

RESOURCE EVALUATION

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

- I.** Property is individually listed on SR/NR :
 Name of listing :
 Property is a contributing component of a SR/NR district:
 Name of District:
- II.** Property meets eligibility criteria
 Property contributes to a district which appears to meet eligibility criteria.
 Pre SRB: Post SRB: SRB Date

Criteria for inclusion in the National Register.

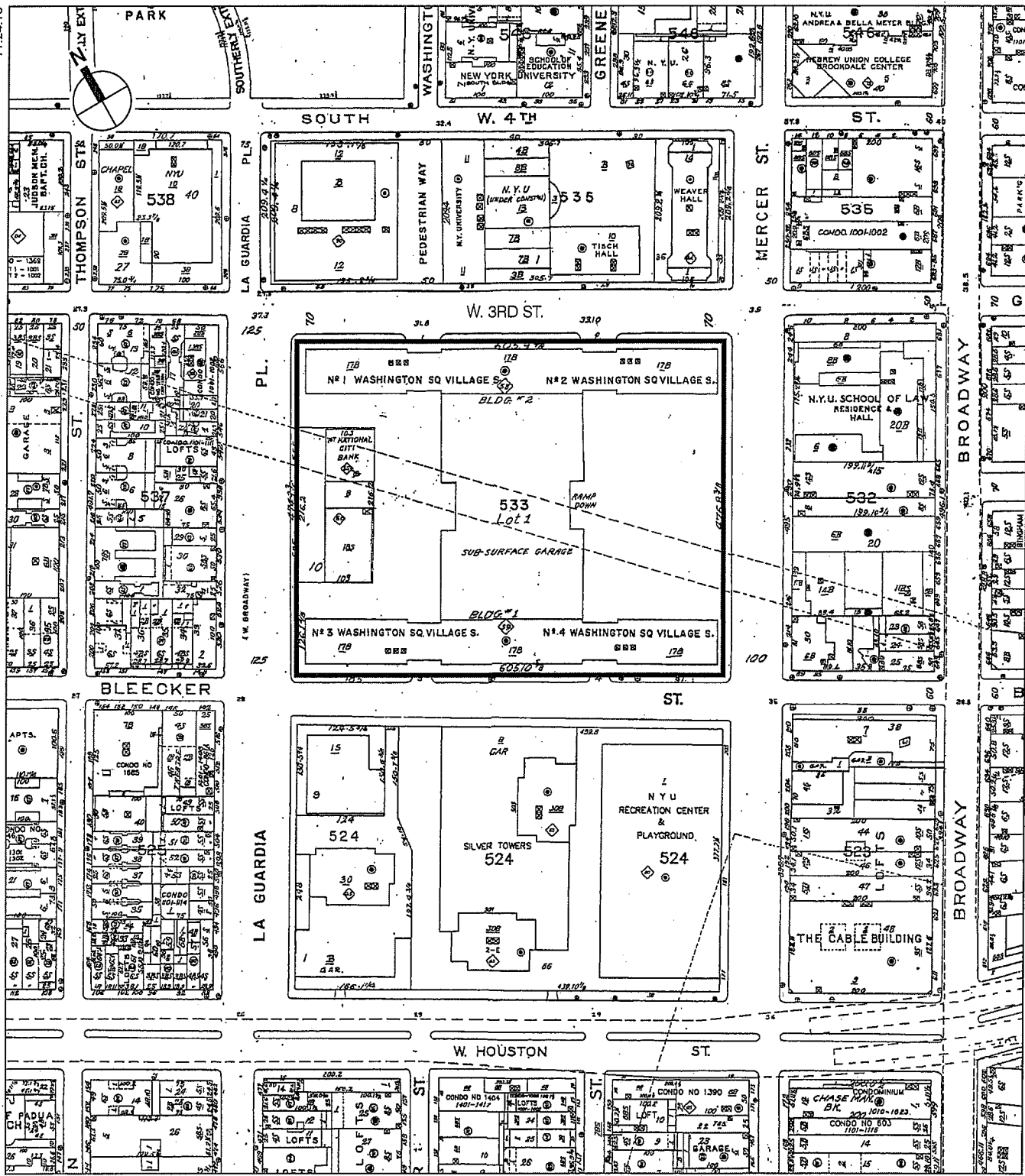
- A** **Associated** with events that have made a significant contribution to the broad patterns of our history;
- B** **Associated** with the lives of persons significant in our past;
- C** Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose component may lack individual distinction;
- D** **Have** yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

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

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

11.24.10



Washington Square Village



WASHINGTON SQUARE VILLAGE

INTRODUCTION

Washington Square Village was constructed between 1957 and 1960. It was designed by architect Paul Lester Wiener¹ with S.J. Kessler & Sons Architects. Sasaki, Walker & Associates was the landscape consultant. Washington Square Village occupies the Washington Square superblock bounded by West 3rd Street on the north, Bleecker Street on the south, Mercer Street on the east, and LaGuardia Place on the west (Block 533, Lots 1 and 10). The superblock comprises two parallel 17-story, approximately 600-foot-long slab-like towers (the "north" and "south" buildings) and a courtyard between the two towers that contains a central 1.5-acre elevated landscaped plaza (the "plaza"); a one-story commercial strip west of the plaza on LaGuardia Place; a children's playground east of the plaza; and a below-grade parking garage under the plaza. The two towers are oriented east-west on West 3rd and Bleecker Streets (see Sanborn map). Historic and current photographs, and historic floor plans of Washington Square Village are enclosed for your reference.

Since its construction between 1957 and 1960, alterations have been made to the two Washington Square Village towers, the courtyard and plaza, the commercial strip, and the children's playground, as detailed in the various "Alterations" sections below.

WASHINGTON SQUARE VILLAGE ALTERATIONS

Setting

The perimeter fencing adjacent to the north and south buildings' planted areas and west façade entrances have been modified with the installation of non-original metal fences. The north building has non-historic approximately two-foot-tall black metal fences with vertical components at the perimeter of the planted areas north and west of the building. An approximately five-foot-tall gate has been installed at the west façade entrance. The south building has non-historic approximately two- and five-foot-tall black metal fences with vertical components at its south and west facades, with a tall metal fence and closed gate at the west entrance. This entrance is no longer in use (see photographs, pages 3-5 and 8-9).

Historic photographs of the driveway entrance canopies compared with the existing conditions show that the canopies have been altered since the buildings were constructed. Historic photographs show the horizontal portion of the canopies with white cladding. Currently, the horizontal portions of the canopies have black metal framing and a building number at the center (see photographs, pages 2, 4, and 9).

Exterior

Both the north and south buildings have had many of their original aluminum frame windows removed and replaced with new windows with vinyl framing and dividing muntins. The buildings' non-original windows are easily identifiable by the white vinyl that contrasts the original aluminum window framing and the brightly-colored brick facades. Replacement windows are located on all facades of each building. Most original balcony doors have also been

¹ Paul Lester Wiener's last name is spelled in various sources as "Wiener" and also as "Weiner." Wiener is the spelling used throughout this document, as that is the spelling used by the University of Oregon Libraries, Special Collections and University Archives which houses the Paul Lester Wiener Papers.

replaced on all facades of both buildings. The buildings' original balcony doors were aluminum frame with glass, while the replacement doors are white panels, many of which do not have windows. These changes to the fenestration and balcony doors have modified the buildings' overall design and appearance by drawing attention to the windows' white framing and white door elements whereas the original aluminum window and door frames provide a much more subtle contrast to the brightly-colored glazed brick façade (see photographs, pages 4-7 and 9-11).

Other façade alterations have been made to both buildings' east and west facades. Alterations include the replacement of the original blue-gray slate cladding on each buildings' east and west ends with non-original blue-gray metal panels. East and west façade doorway openings have been reconfigured with new paneling and glass. Non-original doors have been installed at each end wing entrance, except for the entrance doors on the north building's east wing which appear to be original. A glass-enclosed vestibule has been added to the north building's west façade entrance (see photographs, pages 2, 3, and 8).

Interior

The entire Washington Square Village complex originally contained a total of 1,320 apartment units, with each apartment building containing 660 apartment units. Together, both buildings currently contain a total of 1,130 apartment units due to the reconfiguration of several apartment units throughout both buildings. As described below in "Washington Square Village, Interior," nearly every floor of each building has had apartments reconfigured by converting original studio apartments and one- and two-bedroom apartments into larger units. Alterations have also been made to the hallways throughout both buildings, including painting the walls and the installation of new carpeting, signage, and lighting.

According to information provided by NYU's facilities department, each of the four primary lobby entrances has been altered within the past five years. Work included resurfacing the floors, re-facing the columns with stone, replacing the lighting in kind, replacing the furniture, and installing non-original artwork. Other lobby alterations include the removal of original rock gardens from the lobbies and covering these areas with stone flooring. Americans with Disabilities Act (ADA)-compliant lifts have been installed in the primary lobby of the north building's west wing and in the center section's entrance from Wooster Street (see photographs, pages 12-14). The secondary entrance lobbies located at the east and west ends of each building have been reconfigured or entirely removed.

In both buildings, the floor-to-ceiling windows in the primary lobbies of the end wings originally provided views to east-west pedestrian walkways and grassy strips that connected the interior courtyard and landscaped area to Mercer Street and LaGuardia Place. These windows now provide obscured views to the paved parking area/service driveways and reconstructed playground adjacent to the buildings' east end wings and the rear of the extensively altered commercial strip and grassy areas (not original) adjacent to the west end wings.

COURTYARD ALTERATIONS

Landscape

Elevated Central Plaza and Parking Garage: The landscaped plaza's original design and appearance have been altered over time with overgrown plantings and the addition of non-original plantings. These changes to the plaza have compromised the landscape design intent which originally featured contrasts in horizontality and verticality (see photographs, pages 15-23).

The pavement in many areas of the landscaped plaza is cracked and damaged, exhibiting visible patchwork repairs. Herringbone bricks are also displaced in several areas of the plaza and are in

need of repair. The plaza fountain, which originally had ten jets, has been altered over time and now only has one single jet. A non-original approximately four-foot-tall metal fence has been added to the pool's perimeter, replacing an original fence with evenly-spaced posted connected by draped chains or ropes. The fountain pool has been painted marine blue (see photographs, pages 18-19).

Lighting in the landscaped plaza area has also been altered since the plaza was completed. In particular, light fixtures originally located at the base of the tree grove planters have been removed, with most light fixture openings infilled with concrete. The original lampposts had opaque globes which have been replaced with non-original clear globes, changing the light quality emitted from the lamps. The plaza walkways were originally lighted by low, mushroom light fixtures and cone-shaped light fixtures located in the grassy landscaped areas provided uplighting in the plaza. The mushroom and cone-shaped fixtures have since been removed (see photographs, pages 20-22).

Other alterations to the landscaped plaza include the replacement of the roofs of the pergolas and the installation of approximately three-foot-tall chainlink fences at the plaza level perimeter of each garage entrance opening. The original plaza design included low, approximately two-foot-tall open horizontal fences in these areas. At the base of each stair leading to the plaza are gray metal gates (not original) that are not locked but can be closed to restrict access to the plaza area. Gates were not originally located in these areas (see photographs, pages 22-24).

The narrow strips of pavement with trees adjacent to the outer walls of the landscaped plaza were originally grassy areas with trees. These areas originally included mushroom lighting fixtures like those originally located on the plaza. The paved areas now contain non-historic garbage cans.

