

May 6, 2022

**Public Notice Regarding Section 106 Review of
Supportive and Affordable Housing Rehabilitation at the T Building, 82-41 Parsons Boulevard,
Queens NY
Seeking Public Comment**

The City of New York-Department of Housing Preservation and Development (HPD) is issuing this public notice as a part of its responsibilities under 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act of 1966 (Section 106), as amended.

Federal assistance from the U.S. Department of Housing and Urban Development (HUD), administered by HPD, is being sought to facilitate supportive housing units at the T Building, a nearly completed adaptive reuse of the historic building into affordable and supportive housing (the “Project”) at 82-41 Parsons Boulevard (Queens Block 6858, Lot 100), an approximately 89,349 square foot lot located in the Jamaica neighborhood of Queens (the “Development Site”). The project sponsor, T Building LLC, would be the recipient of the federal assistance through HPD. The Development Site was formerly a 10-story tuberculosis hospital (the “T Building”) occupied by Queens Hospital Center for outpatient programs. The building is listed on the State and National Register of Historic Places (S/NR) as well as eligible for designation as a New York City Landmarks Preservation Commission (LPC) historic landmark. The Applicant has been awarded Federal and New York State historic tax credits for rehabilitation of the historic building.

The regulations at 36 CFR Part 800 require HPD, as the funding agency, to identify if any buildings proposed for rehabilitation are listed or eligible for listing on the S/NR; to assess any direct or indirect effects the rehabilitation would have on other historic properties; and to seek ways to avoid, minimize, or mitigate any adverse effects. HPD, in consultation with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP), acting as the State Historic Preservation Office (SHPO), has determined the T Building to be listed on the State and National Registers of Historic Places (S/NR).

The project was previously analyzed in a New York City Environmental Quality Review (CEQR) Environmental Assessment dated March 26, 2019 (CEQR number 19HPD032Q). Through the course of that review, The New York City Landmarks Preservation Commission (LPC) and SHPO were consulted on the potential impacts to the T Building as a historic resource. In comments dated September 14th, 2018, LPC noted that because the property is being listed on the State and National Register of Historic Places and New York State Historic Tax Credits were being used in order to rehabilitate the property, no additional review is required from LPC, LPC would defer to SHPO regarding oversight of the historic rehabilitation, and that no significant adverse impacts would exist under CEQR. On October 5th, 2018, SHPO reviewed the proposed rehabilitation project in accordance with Section 14.09 of the New York Historic Preservation Act of 1980 and recommended certification of the historic tax credit application to the National Park Service. In comments dated December 12th, 2018, SHPO listed the property on the New York State Register of Historic Places and forwarded the nomination of the building to the National Register of Historic Places. The project sponsor received Part 2 Historic Preservation Application approval from the National Parks Service on March 20th, 2019 (project number 38846) and has submitted and had approved three subsequent Part 2 Amendments. HPD concluded its environmental review under CEQR in a negative declaration dated May 16th, 2019, noting that the rehabilitation would occur in accordance with the conditions set forth in the Part 2 Historic Preservation Application Approval, and requiring the approved Part 3 Request for Certification of Completed work by the project sponsor to HPD and LPC to demonstrate that all remedial activities have been properly implemented. Submission of the approved Part 3 Request for Certification of Completed work is required through the Regulatory Agreement between HPD and the Project Sponsor.

Because the federal assistance being sought would not alter or modify any of the rehabilitation previously reviewed by LPC and SHPO, HPD, acting as Responsible Entity for HUD pursuant to 24 CFR Part 58, has determined that the Proposed Project would not constitute an adverse effect on historic properties under Section 106. This determination is based on the information provided above; all remaining alteration and rehabilitation of the property will remain consistent with the Secretary of the Interior's standards for the treatment of historic properties as the federal assistance will not alter the scope of the project. All previously identified requirements for demonstration of appropriate implementation of remedial activities will remain in effect.

Information related to the proposed project and HPD/SHPO's determination of no Adverse Effect may be viewed online at <https://www1.nyc.gov/site/hpd/services-and-information/environmental-review.page> under the heading "Federal Environmental Review for HUD Funded Activities" and further under the subheading "Compliance with Section 106 of the National Historic Preservation Act of 1966" toward the bottom of the webpage. Members of the public are encouraged to provide views on the determination of no adverse effect. Comments may be submitted by email to nepa_env@hpd.nyc.gov for a 30-day period beginning on May 6th, 2022.

ENVIRONMENTAL REVIEW

Project number: HOUSING PRESERVATION AND DEV. / 19HPD032Q
Project: Triborough Hospital for Tuberculosis
Address: 161-25 PARSONS BOULEVARD, **BBL:** 4068580001
Date Received: 9/14/2018

LPC is in receipt of the EAS dated 7/30/18. The following language shall be included in the Historic Resource chapter of the EAS:

"Provided that the property becomes formally listed on the State/National Registers and New York State Historic Tax Credits are used in order to rehabilitate the property, no additional review by LPC is required. LPC would defer to the SHPO regarding treatment of the site.

If tax credits are not used, the potential for an adverse impact would exist under CEQR, and the applicant would need to return to LPC for consultation regarding the proposed work."

Cc: SHPO



10/5/2018

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 33266_FSO_GS_10052018.doc



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

October 5, 2018

Ms. Tiffany Pryce
Project Manager
Dunn Development Corp
316 Douglass Street, 2nd Floor
Brooklyn, NY 11217

Re: HPD
T-Building Adaptive Re-use
82-41 Parsons Boulevard, Queens, NY 11432
18PR00094

Dear Ms. Pryce:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We have reviewed the project description that was submitted to our office on January 5th, 2018. We recently reviewed the Part 1 tax credit application for the Federal Commercial Rehabilitation Tax Credit Program for this building, and we recommended certification to the National Park Service. The Secretary of the Interior's Standards for the treatment of historic properties govern our review of proposed projects both under Section 14.09 and for purposes of the historic rehabilitation tax credit. Contingent upon the National Park Service's certification that the work proposed for the tax credit project at this property meets the Secretary's Standards, it is OPRHP's opinion that the proposed undertaking will have No Adverse Impact on historic resources. Please note that if the project uses federal funding, we would need to resume our consultation under Section 106 of the National Historic Preservation Act.

If additional information correspondence is required regarding this project it should be provided via our Cultural Resource Information System (CRIS) at www.nysparks.com/shpo/online-tools/ Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new information for an existing project". You will need this project number and your e-mail address. If you have any questions, I can be reached at (518) 268-2182.

