York City Landmark
NYCHD: New York City Historic District

INDIRECT IMPACTS

The Proposed Project's potential to result in indirect, or contextual, impacts was also evaluated. Indirect impacts are defined as those impacts that 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.

The Proposed Project with either Envelope 1 or Envelope 2 would not result in any significant adverse visual or contextual impacts on architectural resources in the study area. As described above, in the With Action condition, the Proposed Project would replace the existing buildings on the eastern portion of Projected Development Site 1 with the new hospital building, which would occupy the blockfront of Lexington Avenue between East 76th and East 77th Streets. As shown in **Figure 6-1**, the new hospital building would be located away from the historic district, with the closest historic district building located approximately 135 feet to the northwest across East 77th Street and approximately 60 feet to the southwest across East 76th Street.

Historic buildings fronting on Lexington Avenue are limited to the Eglise St. Jean Baptiste, approximately 90 feet southeast of Projected Development Site 1, and buildings in the Upper East Side Historic District Expansion, with the closest historic district building located across Lexington Avenue, approximately 171 feet southeast of Projected Development Site 1. No other historic buildings are located on Lexington Avenue within the study area (see **Figure 6-1**). The new hospital building with either Envelope 1 or Envelope 2 would have an approximately 195-foot-tall podium that would be compatible with the existing variety of both older and newer buildings that characterize Lexington Avenue and include a range of heights, forms, and styles (see Chapter 7, "Urban Design and Visual Resources," Figures 7-45 and 7-46). The new hospital building with both Envelope 1 and Envelope 2 would have a setback above the podium before rising to its full height—with Envelope 1 it would contain 26 stories and have an overall height of

approximately 436 feet, and with Envelope 2 it would contain 21 stories and have an overall height of approximately 395 feet. The podium would provide a visual break in the massing, reducing the perceived height of the building (see Chapter 7, "Urban Design and Visual Resources," Figures 7-32 and 7-33). While the new building with either Envelope 1 or Envelope 2 would be taller than existing buildings on Lexington Avenue in the study area, it would be located among other buildings that are representative of the changes in development over time that have occurred on Lexington Avenue (see Chapter 7, "Urban Design and Visual Resources," Figures 7-45 and 7-46). Therefore, the addition of a new tall building on Lexington Avenue would not adversely affect the context of nearby historic architectural resources.

While the overall height of the new hospital building with either Envelope 1 or Envelope 2 would be taller than other study area buildings on Lexington Avenue, as shown in Figure 7-1a, 7-45, and 7-46 of Chapter 7, "Urban Design and Visual Resources," other tall buildings are located within the study area among historic and newer buildings, including the 40-story, approximately 427-foot-tall Carlyle Hotel, which is located within the Upper East Side Historic District at 981 Madison Avenue and East 76th Street. Due to its height and massing, the Carlyle Hotel, which is located approximately 350 feet west of Projected Development Site 1, is part of the visual context of Projected Development Site 1 (see Chapter 7, "Urban Design and Visual Resources," Figure 7-31). Another tall building in the study area is the 31-story, approximately 341-foot-tall building at 188 East 76th Street, which is located approximately 370 feet southeast of Projected Development Site 1 and immediately east of the Eglise St. Jean Baptiste Rectory (NYCL, S/NR). Just outside the study area to the northeast is the 31-story, approximately 337-foot-tall building at 1370 Third Avenue (see Chapter 7, "Urban Design and Visual Resources," Figure 7-1a). These tall buildings, along with the variety of smaller and larger historic buildings, are part of the visual context of the study area. Therefore, with either Envelope 1 or Envelope 2, the new hospital building would not result in any significant adverse contextual impacts to nearby architectural resources.

As shown in **Figure 6-1**, the western portion of Projected Development Site 1 is located across from portions of the Upper East Side Historic District ~~(see **Figure 6-1**)~~, with approximately 220 linear feet of the historic district located across East 76th Street from the western portion of Projected Development Site 1 and approximately 120 linear feet of the historic district located across East 77th Street from the western portion of Projected Development Site 1. In addition, the west end of Projected Development Site 1—which occupies the entire Park Avenue blockfront—is located ~~across from~~adjacent to the boundary of the historic district (see View 21 of **Figure 6-11**). However, while the Park Avenue malls are within the historic district, ~~and~~ Projected Development Site 1 ~~are~~is physically and visually separated from the buildings on the west side of Park Avenue by the approximately 140-foot width of Park Avenue, which also includes the planted Park Avenue malls. Further, the nearby buildings in the historic district already exist within the context of the LHH complex. With the Proposed Project, the buildings on the western portion of Projected Development Site 1 would be renovated and modified with a new entrance and lobby, changes in glazing, and a new fire stairway that would be constructed along the Park Avenue frontage of the Wollman Pavilion (see Chapter 1, "Project Description," Figures 1-2, 1-3, 1-8a, and 1-8b and Chapter 7, "Urban Design and Visual Resources," Figures 7-34 and 7-35). As described above, none of the buildings on Projected Development Site 1 are known or potential architectural resources. Further, the proposed alterations and modifications to the Projected Development Site 1 buildings would not result in indirect adverse effects on the nearby historic district buildings or the Park Avenue malls, which are already located within the context of the existing LHH complex, and which area not architectural resources. Further, the proposed changes

to the buildings on Projected Development Site 1 would not detract from the characteristics that make the nearby historic district buildings or overall historic district significant.