West of the Wooster Street Driveway: The area west of the Wooster Street Driveway originally included three east-west walkways that provided physical and visual access between LaGuardia Place and the landscaped plaza. The center walkway was removed around the time when the infill structure was built in the late 1990s/early 2000. The former north and south walkways, while still partially intact, have gates at their western ends restricting access and eliminating the function of connector walkways. The original planting beds have also been removed from the areas adjacent to the walkways. This area also includes non-original hedges, chainlink fences, and several non-original lampposts with square lanterns. These light fixtures contrast the style and light quality of the original light fixtures in this area and in the landscaped plaza (see photographs, pages 24, 26, and 28).

East of the Greene Street Driveway: The area east of the Greene Street Driveway includes the entirely reconstructed children's playground, as detailed in "Children's Playground." Other changes to this area include the installation of non-original lampposts with square lanterns that have been installed in the parking and service areas. These light fixtures contrast the style and light quality of the original light fixtures in this area and in the landscaped plaza (see photographs, page 25).

COMMERCIAL STRIP ALTERATIONS

As described below in "Commercial Strip," the commercial strip, which is oriented toward LaGuardia Place, has been extensively altered since its construction (see photographs, pages 2 and 25-30). Originally built as two separate buildings with an east-west walkway between the north and south sections, an infill structure was built in the late 1990s/early 2000 connecting the two original sections. The removal of the east-west walkway eliminated an important element of the original design—a view corridor—that had provided physical and visual connections between LaGuardia Place and the Washington Square Village landscape.

The commercial strip's original primarily glass façades facing LaGuardia Place have also been largely replaced with new storefronts of various brightly-colored signage and awnings. The commercial strip's original glass storefronts facing the former east-west walkway between the two buildings have, presumably, been removed or, if they remain intact, they are entirely obstructed from view since they are within the area enclosed in the late 1990s/early 2000.

Two of the three original walkways were located north and south of the commercial strip with a third walkway extending between the original north and south sections of the commercial strip. The north and south walkways have been extensively altered, with the removal of original landscaping, additional paving, and the installation of locked gates at their western ends. The central walkway has been eliminated entirely, as noted above.

CHILDREN'S PLAYGROUND ALTERATIONS

The children's playground was entirely reconstructed circa 1993. All original features—apart from trees and the brick east boundary wall—were removed and replaced with new playground equipment, as detailed below in "Children's Playground" (see photographs, pages 31 and 32).

BACKGROUND AND HISTORICAL CONTEXT

Washington Square Village occupies the Washington Square superblock, comprising two parallel 17-story, approximately 600-foot-long slab-like tower (the north and south buildings) and a courtyard between the two towers that contains a central 1.5-acre elevated landscaped plaza; a one-story commercial strip west of the plaza on LaGuardia Place; a children's playground east of the plaza; and a below-grade parking garage under the plaza. The two towers are oriented east-west on West 3rd and Bleecker Streets (see Sanborn map).

Washington Square Village was constructed between 1957 and 1960. It was designed by architect Paul Lester Wiener with S.J. Kessler & Sons Architects. Sasaki, Walker & Associates was the landscape consultant. The site was developed by the Washington Square Development Corporation, which was headed by Morton S. Wolf and Paul Tishman. The property has been owned by New York University (NYU) since 1963.

The Washington Square Village superblock—and the superblocks to the north and south that were also part of the Washington Square Southeast redevelopment plan—was created as part of the Washington Square Southeast redevelopment plan, a clearance plan implemented under Title I of the National Housing Act of 1949.¹ Title I permitted cities to acquire property in blighted neighborhoods that could then be sold at reduced rates while providing financial incentives for redevelopment. Robert Moses, the head of the Mayor's Commission on Slum Clearance from 1949 until 1960, coordinated the Title I process in New York City. The plan for the Washington Square Village superblock involved the demolition and removal of loft and residential buildings that had previously occupied these blocks. The segments of Greene and Wooster Streets between West Houston and West 4th Streets were also closed off to through-traffic and demapped as part of the redevelopment.

Paul Lester Wiener was initially selected in 1958 to serve as the project's site planner, with S.J. Kessler & Sons Architects retained as the project's architects and engineers. S.J. Kessler & Sons Architects was selected, in part, because the firm had prior experience working with Robert Moses on Title I slum clearance projects, including Manhattantown (now Park West Village) in

¹ Ellen Jouret-Epstein. *Rehabilitation Plan for the Garden at Washington Square Village*. Prepared in partial fulfillment of Masters degree requirements in the Department of Landscape Architecture and Regional Planning, University of Massachusetts. 1998. Page 6.

circa 1952-1954 on Manhattan's Upper West Side. However, early in the planning of the Washington Square Village project, S.J. Kessler & Sons Architects was removed from the project because of the firm's involvement in a financial scandal involving the Manhattan town project. As a result, Wiener was named the architect of record for the Washington Square Village project.¹

Paul Lester Wiener (1895-1967) was a German-born American architect who came to the United States in 1913 and who was based in New York City for much of his career. Among his work during the 1930s are the United States Government Building for the International Exposition in Paris in 1937 and a commission by the Ecuadoran and Brazilian governments to design these countries' pavilions for the 1939 World's Fair in New York City. During World War II, Wiener had established his own company, Ratio Structures, to develop prefabricated and demountable housing for the anticipated post-War building boom. Wiener and Jose Luis Sert established Town Planning Associates in 1942, which operated until 1959. The firm provided architectural, urban planning, and site planning services. Much of their work in the 1940s and 1950s included several major commissions in South America, including the master plan that Wiener and Sert developed with Le Corbusier for Bogota, Columbia. Wiener also undertook major planning projects in Cuba and Venezuela.² The Washington Square Village project was Wiener's largest commission in the United States. Among his other work in New York City are the Murray Hill Apartments (1959-1960) on East 34th Street and several private residences.

Despite S.J. Kessler & Sons Architects' removal from the project, Robert A.M. Stern notes in *New York: 1960*, that Wiener's design for Washington Square Village was "fettered by the utilitarianism of the Kessler firm" and the project developers.³ Stern goes on to say that the design of the Washington Square Village's two slab-like structures relates to "Le Corbusier's aggressively massed Unite d'Habitation at Marseilles"⁴ but that "the Corbusian exuberance was confined to the limited use of blue, yellow, and red glazed brick; the sculpturally massed thirty-foot-tall rooftop shapes; and the lifting of the buildings above the ground on pilotis."⁵ However, Stern continues, the effect of the pilotis (which are attached to the building base) was diminished because the two-story base of each building has brick facades with glass window openings, with only the two north-south driveway areas providing openness at the buildings' bases.⁶

WASHINGTON SQUARE VILLAGE ARCHITECTURE

Though not identical, the Washington Square Village towers are very similar in design. The north tower was completed in 1958 on the northern portion of the superblock, oriented east-west on West 3rd Street. The south tower was completed in 1960 and is oriented east-west on Bleecker Street (see Sanborn map). Each building originally contained 660 apartment units, totaling 1,320 apartment units for the Washington Square Village complex. A third tower of a similar design was planned for the south side of Bleecker Street but development plans were

¹ Ellen Jouret-Epstein. Page 7.

² *Guide to Paul Lester Wiener Papers: 1913-1968*. University of Oregon Libraries, Special Collections and University Archives. <http://nwda-db.wsulibs.wsu.edu/findaid/ark:/80444/xv66707>, November 2010.

³ Robert A.M. Stern. *New York 1960*. Second Edition. New York, NY: The Monacelli Press, 1997. Page 227.

⁴ Robert A.M. Stern. *Ibid.*

⁵ Robert A.M. Stern. *Ibid.*

⁶ Robert A.M. Stern. *Ibid.*

changed and it was never constructed. That property was sold to NYU in 1963 and was developed by NYU and designed by I.M. Pei & Associates-designed University Village/Silver Towers as 1964-1967.

The buildings offered apartments ranging from two-and-a-half to six rooms and were intended for upper-middle income residents. The average apartment rental was \$64 a room, adding to the controversy surrounding the Washington Square Village project related to the use of Title I for luxury developments instead of middle-income developments. Additional controversy arose of reports of shoddy construction in the first building that resulted in several lawsuits being filed. By the time the south building was complete, renting out apartments became difficult.¹

SETTING

The north and south towers are set back from the north and south sidewalks, respectively, beyond plantings that include shrubs, ivy, and mature trees. The perimeter fencing adjacent to the north building's north, east, and west façades and the south building's south, east, and west façades has been modified with the installation of non-original metal fences. The north building has low, approximately two-foot-tall black metal fences with vertical components at the perimeter of the planted areas north and west of the building, with an approximately five-foot-tall operable gate at the west façade entrance. The south building's planted areas south and west of the building have approximately two- and five-foot-tall black metal fences with vertical components. An approximately five-foot-tall metal fence with a closed gate that is no longer in use is located at the west façade entrance (see photographs, pages 3-5 and 8-9).

Above the second floor, both buildings span above the two north-south driveways created through the demapping of Greene and Wooster Streets (see photographs, pages 4 and 9). These driveways provide vehicular access to the mid-block below-grade parking garage located under the central raised landscaped plaza. The driveways also provide pedestrian access to and through the superblock.

Each driveway entrance has a wide flat canopy with black metal framing and a mesh wire roof atop white columns with a large building number affixed to the horizontal canopy frame. These canopies appear to have been altered. Historic photographs of the driveway entrance canopies show the horizontal portion of the canopies with white cladding atop white columns (see photographs, pages 2, 4, and 9).

Setting—Alterations Summary

- Non-original metal fences at the perimeter of each building's streetside and west façades;
- Alterations to the horizontal portions of the driveway entrance canopies

EXTERIOR

Two-Story Base

Each building has a two-story base, above which the building rises to its full 17-story height. The base is separated into bays by white squared pilotis that project from the base (see photographs, pages 2-5, 8-9, and 18). The bays at the base of each building's north and south façades are one- or two-window widths wide and are faced in narrow vertical panels of blue-gray metal. The window assemblies vary in size but generally include one or two operable one-over-one double hung window(s) and a fixed light window. The window assemblies also include

¹ Robert A.M. Stern. *Ibid.*

vents for the building's air conditioning system. The buildings' original window assemblies are aluminum-framed, however, many windows have been replaced with white vinyl frames and muntins. The first and second floor windows are separated by white, stone-clad spandrels of varied heights and widths that correspond to the window assembly sizes within the bays.

Each building has a secondary entrance at its east and west ends, with landscaping at each building's west entrance (see photographs, pages 2 and 3). The base of the north building's west façade also contains a central glass entrance accessed by a narrow concrete stair with concrete ends. A flat concrete awning projects above the entrance. Above the awning, the façade is painted blue-gray (not original), matching the vertical metal panels flanking the entrance. A non-original glass enclosed entrance vestibule extends from the west façade entrance. A metal fence and operable gate (also not original) surround the west entrance. The base of the north building's east façade has a paired set of double doors that appear to be original. The outer bays and the remainder of the center bay are faced in blue-gray metal panels (not original). The east entrance façade does not have an awning. The entrance is accessed by a single concrete step (not original).

The south building's west entrance has a wide concrete stair with concrete ends, a flat concrete awning, and white stone panels with two panels missing. This entrance has paired sets of glass double doors set within a larger glass opening with aluminum framing. A tall, non-original metal fence (not original) with a closed gate is at the west façade entrance. This entrance is no longer in use. The base of the south building's east end is also faced in blue-gray metal panels (not original). It has a glass doorway adjacent to large windows (not original), with white stone panels above these bays. The east entrance does not have an awning. The entrance is at the same grade as the sidewalk; there is no stair (see photographs, pages 2 and 8).