Sincerely,

Olivia Brazee
Historic Site Restoration Coordinator
olivia.brazee@parks.ny.gov

via e-mail only

cc: Callista Nazaire, NYC HPD
Matthew Juliana, NYC HPD

Gina Santucci, NYC LPC
John Gearrity, Dunn Development

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

December 12, 2018

Mr. Martin Dunn
Dunn Development Corporation
316 Douglass Street
Brooklyn, NY 11217

Re: Triboro Hospital for Tuberculosis
82-41 Parsons Boulevard
Queens, NY 11432
Queens County

Dear Mr. Dunn:

Following a detailed review, the State Review Board has recommended to the Commissioner of Parks, Recreation and Historic Preservation, who is the New York State Historic Preservation Officer (SHPO), that the property identified above be listed on the New York State Register of Historic Places and nominated to the National Register of Historic Places.

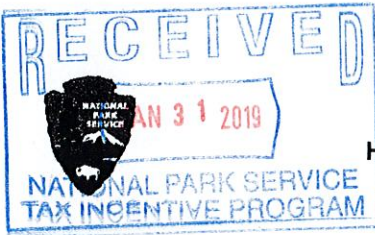
After reviewing the nomination, the SHPO has agreed with the recommendation of the State Review Board and has listed the property on the State Register of Historic Places. We shall now forward the nomination to the Keeper of the National Register in Washington, D. C.

If the Keeper of the National Register approves the nomination, the property will be listed on the National Register. You will be notified when this decision is made.

Information about the results of State and National Register listing were included in our earlier notification letter. If you have any further questions, please contact your field representative Jennifer Betsworth, at the **Division for Historic Preservation**, (518) 268-2189.

Sincerely,

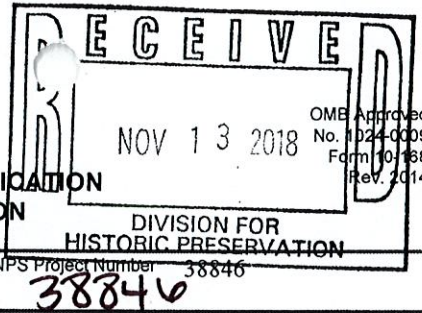
R. Daniel Mackay
Deputy Commissioner for Historic Preservation and
Deputy State Historic Preservation Officer



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

18PR 03890



Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** Triboro Hospital for Tuberculosis/T Building
Street 82-41 Parsons Boulevard
City Jamaica County Queens State NY Zip 11432
Name of Historic District _____

- Listed individually in the National Register of Historic Places; date of listing _____
- Located in a Registered Historic District; name of district _____
- Part 1 - Evaluation of Significance submitted? Date submitted 6/22/18 Date of certification 7/23/18

2. **Project Data**
Date of building completed in 1941 Estimated rehabilitation costs (QRE) \$98,643,000
Number of buildings in project 1 Floor area before / after rehabilitation 243,414 / 243,414 sq ft
Start date (estimated) 3/15/18 Use(s) before / after rehabilitation hospital / residential & community facility
Completion date (estimated) 3/15/21 Number of housing units before / after rehabilitation 0 / 202
Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 202

3. **Project Contact** (if different from applicant)
Name Kerri Culhane Company _____
Street 107 North River Road City Fort Edward State NY
Zip 12828 Telephone (646) 737-3390 Email Address culhaneblack@gmail.com

4. **Applicant**
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Martin Dunn Signature _____ Date 11/12/18
Applicant Entity T Building LLC SSN _____ or TIN 83-1780686
Street 589 Sackett Street, 2nd Floor City Brooklyn State NY
Zip 11217 Telephone (718) 388-9407 Email Address mdunn@dunndev.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 3/20/2019 National Park Service Authorized Signature Rebecca A. Snuffer NPS

NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Triboro Hospital for Tuberculosis T Building

Project Number: 38846

Property address: 82-41 Parsons Boulevard, Jamaica, NY

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation only if the following condition(s) is/are met:

Windows. Replacement windows with insulated glazing must have exterior muntins and either spacer bars or interior muntins, preferably both. Replacing glazing with louvers is not a compatible treatment and may not be undertaken on the primary south elevation. It may be acceptable in limited locations on the north elevation, but should not be undertaken without approval of the specific locations, in order to ensure that the overall project will continue to meet the Standards.

Ceilings. Historic ceiling heights must be maintained. Lowered ceilings must be limited to kitchens and bathrooms of apartments and to back-of-house service spaces.

9th-floor solarium/auditorium. The 9th-floor solarium/auditorium and its historic features and finishes must be preserved, not subdivided for apartments. The solarium are character-defining features of this historic hospital, and several of these spaces remain open and undivided as they were historically. Subdividing the other solarium will minimally meet the Standards provided that the 9th floor space and its finishes and features are preserved.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

3/20/2019
Date

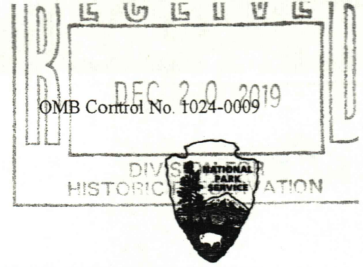
Rebecca A. Shiffer
National Park Service Signature

NPS



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

18 / 3890



Instructions: This page must bear the applicant's original signature and must be dated.	NPS Project Number 38846
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1. **Property Name** Triboro Hospital for Tuberculosis/T Building
Property Address 82-41 Parsons Boulevard, Queens, NY 11432
2. **This form** includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that phase _____ of _____ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____ Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

This amendment includes 1). Revised plans for floors 8 and 9, including the restoration of the historic auditorium in the 9th floor solarium 2). New rooftop HVAC equipment 3). Locations of all ventilation louvers on the building exterior proposed in Part 2 but not specified at that time 4). Safety and accessibility issues, including a new ADA ramp design at main entrance; removal of Part 2 approved OSHA ladder; and installation of lightning protection equipment 5). Proposed revised ceiling heights.

3. **Project Contact** (if different from applicant)
Name Kerri Culhane **Company** _____
Street 107 N. River Rd. **City** Fort Edward **State** NY
Zip 12828 **Telephone** (646) 737-3390 **Email Address** culhaneblack@gmail.com

4. **Applicant**
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
- Name** Martin Dunn **Signature** (Sign in ink) _____ **Date** 12/16/2019
Applicant Entity T Building LLC **SSN** _____ **or TIN** 83-1780686
Street 589 Sackett Street, 2nd Floor **City** Brooklyn **State** NY
Zip 11217 **Telephone** (718) 388-9407 **Email Address** mdunn@dunndev.com
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
 will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
 does not meet the Secretary of the Interior's Standards for Rehabilitation.
 updates the information on file and does not affect the certification.

Advisory Determinations:

- The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 1/23/2020 National Park Service Authorized Signature (Sign in ink) Rebecca A. Bluffen

- NPS conditions or comments attached

RECORDS RETENTION - PERMANENT. Transfer all permanent records to NARA 15 years after closure. (NPS Records Schedule, Resource Management and Lands (Item 1.A.2) (N1-79-08-1)).



HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

18/3890

Instruction: This form must be signed by the applicant's original signature and must be dated. NPS Project Number 38846

1. Property Name Triboro Hospital for Tuberculosis/T Building
Property Address 82-41 Parsons Boulevard, Queens, NY 11432

- 2. This form includes additional information requested by NPS for an application currently on hold. updates applicant or contact information. amends a previously submitted Part 1 Part 2 Part 3 application. requests an advisory determination that phase ___ of ___ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____ Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

This amendment deals specifically with the windows, addressing the conditions set forth in the original Part 2 conditional approval by NPS. Note the addition of the spacer bars and the exterior and interior muntins to create the simulated divided light effect while maintaining sightlines as close as possible to the historic condition. Window color, based on the historic; the technical details for retrofitting the new windows over the historic frames; and a window schedule are included.

3. Project Contact (if different from applicant)
Name Kerri Culhane Company _____
Street 107 N. River Rd. City Fort Edward State NY
Zip 12828 Telephone (646) 737-3390 Email Address culhaneblack@gmail.com

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
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For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name Martin Dunn Signature (Sign in ink) _____ Date 03/17/2020
Applicant Entity T Building LLC SSN _____ or TIN 83-1780686
Street 589 Sackett Street, 2nd Floor City Brooklyn State NY
Zip 11217 Telephone (718) 388-9407 Email Address mdunn@dunndev.com
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

Advisory Determinations:

The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 4/13/2020 National Park Service Authorized Signature (Sign in ink) Rebecca A. Shiffer

NPS conditions or comments attached

1513890



NPS Form 10-168b (Rev. 2019)
National Park Service
OMB Control No. 1024-0009

RECEIVED

APR 15 2022

NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

Instructions: This page must bear the applicant's original signature and must be dated.

NPS Project Number
38846

1. **Historic Property Name** Triboro Hospital for Tuberculosis/T Building
 Street 82-41 Parsons Boulevard
 City Jamaica County Queens State NY Zip 11432

2. This form includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that the completed phase ___ of ___ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____ Estimated rehabilitation costs of phase (QRE) _____

Amend. #3

Summarize information here; continue on following page if necessary.
 The T Building kitchen is being adapted into the Commonpoint Queens Youth Opportunity Hub. Though not a "primary" historic space, kitchen's historic materials (quarry tile, salt-glazed tile) will be preserved, and character-defining spaces, such as the large open areas beneath the skylights, will be highlighted through compatible uses. Plans entail the sensitive introduction of new materials. Please see the continuation page for an expanded narrative keyed to the accompanying drawing set.

3. **Project Contact** (if different from applicant)
 Name Kerri Culhane Company _____
 Street 107 N. River Rd City Fort Edward State NY
 Zip 12828 Telephone (646) 737-3390 Email Address culhaneblack@gmail.com

4. **Applicant**
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
 Name Martin Dunn Signature (Sign in ink) _____ Date 04/06/2022
 Applicant Entity T Building LLC SSN _____ or TIN _____
 Street 589 Sackett Street, 2nd Floor City Brooklyn State NY
 Zip 11217 Telephone (718) 388-9407 Email Address mdunn@dunndev.com
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only
 The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
 meets the Secretary of the Interior's Standards for Rehabilitation.
 will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
 does not meet the Secretary of the Interior's Standards for Rehabilitation.
 updates the information on file and does not affect the certification.

Advisory Determinations:
 The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 4/27/2022 National Park Service Authorized Signature (Sign in ink) Rebecca A. Sniffen
 NPS conditions or comments attached

T Building –
CEQR EAS 19HPD032Q
Attachment G, Historic Resources and
Appendix

I. INTRODUCTION

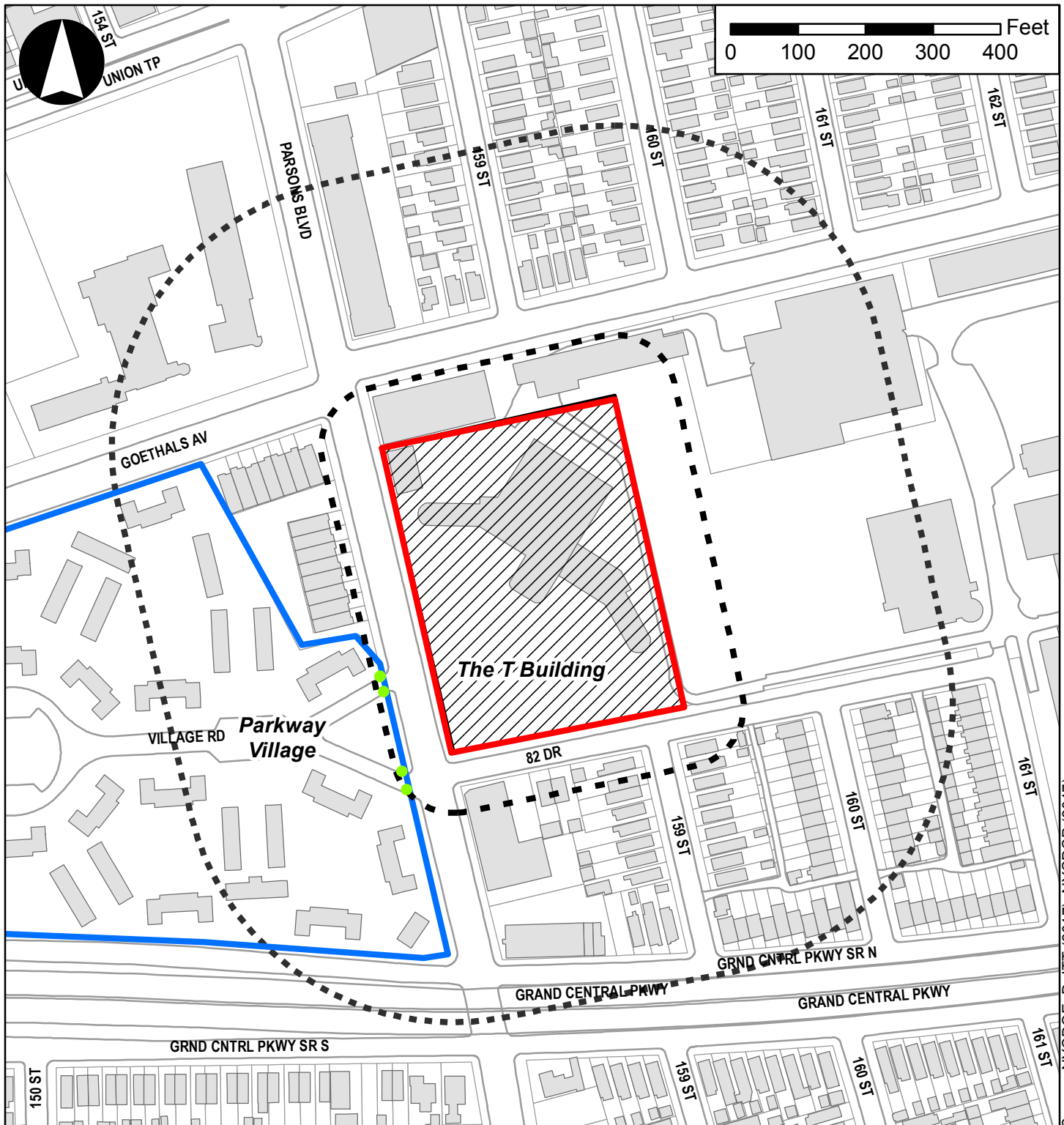
The 2014 *City Environmental Quality Review (CEQR) Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed in the State/National Registers of Historic Places (S/NR) or contained within a district listed in or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHLs); and properties not identified by one of the programs listed above, but that meet their eligibility requirements. An assessment of historic/archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