The Eglise St. Jean Baptiste is located across Lexington Avenue and East 76th Street from Projected Development Site 1. The church's approximately 100-foot-wide primary façade is on Lexington Avenue and its longer, secondary façade extends approximately 200 feet east on East 76th Street. As described in "Existing Conditions," the church has a columned portico, with two towers above and a dome that projects from the roof of the eastern portion of the church. With both Envelope 1 and Envelope 2, the redevelopment of the eastern portion of Projected Development Site 1 would alter the context of the church; however, the church already exists within the context of existing newer and older buildings, including the approximately 341-foot-tall building immediately to the east at 188 East 76th Street. The new hospital building would not detract from the characteristics that make the Eglise St. Jean Baptiste significant.

The buildings in the Upper East Side Historic District Expansion located in the southern portion of the study area would not be adversely affected by the new hospital building on Projected Development Site 1. The historic district is located within the context of buildings from different development periods with a variety of architectural styles and heights. The context of the historic district along Lexington Avenue within the study area is also characterized by the buildings outside the historic district. Therefore, the new hospital building would not detract from the characteristics that make the nearby historic district buildings or overall historic district significant.

The rear/north property line of Projected Development Site 1a is located immediately adjacent to the portion of the Upper East Side Historic District that includes buildings on East 78th Street between Lexington and Park Avenues. The new approximately 75-foot tall, six-story building that would replace the three three-story buildings would be consistent with the heights and forms of the existing historic district buildings to the north, which include masonry-faced buildings that are 57 to 73 feet tall. While the new, modern building that would be developed on Projected Development Site 1a would be located in close proximity to 10 buildings in the historic district, the new building would not adversely affect the visual or contextual relationship of the buildings in the historic district, as the new building on Projected Development Site 1a would face away from the historic district buildings (see Chapter 7, "Urban Design and Visual Resources," Figures 7-38 and 7-39). Further, the new building, like the existing buildings on Projected Development Site 1a, would not have a meaningful visual or contextual relationship with the nearby historic district buildings. Therefore, the Proposed Project would not result in any significant indirect adverse impacts to historic resources.

The Ardsley Garage at 165 East 77th Street is located approximately 200 feet northeast of Projected Development Site 1 and approximately 325 feet east of Projected Development Site 1a. The garage does not have a meaningful visual or contextual relationship with the buildings on the Project Site due to intervening buildings and distance. The garage would not be adversely affected by the Proposed Project. Similarly, the five East 78th Street Houses at 157, 159, 161, and 163-165 East 78th Street are located at a greater distance from the Project Site and do not have any visual or contextual relationship with the Project Site. Therefore, these houses would not be adversely affected by the Proposed Project.

With either Envelope 1 or Envelope 2, the Proposed Project also would not obstruct public views of any architectural resources identified in the study area. Most of the historic district buildings in the study area are separated from the Project Site by intervening buildings. As described above, the architectural resources closest to the Project Site are located across East 76th and East 77th

Streets and Park Avenue. Public views of the closest historic district buildings would remain available from existing vantage points. However, the context of these buildings would be altered with the redevelopment of the eastern portion of Projected Development Site 1 with the new hospital building and the additions and alterations to the buildings on the western portion of Projected Development Site 1. With both Envelope 1 and Envelope 2, the new hospital building would include a midblock portion with a five-story base and a taller overall massing. The base of the midblock portion would be similar in height to existing historic district buildings across East 76th Street that are already located in the context of the hospital complex and other older and newer buildings of different massings. Construction of the Proposed Project would not affect any significant public views to the Upper East Side Historic District, including buildings on East 76th and East 77th Street, or diminish the visual prominence of buildings in the historic district. The Proposed Project would not result in changes to the Upper East Side Historic District to cause it to become a different visual entity or isolate the historic district from its setting or visual relationships with the streetscape, or otherwise impact the resource's visual prominence.

The Eglise St. Jean Baptiste is located approximately 90 feet southeast of Projected Development Site 1 and approximately 375 feet southeast of Projected Development Site 1a. Construction of the new hospital building on Projected Development Site 1 would change the context of the Eglise St. Jean Baptiste with the addition of a tall new building on the streetscape of Lexington Avenue; however, the church is already located in the context of the existing LHH complex and other older and newer buildings on Lexington Avenue. The new hospital building would not adversely affect any significant public views to the Eglise St. Jean Baptiste or diminish its visual prominence. The Proposed Project would not result in changes to the Eglise St. Jean Baptiste to cause it to become a different visual entity or isolate it from its setting or visual relationships with the streetscape, or otherwise impact the resource's visual prominence.

In the With Action condition, the proposed building would be clad in materials compatible with both the older and newer buildings in the study area. As described above, the architectural resources in the study area exist in a mixed context of newer and older buildings, including the stone-faced, Italian Renaissance-style Eglise St. Jean Baptiste with its tall spire and portico fronting on Lexington Avenue, and the large masonry-faced apartment buildings concentrated on Park Avenue in the historic district. Therefore, the contemporary design for the new building with the Proposed Project would not adversely impact the setting of architectural resources in the study area.

Overall, the Proposed Project with either Envelope 1 or Envelope 2 would not introduce incompatible visual, audible, or atmospheric elements to a historic resource's setting. With the implementation of a CPP for the architectural resources located within 90 feet of the Project Site, the Proposed Project would not result in any significant adverse impacts to historic and cultural resources in the study area.

REFERENCES

The New York Times.
"Lenox Hill to Get a Health Center." February 2, 1964, R1. ✷