Each building has two primary entrances, with each primary entrance providing access to the west and east wings from the Wooster and Green Street driveways. Secondary entrances also open from the driveways and enter into the center section of each building. These entrances have glass-enclosed entrance vestibules and doors. The facades of these areas of the buildings are faced in brightly colored glazed soldier brick. The lobbies are described below.

Floors Three through Seventeen

The expansive north and south facades of both buildings are characterized by alternating recessed and projecting bays that are further articulated by white balconies and orange, yellow, and blue glazed brick. Each balcony bay has a white concrete platform, white mesh fences at the platform edge, and white end walls and divider panels perpendicular to the façade. Each bay's façade that forms the "back" of the balcony is a monochromatic orange, yellow or blue glazed brick. The brightly colored brick contrasts with, not only the whiteness of the balconies, but also with the white brick of the adjacent façade bays (see photographs, pages 3-11 and 15).

While the north and south building facades are similar in design, the brick used on each façade follows a slightly different pattern of contrasting white and colored brick bays. While the brick colors on each building are the same—orange, yellow, and blue—the order of their use on each façade is different, giving each façade a slightly different appearance. The street side facades of each building differ further from each other through different groupings of window bays. The building ends were originally faced in blue-gray slate but are currently faced in blue-gray metal panels (not original) with contrasting two-bay-wide balconies that project from the center bays of these façades.

Like the window assemblies on the two-story base, the upper floors also have one-over-one double hung and single fixed-light windows grouped within an opening, with many of the

original aluminum frame windows having been replaced with white vinyl frame windows (not original). The air conditioning intake units are at the base of each window assembly. Windows are generally grouped with one or two double-hung window(s), with some window openings also including a fixed light window. Windows across the facades of both buildings have been replaced, with most replacement windows opening onto the balcony areas of the facades. Replaced windows are evidenced by white vinyl panning surrounding the window openings and dividing muntins. The window assemblies opening onto balconies also include a narrow door. Original balcony doors have an aluminum frame with a center glass panel, however, most of the original balcony doors have been replaced on both buildings. Replacement doors are white panels, many of which do not have windows (see photographs, pages 2-11 and 15).

Exterior—Alterations Summary

- Missing panels on the south building's west entrance façade;
- Doorway reconfigurations and non-original doors on the end wing entrances;
- A glass-enclosed vestibule has been added to the north building's west façade entrance;
- The original slate cladding on the building ends has been replaced with non-original metal panels;
- Many original aluminum frame windows on both buildings have been replaced with white vinyl framed windows with dividing muntins;
- Most original aluminum frame balcony doors with windows have been replaced on both buildings with white panel doors, many of which do not have windows.

INTERIOR

Each apartment building originally contained 660 apartment units, totaling 1,320 apartments in the entire Washington Square Village complex. Together, both buildings currently contain a total of 1,130 apartment units. As described below, several apartments throughout both buildings have been reconfigured and other apartments on the first and second floors have been altered to accommodate offices (see historic and current floor plans for the North Building). Alterations have also been made to the hallways throughout both buildings, including painting the walls and the installation of new carpeting, signage, and lighting.

First and Second Floors

The first and second floors of each building are arranged in four sections—two outer end wings and two center sections. Each outer end wing (the west and east end wings) and the center section are mirrored on each floor. At the first floor, the outer west and east end wings are separated from the larger mirrored center section by the Wooster and Greene Street driveways. The west and east end wings of each building contain two entrance lobbies, with an entrance at the end of each wing. Each half of the mirrored center section has a secondary entrance from the driveway at the first floor. The center sections of the first and second floors are longer, comprising two mirrored segments with a central east-west double-loaded corridor. In both buildings, many of the original first floor apartment units have been converted and reconfigured to accommodate offices and secondary corridors. The first and second floors, like the upper floors, originally only included one-, two-, and three-bedroom apartment units. Each floor has circulation stairs and the west and east end wings each have elevators.

Each building's two primary entrance lobbies open into the west and east end wing of the building from the Wooster and Greene Street driveways. The primary entrances have glass enclosed vestibules with glass double doors that open from the brightly-colored glazed brick walls adjacent to the driveways. The primary entrance lobbies are rectangular with three large,

floor-to-ceiling plate glass windows facing the interior courtyard area of the site. Two of the three windows are divided by vertical aluminum muntins to create paired windows; the third window is a single glass pane. The wall opposite the windows contains three (north building) or four (south building) elevators with stainless steel doors. The primary lobby spaces in each building are open, and are interrupted only by two large rectangular support columns near the center of the space. A low stair is located at the far end of the elevator bank and provides access to an east-west corridor that terminates at an office area. A doorway from the lobby connects to a mail room, offices, and a streetside service entrance.

Each primary entrance lobby has a modern design aesthetic but with varied décor (see photographs, pages 12-14). Each of the primary entrance lobbies has been altered, as described below. The north building's two primary lobbies have white marble-clad rectangular columns, white walls, light green paneling on the elevator bank walls, a wood paneled wall with art work, and a wood doorman's consul. The floors are polished green and black terrazzo with a central black matte granite area that contains four low wood-topped tables oriented perpendicular to each other. According to historic photographs, this area originally contained plantings at the base of the tables. The artwork in these lobbies is not original. In the east end wing, a low stair with terrazzo treads and open risers provides access to the center east-west corridor. The west end wing also has a terrazzo stair but it also includes an Americans with Disabilities Act (ADA)-compliant lift, a later addition to the lobby.

The south building's primary lobbies have black marble cladding on the elevator bank wall and the entrance-side wall. The lobbies' two rectangular columns are clad in black and white marble. The wall opposite the entrance doors has wood paneling with a bamboo art installation at its base (not original). The floors are buff colored travertine. A low travertine stair with closed risers provides access to the east-west corridor.

The floor-to-ceiling primary lobby windows provide views to the superblock's interior courtyard. Although the center portion of the interior courtyard is occupied by a landscaped plaza, the large lobby windows are located east and west of the plaza and therefore do not provide views to the 1.5-acre landscaped area. The windows allow obscured views to the paved parking area/service driveways and reconstructed playground adjacent to the buildings' east end wing and the rear of the commercial strip and grassy area (not original) adjacent to the west end wing. The west end wing windows originally provided views to east-west pedestrian walkways and grassy strips connecting to LaGuardia Place.

According to information provided by NYU's facilities department, each of the four primary lobby entrances was altered within the past five years. These alterations included resurfacing the floors, re-facing the columns with stone, replacing the lighting in kind, and replacing the furniture. Other lobby alterations include the removal of an original rock garden in the center of the lobbies and covering these areas with stone flooring.

Each building also has entrances to its center sections that face the primary lobby entrance, across the driveway. These entrances have small vestibules with glass doors that provide access to the center section's east-west corridor. The vestibule area of these entrances has brightly colored glazed brick walls and terrazzo flooring. The north building's center section entrance has an ADA-compliant lift (not original). Both buildings also originally had secondary entrance lobbies located at the east and west ends of each building. In the north building, the west wing end lobby has been altered with a second stair to the north and the original stair that connected to the east-west corridor has been relocated to the south slightly. The east wing's end lobby has been converted to an office space. In the south building, the west wing end lobby has been

converted into a conference room. The east wing's end lobby is currently used as an office entrance.

Third through Seventeenth Floors

On the third through seventeenth floors of each building, the east-west double loaded corridor does not continue through the building's full length; the corridor on each floor terminates at the building's center where apartments separate each floor into two halves, an eastern and a western half. Each building's east and west end wings contain an elevator bank on the north side of the corridor. The north building's elevator banks have three elevators each and the south building has four elevators in each elevator bank. Both the east and west end wings also contain circulation stairs.

The number of apartment units on each floor varies, particularly due to the extensive alterations that have been undertaken in both buildings since their construction. According to records available through the Department of Buildings and information provided by NYU, nearly every floor of each building has had apartments reconfigured by converting original studio apartments and one- and two-bedroom apartments into larger units. Many alterations have involved combining two and three apartment units to create much larger apartments than the buildings' original apartment sizes. Apartment reconfigurations have involved apartments adjacent to each other and have not resulted in alterations to the corridor configuration. These extensive alterations to apartment configuration have required removing and replacing apartment partition walls, kitchens and bathrooms, and doorways opening into hallways. Flooring and wall finishes have also been altered throughout both buildings.

Interior—Alterations Summary

- The end wing lobbies have been altered in each building, as described above;
- ADA-compliant lifts have been installed in the north building's west wing primary entrance and in the center section's entrance from the Wooster Street driveway;
- The primary lobbies have been altered within the past five years, as described above;
- Original plantings in the north building's primary lobbies have been removed;
- The original artwork in the primary lobbies has been removed and replaced;
- Extensive apartment conversions have been made throughout each building by joining together adjacent studio apartments and one- and two-bedroom apartments to create larger units;
- Apartment reconfigurations have involved removing and replacing partition walls, kitchens, bathrooms, doorways, flooring and wall finishes.

WASHINGTON SQUARE VILLAGE COURTYARD—BACKGROUND

The courtyard between the two Washington Square Village towers is divided into three distinct areas, with the elevated 1.5-acre landscaped central plaza being the most prominent component. A below-grade parking garage is located under the landscaped plaza. The west portion of the courtyard, located west of the Wooster Street driveway, includes the commercial strip facing LaGuardia Place, as described below, and grassy areas enclosed by chainlink fencing. The courtyard's east section is located east of the Greene Street driveway and includes a children's playground and two asphalt-paved parking and service areas (see photographs, pages 15-25 and 31-32).

LANDSCAPE

Elevated Central Plaza and Parking Garage

The landscaped plaza that occupies the central area of the courtyard is located between Washington Square Village's north and south towers. The plaza relates functionally and aesthetically to the design of the two Washington Square Village buildings. The plaza was designed by Sasaki, Walker & Associates, a landscape design firm based in Cambridge, Massachusetts. In the 1950s Hideo Sasaki, Peter Walker, and others at their firm were professors at Harvard's Graduate School of Design (GSD) which was headed at that time by Jose Luis Sert, the dean of the school. Sert recommended Sasaki and Walker to Paul Lester Wiener, who had been Sert's partner at Town Planning Associates, the firm established by Sert and Wiener.¹

The firm Sasaki, Walker & Associates was established in 1953 by Sasaki and developed through his professorship at the GSD. Sasaki, who served as the chair of Harvard's Landscape Architecture Department from 1958-1968, encouraged the study of landscape architecture in the context of urban planning and other "bigger picture" contexts. Sasaki, Walker & Associates also designed Greenacre Park at 217 East 51st Street and International Paper Plaza at 77 West 45th Street in New York City. The interdisciplinary landscape architecture firm is now known as Sasaki Associates. Peter Walker left Sasaki, Walker & Associates and established his own firm in 1983—Peter Walker and Partners Landscape Architecture.

Based on the existing documentary evidence, the site plan, program, and basic design principles for the landscaped plaza appear to be those of Wiener, with Sasaki Walker & Associates serving as consultants on the design and treatment of the landscaped plaza. The Washington Square Village landscaped plaza formally opened in 1959 and is an early example of a landscaped garden constructed atop an underground parking garage.² The parking garage occupies the below-grade center, mid-block area of the site and is bounded by the north and south towers and the Wooster and Greene Street driveways. Enclosed, off-street parking and open space were important components of many mid-twentieth century urban redevelopment projects, including Washington Square Village.