As shown in **Figure G-1**, the Development Site contains a historic resource that is listed on the S/NR and eligible for designation as a NYCL: the former Triboro Hospital for Tuberculosis (now known as the “T Building”). Therefore, it is necessary to assess the potential impacts of the Proposed Action on historic architectural resources. According to *CEQR Technical Manual* guidance, impacts on historic resources are considered on those sites impacted by an action and in the area surrounding the project site. The historic resources study area is therefore defined as the Development Site plus an approximate 400-foot radius around the Development Site, which is typically adequate for the assessment of historic resources in terms of physical, visual, and historical relationships (refer to **Figure G-1**).

Archaeological resources are considered only in those areas where new excavation or ground disturbance is likely and would result in new in-ground disturbance as compared to No-Action conditions. The Proposed Action would not result in any new in-ground disturbance on the Development Site, and as such, would not have the potential to result in significant adverse impacts on archaeological resources. Therefore, the analysis presented herein assesses the potential for the Proposed Action to result in significant adverse impacts on historic architectural resources only.



II. PRINCIPAL CONCLUSIONS




The Proposed Action would not result in any significant adverse impacts to historic architectural resources on the Development Site or within the approximately 400-foot secondary study area. As discussed in more detail below, in the future with the Proposed Action, the T Building on the Development Site would be formally listed on the S/NR, and the Applicant would seek federal and New York State historic tax credits in order to rehabilitate the historic building. Provided that the property becomes formally listed on the State/National Registers and New York State Historic Tax Credits are used in order to rehabilitate the property, no additional review by LPC is required. LPC would defer to the SHPO regarding treatment of the site. If tax credits are not used, the potential for an adverse impact





Source: NYCDOE; DoITT (2017); NYCDCP (2017)

Legend

-  Development Site
-  400-Foot Radius

-  90-Foot Radius
-  Building Footprints
-  Parkway Village Gateposts

Historic Resources

-  S/NR-Listed
-  S/NR-Eligible & NYCL-Eligible

would exist under CEQR, and the applicant would need to return to LPC for consultation regarding the proposed work.

The Proposed Project would include the restoration of the building's historic façade, including terraces and balconies, and the restoration of key interior elements including the front entry, lobby, and central stairs. As such, the Proposed Project would not result in significant adverse direct impacts to historic architectural resources, but rather, would improve the defining characteristics of the T Building that make it listed on the S/NR and eligible for designation as a NYCL.

Additionally, the Proposed Project would not result in significant adverse indirect impacts on existing historic resources in the secondary study area. In the future with the Proposed Action, no additions would be constructed on the existing T Building, and no additional structures would be built on the Development Site. Therefore, the Proposed Project would not significantly alter the setting or visual context of surrounding historic resources, and would not result in development that would diminish the qualities that make the adjacent S/NR-listed Parkway Village historically and architecturally significant. The Proposed Action is site-specific, and would not alter the relationship of any nearby historic resources to the streetscape. No primary facades, significant architectural ornamentation, or notable features of surrounding historic buildings would be obstructed by the Proposed Project, and all significant elements of these resources would remain visible in view corridors on adjacent streets. No incompatible visual, audible, or atmospheric elements would be introduced by the Proposed Project to any historic resource's setting in the future with the Proposed Action. Additionally, the Proposed Project would not result in any incremental shadows as compared to No-Action conditions.

III. DEVELOPMENT BACKGROUND

As shown in **Figure G-1**, the Development Site is located in the Jamaica neighborhood of Queens. After European colonization of New York City, the Development Site and surrounding area were predominately used as farmland, with Parsons Boulevard as a main thoroughfare connecting the early settlements of Jamaica to the south with Flushing to the north. The area was called Jamaica due to its location on the hills between Flushing and Jamaica, and remained largely rural into the early decades of the 20th century.

The completion of the Queensboro Bridge in 1909 and concurrent improvements in roads, subways, and train spurred the development of previously rural areas of Queens. Large numbers of homes were constructed for families leaving the overcrowded conditions of Manhattan and Brooklyn. Examples in the secondary study area include the low-rise detached and semi-detached housing along 159th, 160th, and 161st Streets, which were largely developed in the 1920s and early 1930s (refer to **Figure G-1**).

Concurrently, the City purchased farmland in order to construct a Queens-based hospital to relieve the transportation of patients to the Kings County Hospital in Brooklyn. In 1916, the Queensboro Hospital for Communicable Diseases was opened on the site that is now occupied by the Queens Hospital Center campus. The Queens General Hospital, the first municipal hospital in Queens, was constructed in the eastern portion of the site in 1935; the two hospitals eventually merged into one. In 1941, the Triboro Hospital for Tuberculosis opened to the west of the Queens General Hospital (on the Development Site, as shown in **Figure G-1**).

During the 1930s, Grand Central Parkway was developed to the south of the Development Site to provide a connection between Queens Boulevard and Nassau County. After World War II, New York City experienced a tremendous housing shortage; because of the availability of still undeveloped land in Queens at this time, a number of planned residential communities were constructed in the borough. An example in the secondary study area is Parkway Village, to the west of the Development Site, which until 1939 was still in use as farmland (refer to **Figure G-1**). Planned as a separate residential community set within the surrounding street pattern, Parkway Village was developed in 1946-47 to provide housing for the international staff of the newly formed United Nations (see below for further discussion).

In 1961, Grand Central Parkway was widened in preparation for the 1964 World's Fair in Flushing Meadows-Corona Park, to the northwest of the study area. In 1962, the Parsons Manor residential building to the north of the Development Site (80-25 Parsons Boulevard) was constructed; the Church of St. Nicholas of Tolentine was subsequently built to the northwest (150-75 Goethals Avenue). In 1983, Parkway Village was converted into a co-op, and some small portions of the property were sold off; for example, the southwest corner of Goethals Avenue and Parsons Boulevard was redeveloped into the Hillcrest Mews residences in the 1990s.

Major changes to the Queens Hospital Center Campus occurred during the last years of the 20th century and the first decades of the 21st century. In 1998, demolition of the historic buildings in the complex began in order to make room for new, state-of-the-art hospital facilities. The new Queens Hospital Center was opened in 2001, followed by a new pavilion building in 2007, the Queens Gateway to Health Sciences Secondary School in 2010, and the Fire Department of New York's (FDNY's) Emergency Medical Services (EMS) Station 50 in 2016.

IV. ARCHITECTURAL RESOURCES

Criteria and Regulations

Once the study area was determined, an inventory of officially recognized architectural resources was compiled. Criteria for listing on the National Register are in the Code of Federal Regulations, Title 36, Part 63. As recommended in the 2014 *CEQR Technical Manual*, Chapter 9, Section 160, LPC has adopted these criteria for use in identifying National Register listed and eligible architectural resources for CEQR 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: (1) are associated with events that have made a significant contribution to the broad patterns of history (Criterion A); (2) are associated with significant people (Criterion B); (3) embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or (4) may yield [archaeological] information important in prehistory or history. Properties younger than 50 years of age are ordinarily not eligible, unless they have achieved exceptional significance. Official determinations of eligibility are made by the New York State Office of Parks, Recreation & Historic Preservation (OPRHP).

In addition, LPC designates historically significant properties in the City as NYCLs and/or Historic Districts, following the criteria provided in the Local Laws of the City of New York, New York City Charter, Administrative Code, Title 25, Chapter 3. Buildings, properties, or objects are eligible for landmark status

when a part is 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 landmark, interior landmark, scenic landmark, and historic district. In addition to identifying architectural resources officially recognized in the study area, potential architectural resources within the study area were also identified, and are discussed below.

Existing Conditions

Development Site

(Former) Triboro Hospital for Tuberculosis (S/NR-listed & NYCL-eligible): 82-41 Parsons Boulevard (Block 6858, p/o Lot 1)

As shown in **Figure G-1**, the former Triboro Hospital for Tuberculosis (now known as the “T Building”) is located on the Development Site. The hospital was constructed in 1939-40 to the designs of the Office of John Russell Pope and its successor firm, Eggers and Higgins. The hospital was designed in the Art Moderne style, unusual for large institutional buildings of the time. It is faced in tan brick laid in a Flemish bond, with limestone trim. As shown in **Figure G-2**, the 10-story building contains a symmetrical, tripartite façade composed of a broad, three-bay tower with a bowed central bay, and two eight-bay horizontal wings that angle forward at the middle. Its horizontality is emphasized by long continuous cantilevered metal balconies running across the wings of the third through ninth stories of the building. The central main entrance on the southwest façade contains a set of three bronze-framed glass entry doors flanked by two sidelights and a limestone surround, and two monumental bronze and glass lanterns are set atop the walls framing the granite entrance steps.

The hospital embodied the public commitment to health and welfare programs during the New Deal era, and its design adhered to prevailing contemporary practice in tuberculosis treatment, which called for ample patient access to light and air. The building is oriented to the southwest to maximize access to sunlight, and it was constructed near the top of a hill to catch the breezes. Patient rooms and wards were located along the southwest side of the building, with high ceilings, large windows, and balconies deep enough to accommodate patients in beds and wheelchairs. As shown in **Figure G-2**, the wings of the building step back at the outer bays of the eighth and ninth stories, providing large open decks and terraces for patients. The original landscape surrounding the hospital was designed to be park-like in order to encourage ambulatory patients to stroll the grounds.

The exterior facades of the hospital remain largely intact, with the exception of the replacement of windows and doors facing the balconies and terraces. However, much of the original landscaping surrounding the building has been replaced with at-grade parking lots. The T Building is one of only a few historic buildings that remain on the Queens General Hospital campus. In a letter dated April 5, 2018 (provided in **Appendix 1**), the NYCLPC determined that the T Building is listed on the S/NR and eligible for designation as a NYCL.



1. Southwestern façade of the T Building.



2. Northeastern façade of the T Building.



3. Parkway Village residences.
(Photo courtesy of Parkway Village)



4. Parkway Village residences and courtyard.
(Photo courtesy of Place Matters)

Secondary Study Area

Parkway Village (S/NR-Listed): Generally bounded by Union Turnpike/Goethals Avenue, 150th Street/Parsons Boulevard, Grand Central Parkway, and Main Street (Block 6715, Lot 2)

As shown in **Figure G-1**, the eastern portion of the S/NR-listed Parkway Village is located within the 400-foot historic resources study area. The 35-acre residential development was built in 1946-47 to provide housing for the international staff of the newly formed United Nations, and takes its name from the adjacent Grand Central Parkway. The community was conceived by Robert Moses, who had hoped that the United Nations would chose nearby Flushing Meadows – Corona Park for their permanent headquarters (construction of the village was well underway when the United Nations chose Midtown Manhattan for their headquarters). Once opened, Parkway Village was a rare integrated community in both New York City and the United States.

Leonard Schultze & Associates designed the garden-apartment community with Clarence C. Combs (landscape designer). The village was planned as a separate community set within the surrounding street pattern, with asymmetrical groupings of buildings creating a sense of free-flowing design throughout. Within the complex, there are two internal roads (Charter Road and Village Road), three main entrances with pairs of gateposts (including two sets at the intersection with Parsons Avenue in the study area), and two large green areas (the Village Green and the Circle). The community contains 110 two- and three-story buildings with 685 predominately residential units, many of which surround courtyards. Almost all buildings in the village are faced in red brick with white Neo-Georgian trim and clay roofs (refer to **Figure G-2**), and fall into distinct groupings or types, arranged in alternating patterns throughout the complex. Most buildings contain projecting porches with triangular or segmental-arched pediments, double-height porticos, and aedicular entranceways. The residences are surrounded by an abundance of landscaped open space; only 16 percent of total land area in the village is occupied by buildings.

Although Parkway Village remains largely intact, some changes occurred to the site during the second half of the 21st century. Around 1960, the City appropriated a portion of the ground separating the village's buildings from a narrow road along the westbound lanes of Grand Central Parkway between Parsons Boulevard and Main Street, in order to create a service road for the Parkway in anticipation of the 1964 World's Fair in nearby Flushing Meadows – Corona Park. Additionally, when the community converted into a co-op in 1983 (and most United Nations residents moved out), some small portions of the site were sold off, including the parcel on the southwest corner of Parsons Boulevard and Goethals Avenue in the secondary study area. This site, which was formerly occupied by tennis courts and a residential building, was demolished and replaced with new residential development in the 1990s (known as the Hillcrest Mews).

The Future without the Proposed Action (No-Action Condition)

Under No-Action conditions, the status of historic resources could change. SProperties found eligible for consideration for designation as NYCLs could be calendared and/or designated. It is also possible, given the Proposed Action's year of 2021, that additional sites could be identified as architectural resources in this time frame. Changes to the historic resources identified above or to their settings could also occur irrespective of the Proposed Action. Future projects could affect the settings of architectural resources. It is possible that some architectural resources at the Development Site and surrounding 400-foot study

area could deteriorate, while others could be restored. In addition, future projects could accidentally damage architectural resources through adjacent construction

Properties that are designated NYCLs are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition of those resources can occur. All properties within LPC-designated historic districts also require LPC permit and approval prior to new construction, addition, enlargement, or demolition. The owners of a property may work with LPC to modify their plans to make them appropriate. Properties that have been calendared for consideration for designation as NYCLs are also afforded a measure of protection insofar as, due to their calendared status, permits may not be issued by DOB for any structural alteration to the buildings for any work requiring a building permit, without at least 40 days prior notice being given to LPC. During the 40-day period, LPC has the opportunity to consider the case and, if it so chooses, schedule a hearing and move forward with designation.