The landscaped plaza has an I-shaped plan oriented north-south and organized by an asphalt grid with concrete-curbed planting beds that frame the plaza (see photographs, pages 16-23). The planting beds have been altered over time with additional plantings and overgrowth, minimizing the contrasts of horizontality and verticality intended by the original design. The middle section of the central plaza contains—from north to south—a grove of trees, a terrace, and a fountain. The two side sections contain seating areas below pergolas, chess tables, meandering pathways, and plantings.

The plaza's middle section is paved with herringbone patterned brick and contains the tree grove with concrete planters and low planting beds (see photographs, pages 16-19). The planters have cantilevered concrete benches and originally had lighting components at their base below each bench. These lighting components have been removed with most lighting openings having been infilled with concrete. Lighting in this area of the plaza is minimal due to the removal of these fixtures. Lighting in the landscaped plaza area further been altered with the removal of the plaza's original low, mushroom light fixtures and cone-shaped light fixtures located that provided lighting to the plaza walkways and the grassy landscaped areas, respectively. Other

¹ Ellen Jouret-Epstein. *Ibid.* 1998. Page iv.

² Ellen Jouret-Epstein. *Ibid.*

lighting changes to the landscaped plaza involve the replacement of the opaque globes of the original lampposts which have been replaced with non-original clear globes, changing the light quality emitted from the lamps.

South of the tree grove is a large square planting bed and low, flat bluestone overlapping terraces at the center that "float" above the rest of the planting bed (see photographs, pages 16, 18, and 19). Three white trellises are also located on the planting bed but are almost entirely obscured from view by overgrown plantings. Curving pathways that connect to the surrounding walkways have been repaired with cement that contrasts the original paving. A lamppost with a square lantern (not original) is located at the center of the planting bed. Historic photographs indicate that the original plantings in this area were much more limited.

A large rectangular fountain is located south of the large planting bed (see photographs, pages 16, 18, and 19). It is generally in operation from late spring through early fall (when there is no possibility of frost). The fountain, which originally had ten jets that provided verticality in this area of the plaza, has been altered over time and now only has one single jet, greatly reducing the vertical effect of the fountain. An approximately four-foot-tall metal fence (not original) has been added to the pool's perimeter, replacing an original fence with evenly-spaced posted connected by draped chains or ropes. The fountain pool has been painted marine blue.

The east and west portions of the central landscaped plaza mirror each other, with each containing planting beds and two alcoves (see photographs, pages 16 and 18-23). The north alcove contains sculptural concrete chess/checkerboard tables with terrazzo tops and benches with concrete seats atop brightly-colored glazed brick bases. The south alcove has painted metal column and wood roof pergolas (not original). The wood roofs were being replaced at the time a site visit was done. Historic and recent photographs indicate that the pergolas had staggered wood roofs that span above the low concrete benches. The southern part of the plaza contains two large planting beds located east and west of the fountain that include mature trees and shrubs. These areas were originally sparsely planted, with the current plantings now obscuring the original design patterns and compromising the original balance of vertical and horizontal elements.

The plaza is accessed by concrete stairs at each of its four corners and north of the west parking garage entrance. At the base of each stair are gray metal gates (not original). Although they are not locked, the gates can be closed to restrict access to the plaza area. Gates were not originally located in these areas. The outer walls of the plaza adjacent to the driveways are also concrete and establish a boundary between the north-south driveways and the plaza. Adjacent to the concrete walls are narrow areas paved in asphalt (not original) with mature trees, garbage cans, and fences. These areas were originally grassy strips with trees and brick tree pits. These areas originally included mushroom lighting fixtures like those originally located on the plaza. The sidewalks on the outer sides of the driveways are paved in wider asphalt and are in varying conditions of repair (see photographs, page 24).

The parking garage is accessed by the Wooster and Greene Street driveways that connect to West 3rd and Bleecker Streets. The parking garage has mid-plaza vehicular entrances flanked by concrete walls perpendicular to the driveways (see photographs, page 25).

West of the Wooster Street Driveway

This portion of the courtyard contains a grassy lawn with hedges (not original) at the rear of the commercial strip that faces LaGuardia Place (see photographs, pages 24 and 28). The lawn, which is enclosed by a chainlink fence (not original), originally contained two sections as there was originally an east-west walkway between the original two commercial strip buildings. The

walkway was removed when an infill structure was constructed in the late 1990s/early 2000, as described in “Commercial Strip.” The landscaping in this area was also changed around that time. The closure of the walkway between the two commercial buildings also removed an important view corridor that provided views between LaGuardia Place and Washington Square Village’s landscaped courtyard. Immediately adjacent to the commercial strip’s north and south facades are narrow planting beds along the east-west asphalt-paved walkways that terminate at locked fences at the end of the Washington Square Village site. These walkways and original landscaping adjacent to the commercial strip building have been altered, as described in the “Commercial Strip” section of this document. The driveways and sidewalks are described in “Elevated Central Plaza and Parking Garage.”

East of the Greene Street Driveway

The area east of the Greene Street driveway is primarily occupied by the children’s playground which was entirely reconstructed in circa 1993, removing all of its original components apart from a brick perimeter fence and trees (described in “Children’s Playground,” below). North and south of the playground are asphalt-paved surface parking and service lots. The pavement is cracked in many areas. The perimeters of these lots have low plantings, mature trees, lampposts with square lanterns (not original). North and south of the parking and service lots—adjacent to the north and south buildings—are east-west sidewalks and planting beds. The Washington Square Village property’s eastern boundary in this area ends at the Mercer Playground fences (see photographs, pages 25, 31, and 32).

Landscape—Alterations Summary

- *Elevated Central Plaza and Parking Garage:*
- Non-original plantings have been added to the plaza over time, compromising the original design intent that contrasted horizontality and verticality;
- Overgrown plantings;
- Removal of original lighting from the tree grove planters, walkways, and grassy areas;
- Lampposts with transparent globes have replaced the original opaque globes, changing the quality of lighting in the plaza;
- The fountain’s original ten jets have been reduced to one jet;
- The fountain pool has been painted marine blue;
- A non-original approximately four-foot-tall metal fence has been added to the pool’s perimeter, replacing an original fence;
- The pergola roofs have been replaced;
- Chainlink fencing has been added to the plaza level perimeter of each garage entrance, replacing the original low fence;
- Displaced herringbone bricks;
- Cracked and damaged asphalt with visible patchwork repairs;
- Non-original gray metal gates have been added to the base of each plaza stair;
- Grassy areas adjacent to the plaza walls have been paved in asphalt and the original mushroom lighting has been removed;
- Non-historic garbage cans have been added to the plaza and grassy area adjacent to the plaza walls.

- *West of the Wooster Street Driveway:*
- Non-original hedges and chainlink fences have been added to this area;
- The original east-west walkways and adjacent planting beds have been removed from this area and additional paving has been added;
- Non-original lampposts with square lantern have been added to this area.
- *East of the Greene Street Driveway:*
- Non-original lampposts have been added to the parking and service areas;
- The original children's playground has been removed and a new playground was reconstructed circa 1993.

COMMERCIAL STRIP

Architecture

A one-story commercial strip that is part of the original site design faces LaGuardia Place and the LaGuardia Place Gardens (not part of the Washington Square Village site) and establishes the western boundary of the Washington Square Village courtyard. The commercial strip has been significantly altered since its construction (see photographs, pages 2 and 25-30). The building was originally designed as two separate buildings with an east-west walkway extending between the north and south sections. The walkway was infilled in the late 1990s/early 2000 with a new structure connecting the two original sections and eliminating physical and visual access to the site's interior landscaped courtyard. This view corridor—an important element of the original design—provided connections between LaGuardia Place and the Washington Square Village landscape. The commercial strip originally had primarily glass façades facing LaGuardia Place. The glass has largely been replaced by new storefronts with new brightly-colored signage and awnings. These extensive alterations have either entirely removed or obscured the commercial strip's original design from view. The building's northern portion is currently occupied by Citibank. This section appears to retain some of its original design with its large glass windows intact, however, the bank's signage and canopy structure compromise the original design integrity. The commercial strip originally had glass storefronts facing the former east-west walkway between the two buildings. The glass storefronts were presumably removed, or if they remain intact, they are entirely obstructed from view since they are within the area enclosed in the late 1990s/early 2000. The southern portion of the commercial strip originally had eight identical bays. These bays have since been joined together and re-clad in a variety of design styles that reflect the various tenants that currently occupy the commercial strip. A wooden deck for a restaurant extends south onto the sidewalk and into the walkway, with access restricted by locked gates but that originally provided pedestrian access to the Washington Square Village courtyard from LaGuardia Place.

Landscape

Three east-west walkways originally provided pedestrian access to Washington Square Village's interior courtyard from LaGuardia Place (see photographs, pages 26 and 28-30). Two walkways were originally located north and south of the commercial strip and a third walkway extended between the two sections of the commercial strip. These walkways have been extensively altered. The north and south walkways originally had a sidewalk adjacent to a narrow grassy area, which was located along the building edge. The northern walkway is currently an asphalt-paved driveway. The grass has been paved over and the driveway is closed by locked metal gates. The walkway south of the commercial strip has been retained but it is partially obscured by the deck structure of the southern restaurant in the commercial strip. Further, the walkway's

entrance is closed by a locked metal gate. The center walkway, as described above, was removed when infill was constructed in the late 1990s/early 2000. As described above, the central walkway has been eliminated entirely.

Commercial Strip—Alterations Summary

- Late 1990s/early 2000 infill structure built connecting the original north and south commercial strip buildings into one building;
- Infill structure removed the middle east-west walkway and view corridor between the two structures and eliminated the original plate glass windows from the two structures that had originally faced the walkway;
- The original primarily glass storefronts have been extensively altered and largely re clad;
- The north and south east-west walkways are currently a driveway and an inaccessible walkway, with access restricted by locked gates.

CHILDREN'S PLAYGROUND

Washington Square Village children's playground is located in the courtyard area east of the Greene Street driveway and immediately west of the Mercer Playground (which is not part of the Washington Square Village site). The children's playground originally contained an elaborate sculptural installation with circular play areas, playground equipment, and benches (see photographs, page 30). A low metal fence and lawns originally separated the playground from the surface parking areas to the north and south, and the Greene Street driveway to the west.

All of the original playground elements were removed when the children's playground was entirely reconstructed circa (see photographs, page 31). The playground currently contains brightly colored metal and plastic playground equipment, sandboxes, swing sets, tire swings, benches (none of which are original), and trees. It is enclosed by chainlink fencing and hedges (also not original) on the north, west, and south boundaries. The north and south lawns have been removed. The playground's eastern border is a painted brick wall that separates it from the Mercer Playground. The brick wall is topped by a cast iron fence that maintains the fence style of the Mercer Playground. Lampposts with square lanterns (not original) are have been installed at the perimeter of the playground.