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. Additional protective measures apply to designated NYCLs and S/NR-listed historic buildings located within 90 linear feet of a proposed construction site. For these structures, DOB's TPPN #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent NYCL-designated or S/NR-listed historic resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Additionally, historic resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection from the effects of federally-sponsored, or federally-assisted projects under Section 106 of the National Historic Preservation Act, and are similarly protected against impacts resulting from state-sponsored or state-assisted projects under the New York State Historic Preservation Act. Although preservation is not mandated, federal agencies must attempt to avoid adverse impacts on such resources through a notice, review, and consultation process. Private property owners using private funds can, however, alter or demolish their S/NR-listed or S/NR-eligible properties without such a review process.

Anticipated Developments in the No-Action Condition

Development Site

As detailed in Attachment A, "Project Description," in the future without the Proposed Action, it is expected that the existing community facility uses in the T Building would be relocated within the Queens Hospital Center campus. Therefore, the T Building is expected to be vacant in the future without the Proposed Action, and no restoration of the S/NR-listed and NYCL-eligible historic resource would occur. Absent the Proposed Project, it is possible that the character-defining features of the T Building could fall into disrepair, and the continued deterioration of these historic architectural features could diminish or completely eliminate the qualities that make the building listed on the S/NR and eligible for designation as a NYCL.

Secondary Study Area

As detailed in Attachment C, “Land Use, Zoning, & Public Policy,” there are no developments under construction or planned in the 400-foot secondary study area in the future without the Proposed Action.

The Future With the Proposed Action (With-Action Condition)

According to the 2014 *CEQR Technical Manual*, generally, if a proposed action would impact those characteristics that make a resource historic or eligible for NYCL designation or S/NR listing, this could be a significant adverse impact. As described above, the eligible and designated historic resources in the secondary study area are significant for their architectural quality and for their local and national historic value. This section assesses the Proposed Action’s potential to result in significant adverse impacts on the identified architectural resources outlined above. The Proposed Action was assessed in accordance with guidance established in the *CEQR Technical Manual* (Chapter 9, Section 420) to determine (a) whether there would be a physical change to any eligible or designated property as a result of the Proposed Action; (b) whether there would be a physical change to the setting of any eligible or designated resource, such as context or visual prominence as a result of the Proposed Action; and (c) if so, whether the change is likely to diminish the qualities of the resource that make it important.

As detailed in Attachment A, “Project Description,” upon approval of the Proposed Action, the T Building on the Development Site would be reoccupied with residential and community facility uses. The proposed development would include approximately 206 affordable residential dwelling units (DUs) and 20,000 sf of community facility space. The Proposed Project would also include 12,000 sf of administrative office space for Queens Hospital Center, and 8,000 sf of space for community facility uses. As part of the proposed development, a total of approximately 103 accessory at-grade parking spaces would be provided on-site, in the front of the building.

Additionally, in the future with the Proposed Action, the T Building on the Development Site would be formally listed on the S/NR, and the Applicant would seek federal and New York State historic tax credits in order to rehabilitate the historic building. In a letter from SHPO dated December 12, 2018, SHPO has recommended that the T Building be listed on the S/NR (see **Appendix 1** for SHPO correspondence). The Proposed Project would include the restoration of the building’s historic façade, including terraces and balconies, and the restoration of key interior elements including the front entry, lobby, and central stairs. Provided that the property becomes formally listed on the State/National Registers and New York State Historic Tax Credits are used in order to rehabilitate the property, no additional review by LPC is required. LPC would defer to the SHPO regarding treatment of the site. If tax credits are not used, the potential for an adverse impact would exist under CEQR, and the applicant would need to return to LPC for consultation regarding the proposed work.

Direct (Physical) Impacts

Historic resources can be directly impacted by physical destruction, demolition, damage, alteration, or neglect of all or part of a historic resource. For example, alterations, such as the addition of a new wing to a historic building or replacement of the resource’s entrance, could result in significant adverse impacts, depending on the design. Direct impacts also include changes to an architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features.

The Proposed Project would include the restoration of the building's historic façade, including terraces and balconies, and the restoration of key interior elements including the front entry, lobby, and central stairs. As such, the Proposed Project would not result in significant adverse direct impacts to historic architectural resources, but rather, would improve the defining characteristics of the T Building that make it listed on the S/NR and eligible for designation as a NYCL.

Indirect (Contextual) Impacts

According to the 2014 *CEQR Technical Manual*, possible impacts to architectural resources may include isolation of the property from, or alteration of, its setting or visual relationship with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor. Significant indirect impacts can occur if a proposed action would cause a change in the quality of a property that qualifies it for listing on the S/NR or for designation as a NYCL.

The Proposed Project would not result in significant adverse indirect impacts on existing historic resources in the secondary study area. As detailed above, the Proposed Action would result in the rehabilitation of the T Building on the Development Site. These changes are expected to improve the historic character of the T Building, including the restoration of the building's historic façade, including terraces and balconies, and the restoration of key interior elements including the front entry, lobby, and central stairs. No additions would be built on the existing T Building, and no additional structures would be constructed on the Development Site in the future with the Proposed Action. Therefore, the Proposed Project would not significantly alter the setting or visual context of surrounding historic resources, and would not result in development that would diminish the qualities that make the adjacent S/NR-listed Parkway Village historically and architecturally significant. The Proposed Action is site-specific, and would not alter the relationship of any nearby historic resources to the streetscape. No primary facades, significant architectural ornamentation, or notable features of surrounding historic buildings would be obstructed by the Proposed Project, and all significant elements of these resources would remain visible in view corridors on adjacent streets. No incompatible visual, audible, or atmospheric elements would be introduced by the Proposed Project to any historic resource's setting in the future with the Proposed Action. As such, the Proposed Action would not result in significant adverse indirect or contextual impacts to historic architectural resources.

Construction-Related Impacts

Any new construction taking place adjacent to historic resources has the potential to cause damage to historic structures from ground-borne construction vibrations. As noted above, the New York City Building Code provides some measure 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. Additional protective measures apply to NYCL-designated and S/NR-listed historic resources located within 90 linear feet of a proposed construction site. For these structures, DOB's TPPN #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

As shown in **Figure G-1**, while the edge of the Development Site's lot is located within 90-feet of the Parsons Boulevard entrance gateposts, which are contributing resources in the S/NR-listed Parkway Village, the actual area of construction would occur approximately 260 feet away from these resources. Therefore, the Proposed Project would not require a Construction Protection Plan and no construction-related impacts on historic resources would be anticipated as a result of the Proposed Action.