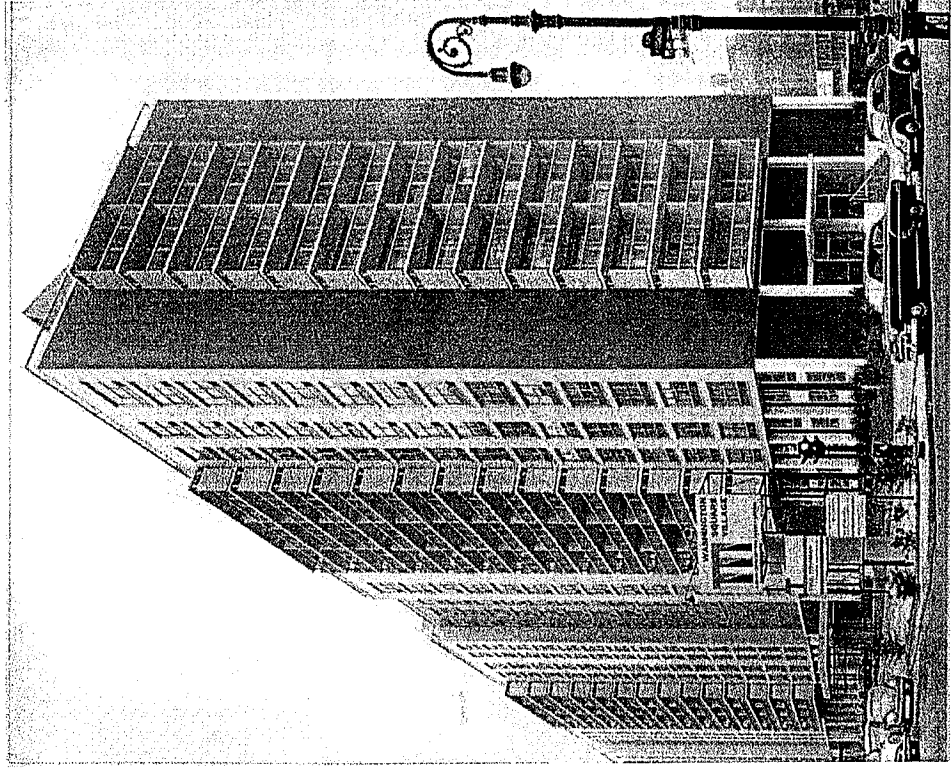
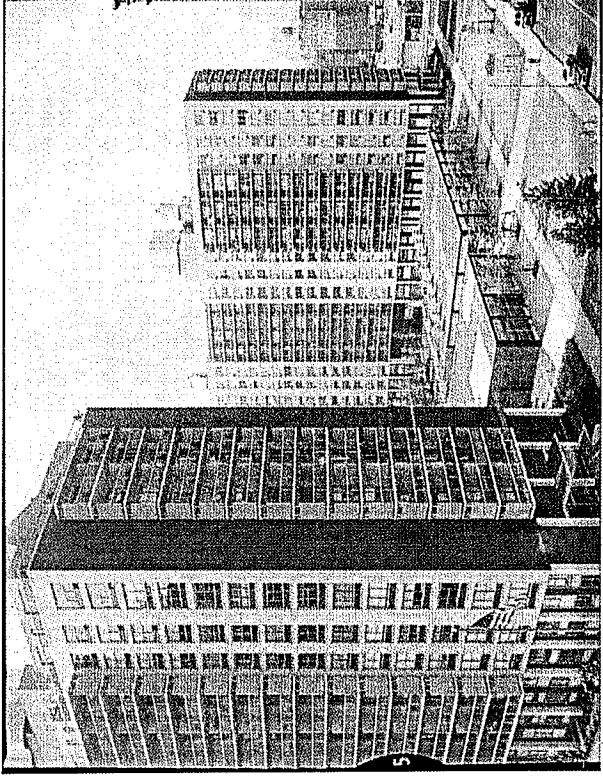
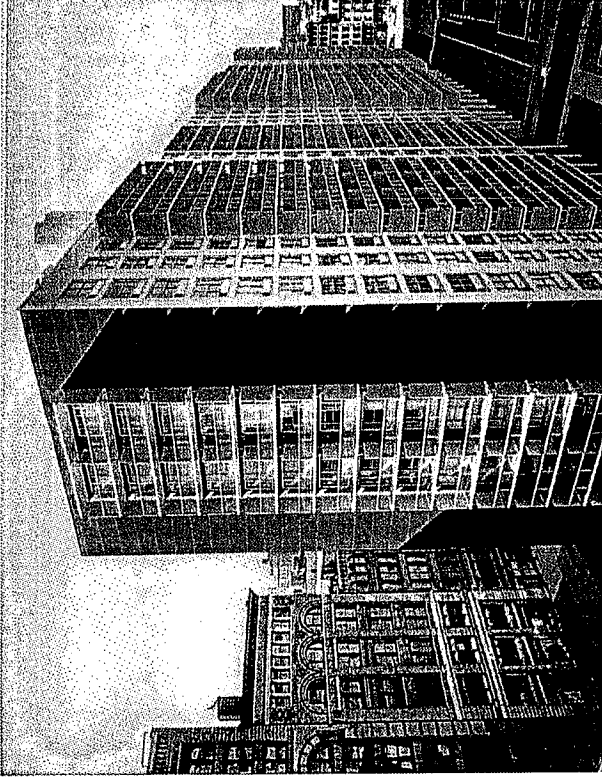
Children's Playground—Alterations Summary

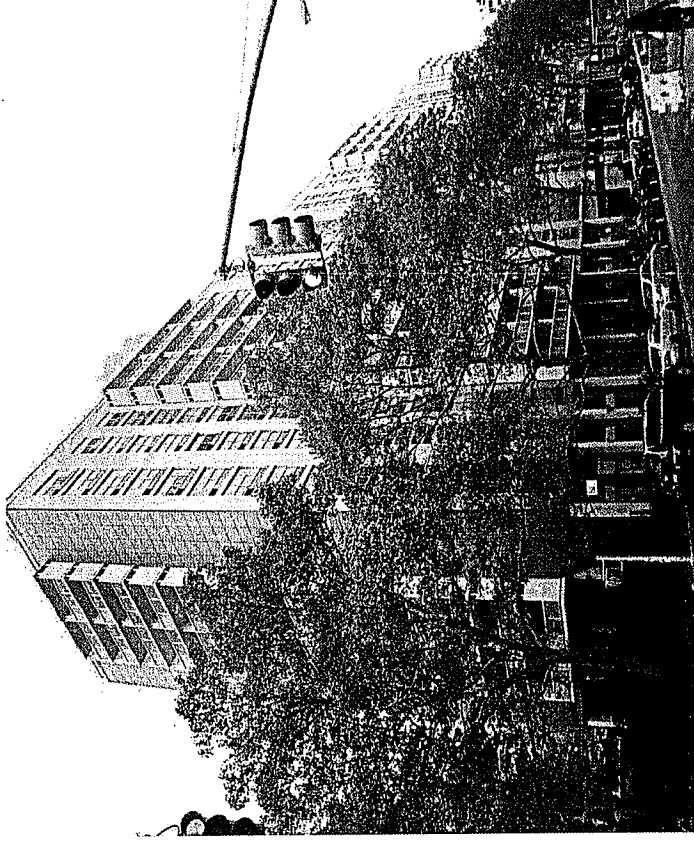
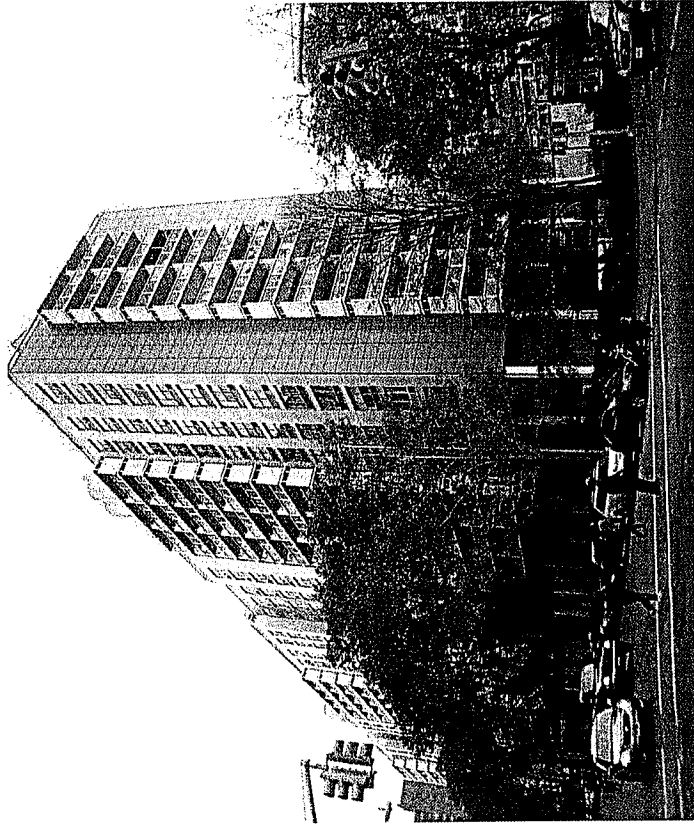
- The entire children's playground was reconstructed in 1993, removing all original features apart from trees and the brick east boundary wall.

Washington Square Village

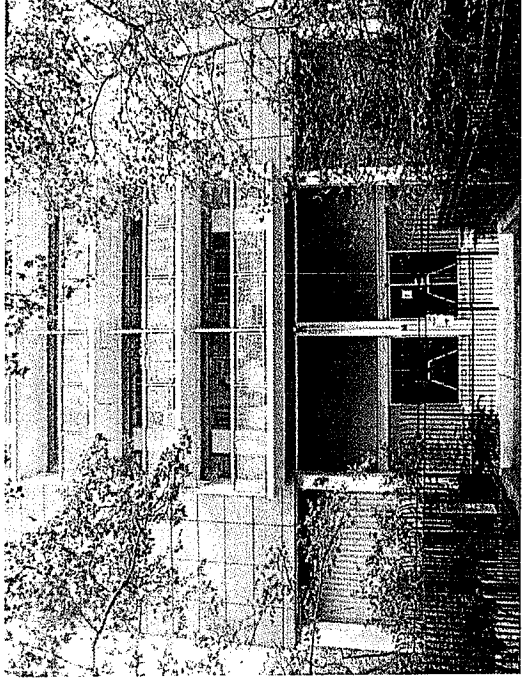
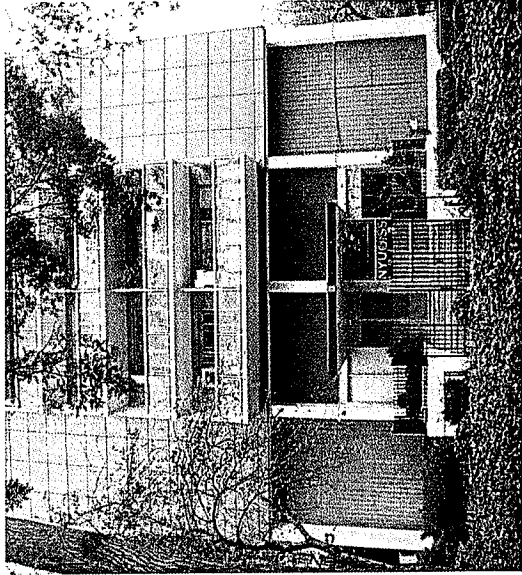
Washington Square Village (circa 1961)

below: North Building, view southeast from LaGuardia Place and West 3rd Street; top right: North Building, view northeast across the courtyard from LaGuardia Place; bottom right: View southeast from LaGuardia Place including Commercial Strip





Washington Square
 Village – North
 Building’s Facades
 (existing conditions)
 clockwise from top left: View
 east from LaGuardia Place
 and West 3rd Street; View
 west from Mercer Street and
 West 3rd Street; East facade;
 West facade



Washington Square Village – North Building’s North Facade (existing conditions)