Shadows

As detailed in Attachment A, "Project Description," the Proposed Project would not result in any additions to the existing T Building on the Development Site, and would not result in the construction of additional structures on the site. Therefore, the Proposed Project would not result in any incremental shadows as compared to No-Action conditions.

APPENDIX 1
Historic Resources



**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
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

RESOURCE EVALUATION

DATE: 10/02/2012

STAFF: Kathy Howe


PROPERTY: former Triborough Hospital for Tuberculosis (now part of Queens Hospital Center)

MCD: Queens

ADDRESS: 161-25 Parsons Blvd.

COUNTY: Queens

PROJECT REF: 42PR04118

USN: 08101.011576 

- 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 components may lack individual distinction;
- D. Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The former Triborough Hospital for Tuberculosis at the northeast corner of Parsons Blvd. and 82nd Dr. in Kew Gardens Hills was built in 1939-40 to the design of Eggers & Higgins. Architects Otto R. Eggers and Daniel Paul Higgins began their careers working for John Russell Pope, founding their own practice following Pope's death in 1937. The Triborough Hospital for Tuberculosis was one of the firm's early designs. They later went on to design such prominent buildings as Washington, D.C.'s National Gallery

of Art (begun by Pope, 1935; completed by Eggers & Higgins, 1941) and the Jefferson Memorial (begun by Pope, 1937; completed by Eggers & Higgins, 1943).

The Triborough Hospital for Tuberculosis is now known as the T Building and is part of the Queens Hospital Center. It meets Criterion C in the area of healthcare design and Criterion A in history of medicine.

The Art Moderne building is notable for its curved corners, curved balconies, and abundance of windows. Built as a tuberculosis treatment facility, the high-rise hospital "turned to the sun and bedecked with south-facing tiers of balconies and solariums,"¹ to provide plenty of fresh air and light to patients.

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

¹ Norval White and Elliot Willensky, *AIA Guide to New York City* (New York: Three Rivers Press, 2000), 855.



North View (1)



09/10/12 North View (2)



Northwest Corner (3)



Northwest Corner(4)



Northwest Corner (1)



Northwest Corner (2)



Northwest View



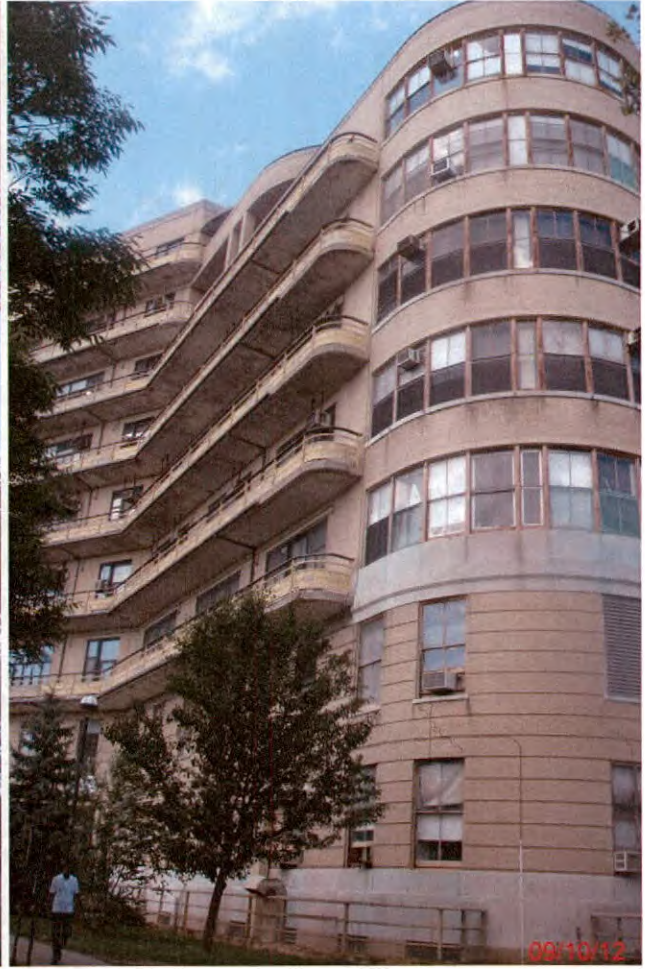
Northwest View Exterior



South View



Southeast Corner (1)



Southeast Corner (2)



Southeast View



Southeast Rear View (1)



Southeast Rear View (2)



Southeast Rear View (3)



Southwest View (1)



09/10/12 Southwest View (2)



09/10/12 Southwest View (3)



Southwest Rear View (1)



Southwest Rear View (2)



Southwest Rear View (3)



Southwest Rear View (4)



Southwest Rear View (5)



Southwest Rear View (6)



Southwest Rear View (7)



Southwest Rear View (8)

Bonafide, John (PARKS)

From: Martens, Kathleen (PARKS)
Sent: Wednesday, March 22, 2017 9:49 AM
To: jeffgottlieb@hotmail.com
Cc: Bonafide, John (PARKS)
Subject: Preservation status of "T" Building on the Campus of Queens Hospital Center

Dear Mr. Gottlieb,

John Bonafide referred your email to me for a legal response. In 1998 the NYC Health and Hospitals Corporation (HHC) entered into a Covenant with OPRHP that was appended to a Letter of Resolution (LOR) with OPRHP for a project at Queens Hospital Center. The Covenant is not a legally binding preservation restriction. The signatories to the LOR determined that the 1998 project could proceed as long as the buildings were documented in detail and it subjected the Hospital's Triboro "T" Building to what it called a "preservation covenant" attached to the LOR.

Under the Covenant, HHC agreed to "consult with OPRHP for the purpose of maintaining and preserving the interior and exterior features that qualify [sic] the property for inclusion in the State and National Registers of Historic Places." The Covenant specifies, "No construction, alteration, remodeling or any other thing shall be undertaken or permitted to be undertaken on the Triboro Building of Queens Hospital Center which would affect the integrity or the appearance of the significant features and space without the written evaluation of the OPRHP." HHC further agreed to consider any suggestions by OPRHP.

However, contrary to the language in the LOR referencing the Covenant as a "preservation covenant," it would likely not be construed as preservation covenant under State law. The Covenant does not comply with the required procedural requirements (e.g., it was not signed, acknowledged and recorded with the deed), and it does not require HHC to maintain the building or preserve its historic features. The Covenant does not place any substantive restriction on HHC's use of the property—HHC agreed to "consider" OPRHP's suggestions but, unfortunately, did not bind HHC or its successors to adhere to them.