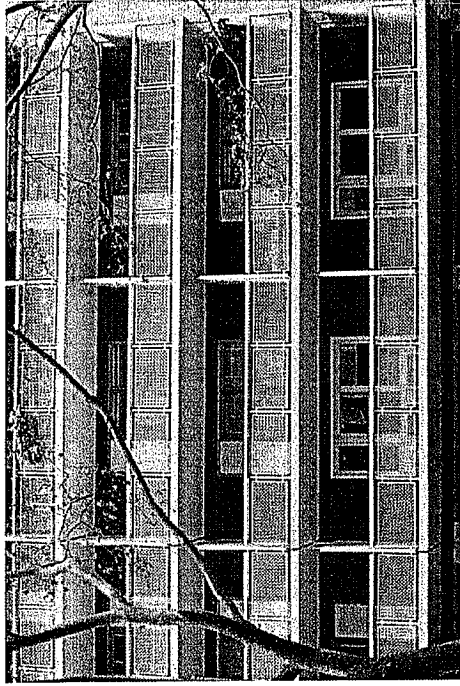
left: White section; right: blue section above Wooster Street driveway



Washington Square Village – North Building’s North Facade (existing conditions)

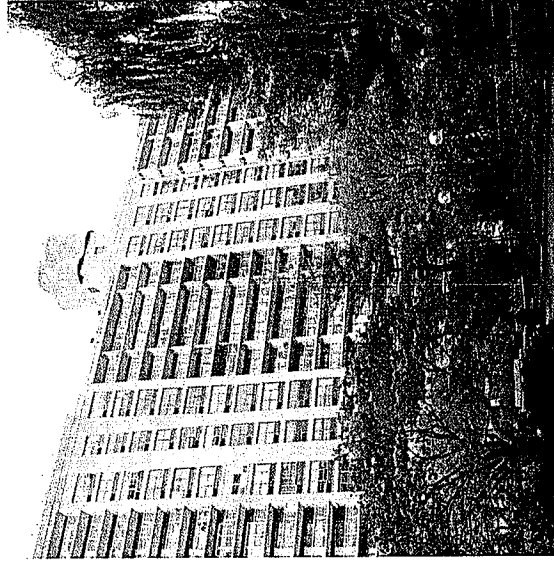
below: base and lower floors; top right: balconies; bottom right:
base and balconies

NOTE: White doors and window framing are replacement doors and
windows



Washington Square Village – North Building’s South Facade (existing conditions)

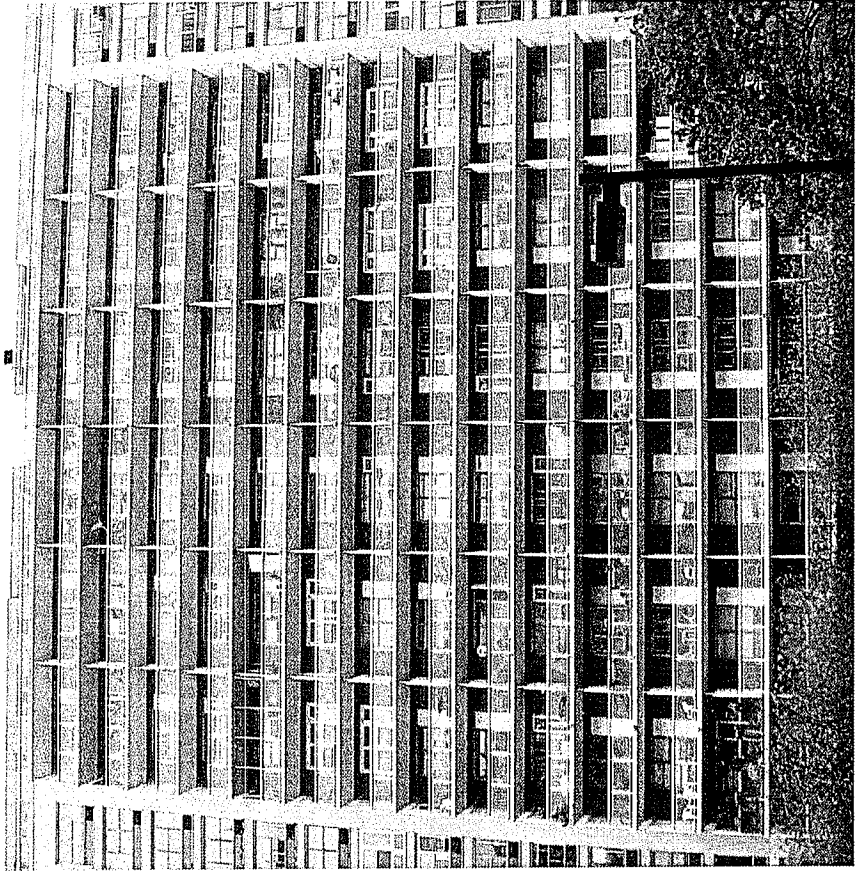
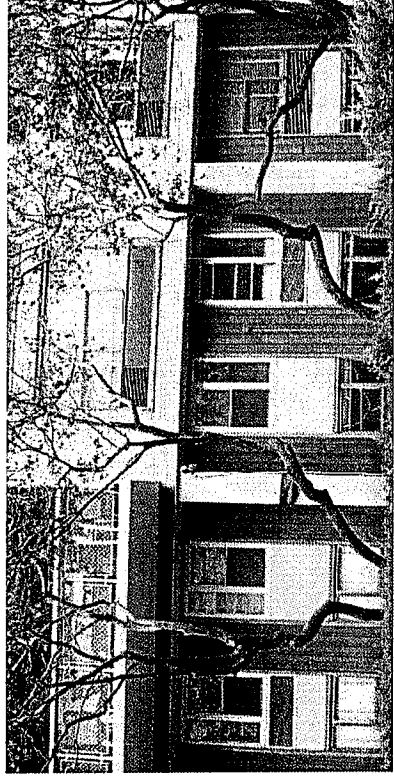
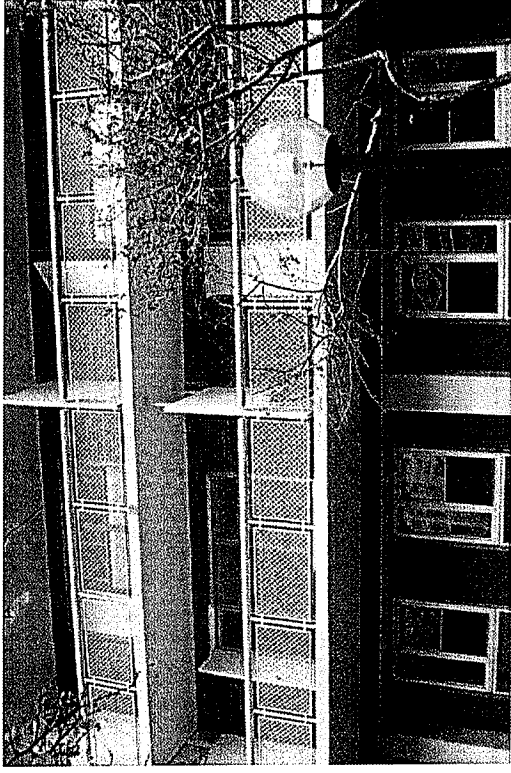
View north from the Landscaped Plaza



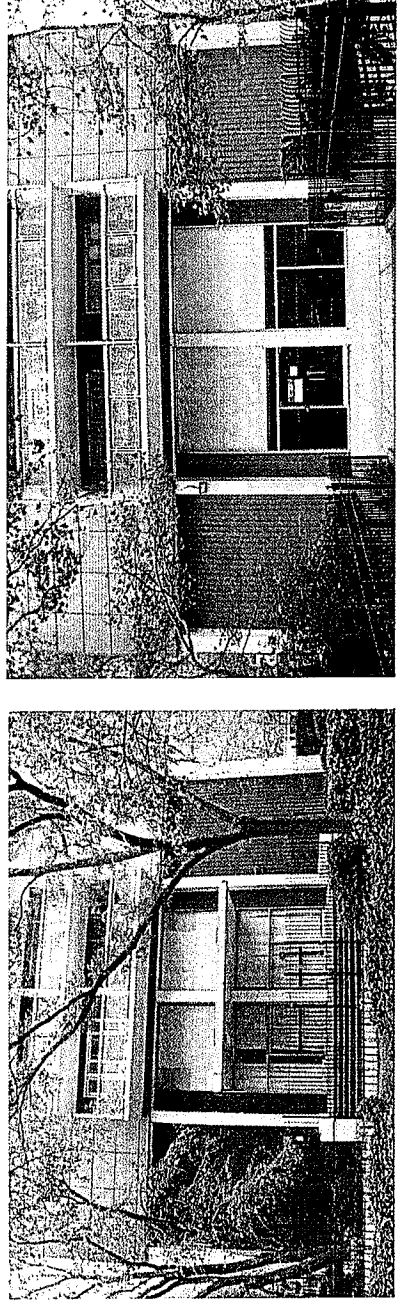
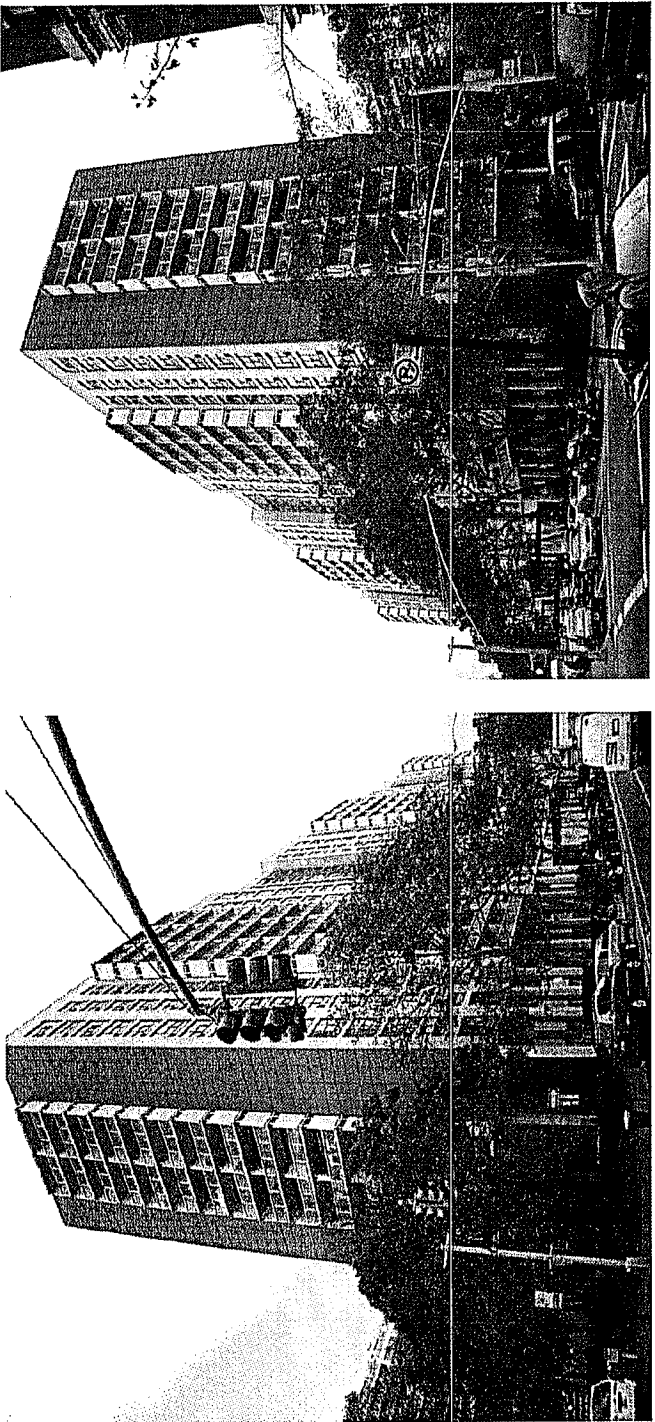
Washington Square Village - North Building's Courtyard Facade Windows (existing conditions)

below: South facade; top right: Window details; middle right: Balconies and base windows; bottom right: Base and third floor windows

NOTE: White doors and window framing are replacement doors and windows

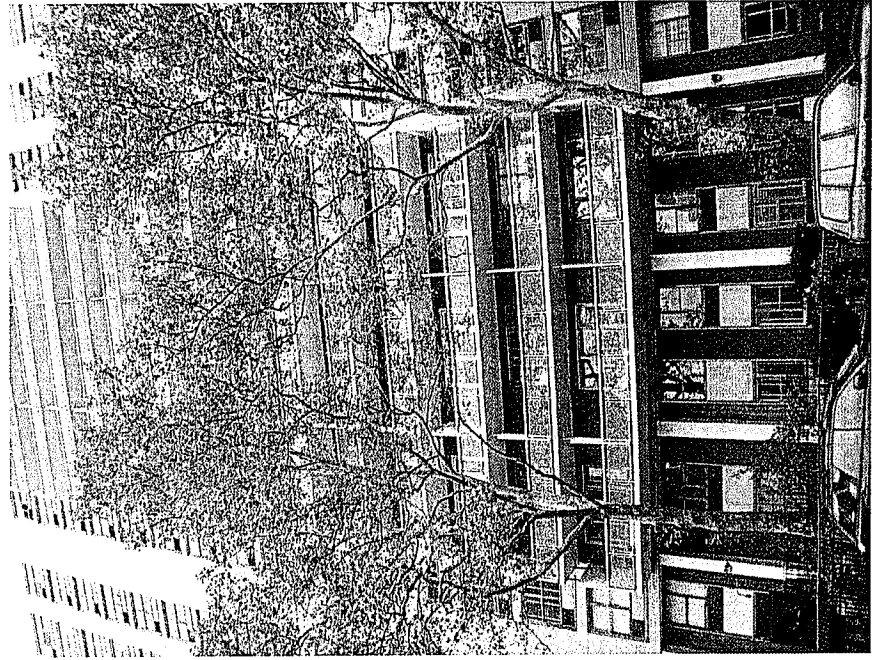
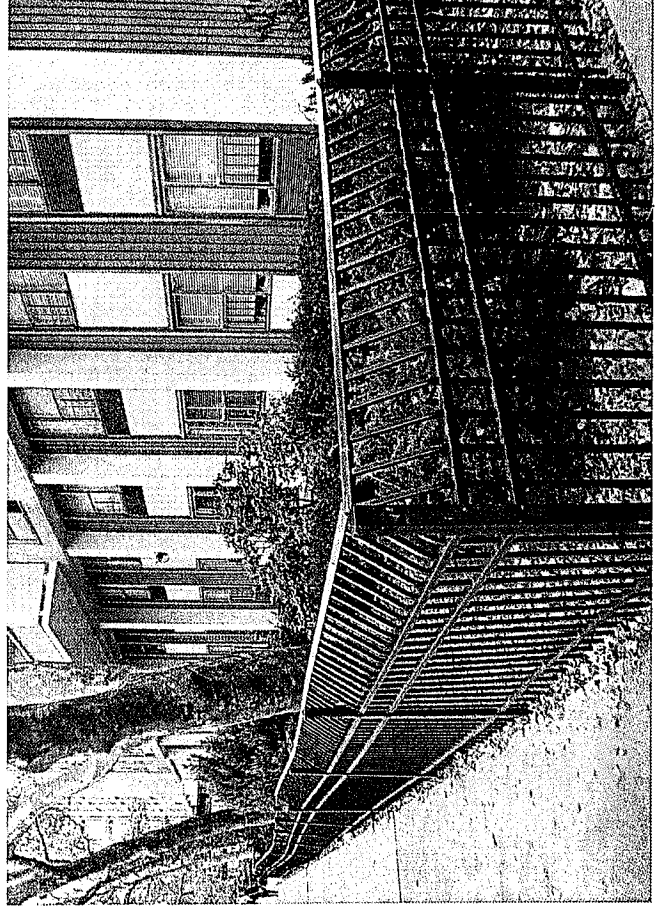
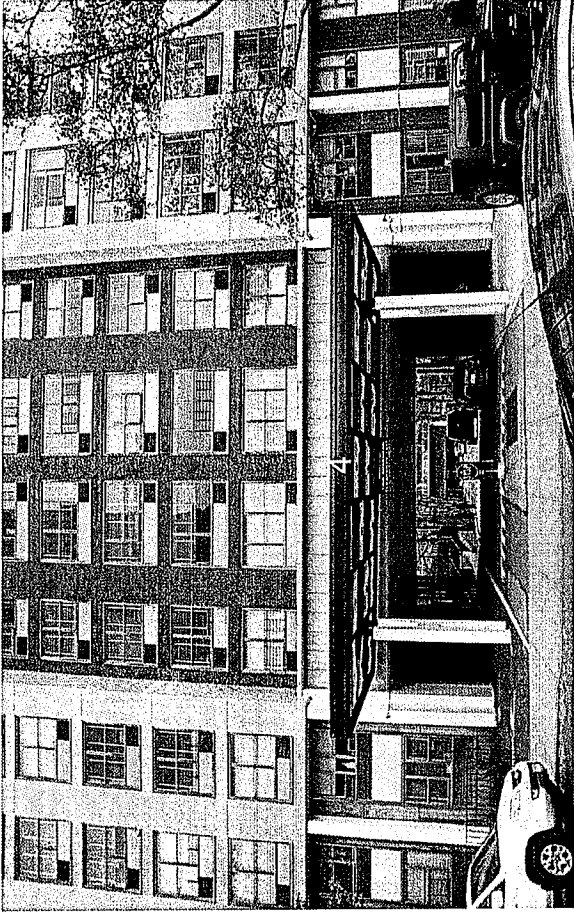


Washington Square Village – South Building’s Facades (existing conditions)
clockwise from top left: View east from LaGuardia Place and Bleecker Street; View west from Mercer Street and Bleecker Street; South Building’s east facade; South Building’s west facade



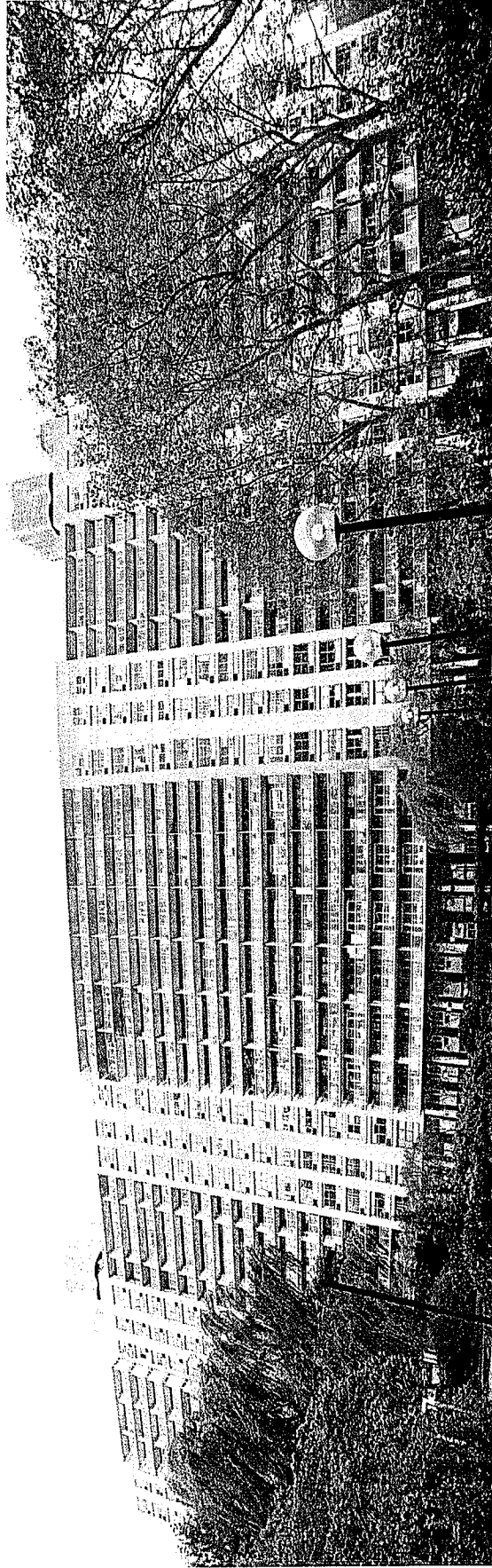
Washington Square Village –
South Building's South Facade
(existing conditions)

top right: South facade – orange section with
Greene Street driveway; bottom right: South
facade with fencing; bottom left: South facade –
base and blue balconies



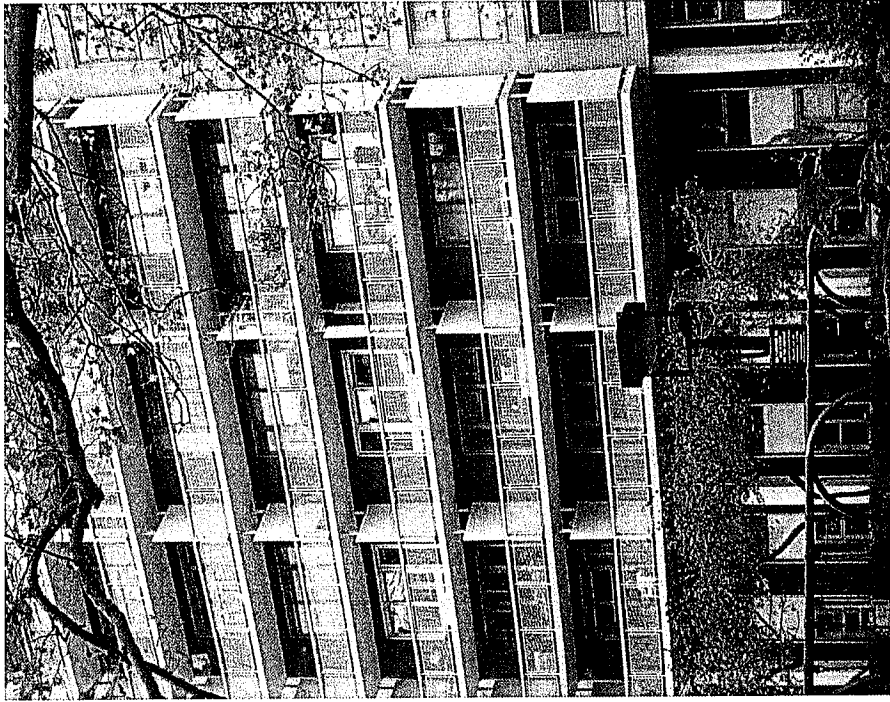
Washington Square Village – South Building’s North Facade (existing conditions)