Kathleen L. Martens
Supervising Attorney

From: Jeff Gottlieb [<mailto:jeffgottlieb@hotmail.com>]
Sent: Monday, February 20, 2017 3:42 PM
To: Bonafide, John (PARKS)
Cc: Mitchell Grubler
Subject: Preservation status of "T" Building on the Campus of Queens Hospital Center

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Mr. John Bonavide
Director
Technical Preservation Services
Division of Historic Preservation
New York State Office of Parks, Recreation & Historic Preservation

Dear Mr. Bonavide,

During our recent conversation you stated that the 1998 Letter of Resolution between OPRHP, NYS DOH, DASNY and the HHC, containing the Covenant, does not protect "T" Building on the Campus of Queens

Hospital Center from exploitation. We know that in that era of overhauling the operations of Queens Hospital Center, Buildings A,B,C, D, would be demolished for a new operation.

The Covenant seem to protect "T" Building which was on the other side of the campus from the wrecking ball and new structures.

A senior health care use for "T" Building passed city agency muster in 2004. Renovation would take place on the inside of the edifice.

Please forward documentation indicating new uses for the building in the early 1990s, or any documentation indicating that the 1998 Covenant is now not valid.

Jeff Gottlieb
President
Central Queens Historical Association, Inc.
Jeffgottlieb@hotmail.com
1-917-376-4496

Sent by Jeff Gottlieb



Parks, Recreation, and Historic Preservation

Memorandum

To: Erin Rulli, Higgins Quasebarth & Associates
From: Olivia Brazee
Date: January 17, 2018
Subject: T-Building, former Queens Hospital Center

Dear Ms. Rulli,

We have reviewed your inquiry regarding the tax credit eligibility of the former Triboro Hospital for Tuberculosis (the "T-Building") on the campus of the Queens Hospital Center in Jamaica, Queens.

Based upon our review, we note that the property abuts two Qualifying Census Tracts. Therefore, we have determined that as of this date the property is eligible for the New York State commercial tax credit for rehabilitation of historic buildings.

Let me know if you have any questions.

Thank you.

ENVIRONMENTAL REVIEW

Project number: HOUSING PRESERVATION AND DEV. / LA-CEQR-Q
Project: Triborough Hospital for Tuberculosis
Address: 161-25 PARSONS BOULEVARD, **BBL:** 4068580001
Date Received: 4/5/2018

No architectural significance

No archaeological significance

Designated New York City Landmark or Within Designated Historic District

Listed on National Register of Historic Places

Appears to be eligible for National Register Listing and New York City Landmark Designation

May be archaeologically significant; requesting additional materials

Comments: The T Building appears LPC and S/NR eligible. Consultation with LPC is required during the course of rehabilitation of this property.

Cc: SHPO



4/26/2018

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 33266_FSO_GS_04262018.doc



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

December 12, 2018

Mr. Martin Dunn
Dunn Development Corporation
316 Douglass Street
Brooklyn, NY 11217

Re: Triboro Hospital for Tuberculosis
82-41 Parsons Boulevard
Queens, NY 11432
Queens County

Dear Mr. Dunn:

Following a detailed review, the State Review Board has recommended to the Commissioner of Parks, Recreation and Historic Preservation, who is the New York State Historic Preservation Officer (SHPO), that the property identified above be listed on the New York State Register of Historic Places and nominated to the National Register of Historic Places.

After reviewing the nomination, the SHPO has agreed with the recommendation of the State Review Board and has listed the property on the State Register of Historic Places. We shall now forward the nomination to the Keeper of the National Register in Washington, D. C.

If the Keeper of the National Register approves the nomination, the property will be listed on the National Register. You will be notified when this decision is made.

Information about the results of State and National Register listing were included in our earlier notification letter. If you have any further questions, please contact your field representative Jennifer Betsworth, at the **Division for Historic Preservation**, (518) 268-2189.

Sincerely,

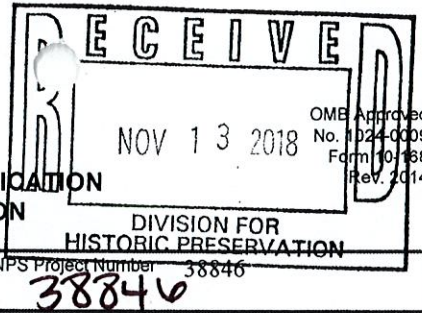
R. Daniel Mackay
Deputy Commissioner for Historic Preservation and
Deputy State Historic Preservation Officer



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

18PR 03890



Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** Triboro Hospital for Tuberculosis/T Building
Street 82-41 Parsons Boulevard
City Jamaica County Queens State NY Zip 11432
Name of Historic District _____

- Listed individually in the National Register of Historic Places; date of listing _____
- Located in a Registered Historic District; name of district _____
- Part 1 - Evaluation of Significance submitted? Date submitted 6/22/18 Date of certification 7/23/18

2. **Project Data**
Date of building completed in 1941 Estimated rehabilitation costs (QRE) \$98,643,000
Number of buildings in project 1 Floor area before / after rehabilitation 243,414 / 243,414 sq ft
Start date (estimated) 3/15/18 Use(s) before / after rehabilitation hospital / residential & community facility
Completion date (estimated) 3/15/21 Number of housing units before / after rehabilitation 0 / 202
Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 202

3. **Project Contact** (if different from applicant)
Name Kerri Culhane Company _____
Street 107 North River Road City Fort Edward State NY
Zip 12828 Telephone (646) 737-3390 Email Address culhaneblack@gmail.com

4. **Applicant**
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Martin Dunn Signature _____ Date 11/12/18
Applicant Entity T Building LLC SSN _____ or TIN 83-1780686
Street 589 Sackett Street, 2nd Floor City Brooklyn State NY
Zip 11217 Telephone (718) 388-9407 Email Address mdunn@dunndev.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 3/20/2019 National Park Service Authorized Signature Rebecca A. Snuffer NPS

NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Triboro Hospital for Tuberculosis T Building

Project Number: 38846

Property address: 82-41 Parsons Boulevard, Jamaica, NY

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation only if the following condition(s) is/are met:

Windows. Replacement windows with insulated glazing must have exterior muntins and either spacer bars or interior muntins, preferably both. Replacing glazing with louvers is not a compatible treatment and may not be undertaken on the primary south elevation. It may be acceptable in limited locations on the north elevation, but should not be undertaken without approval of the specific locations, in order to ensure that the overall project will continue to meet the Standards.

Ceilings. Historic ceiling heights must be maintained. Lowered ceilings must be limited to kitchens and bathrooms of apartments and to back-of-house service spaces.

9th-floor solarium/auditorium. The 9th-floor solarium/auditorium and its historic features and finishes must be preserved, not subdivided for apartments. The solarium are character-defining features of this historic hospital, and several of these spaces remain open and undivided as they were historically. Subdividing the other solarium will minimally meet the Standards provided that the 9th floor space and its finishes and features are preserved.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

3/20/2019
Date

Rebecca A. Shiffer
National Park Service Signature

NPS