View south from the Landscaped Plaza



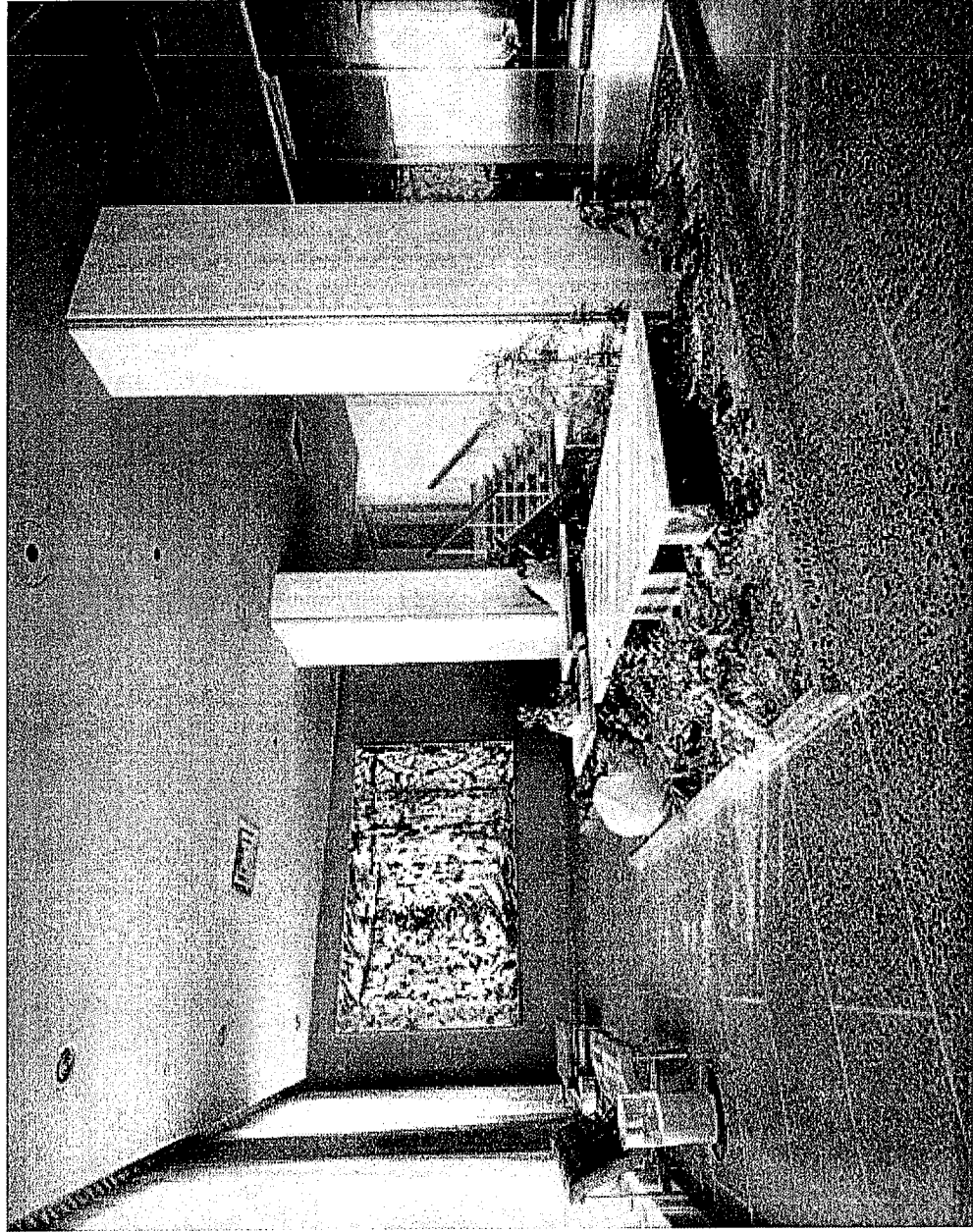
Washington Square Village - South Building's Courtyard-side Windows (existing conditions)

left: Orange brick section and balconies; right: yellow brick section and balconies
NOTE: White doors and window framing are replacement doors and windows

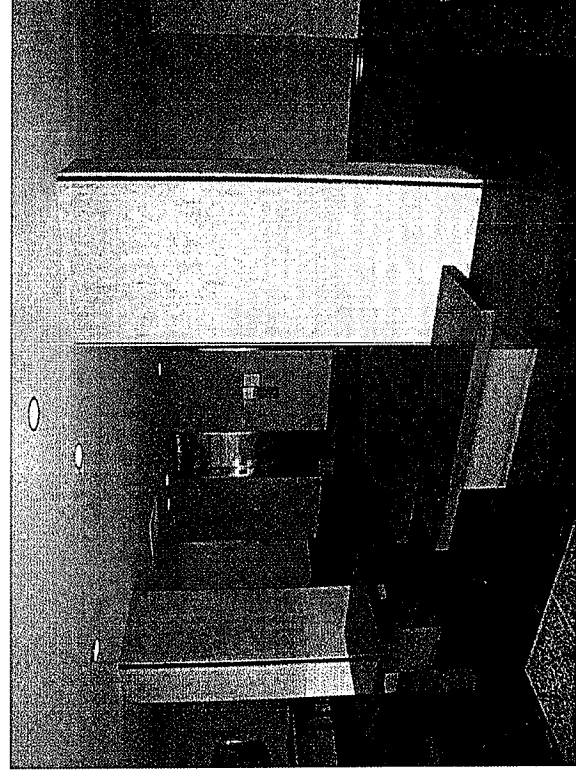
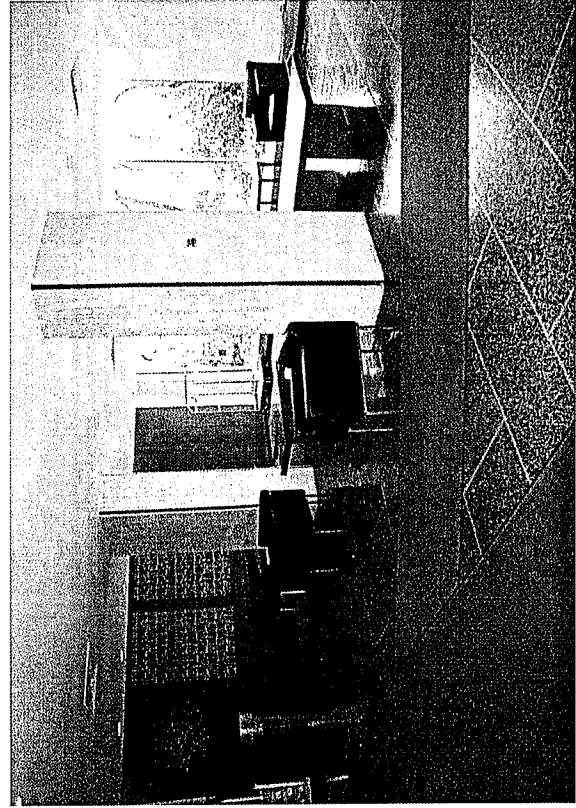
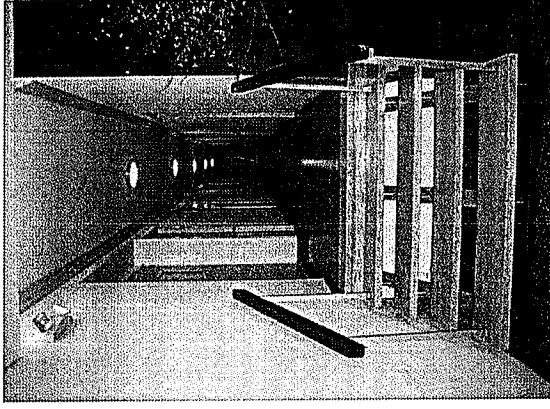
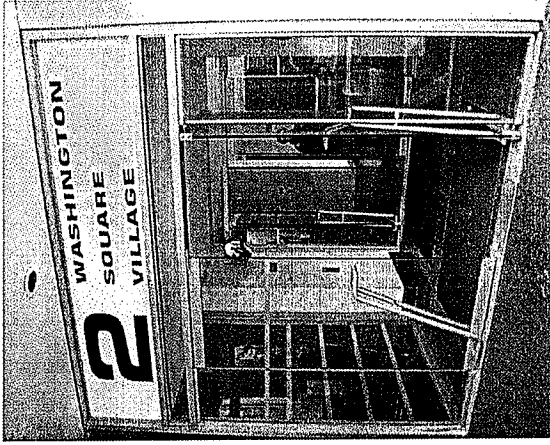


Washington Square Village (circa 1961)

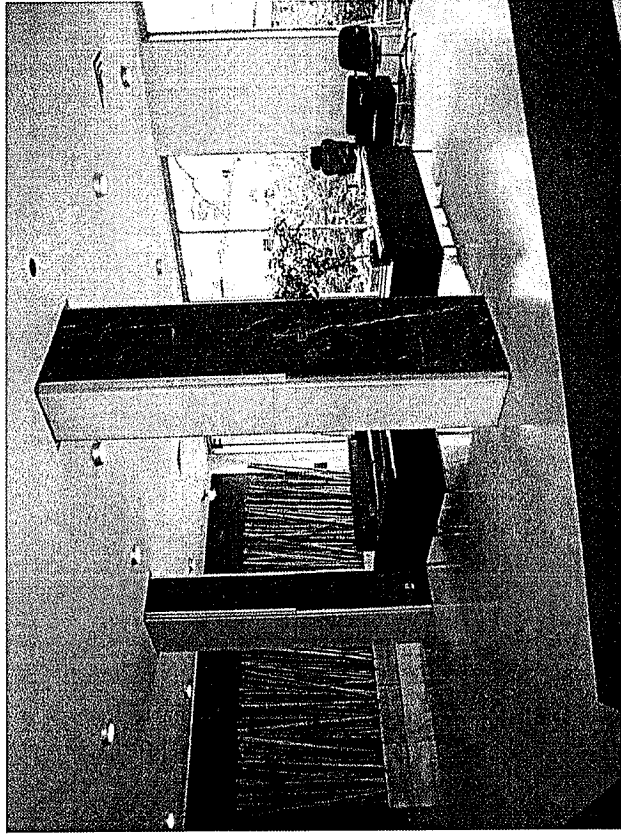
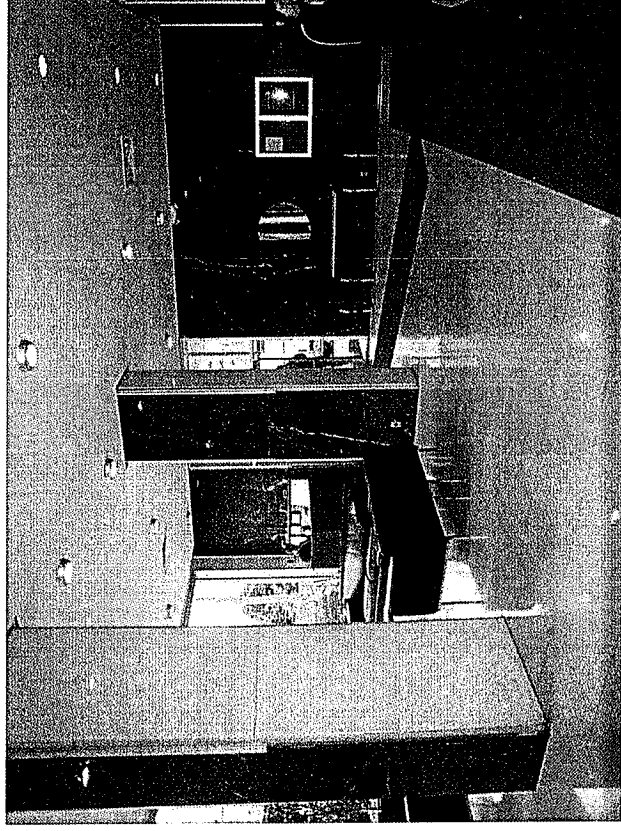
North building's primary entrance lobby



Washington Square Village –
 North Building’s Primary Entrance
 Lobbies (existing conditions)
 Clockwise from top left: Entrance and vestibule; Stair
 to center corridor; View northwest across lobby
 toward elevator bank; View southeast across lobby

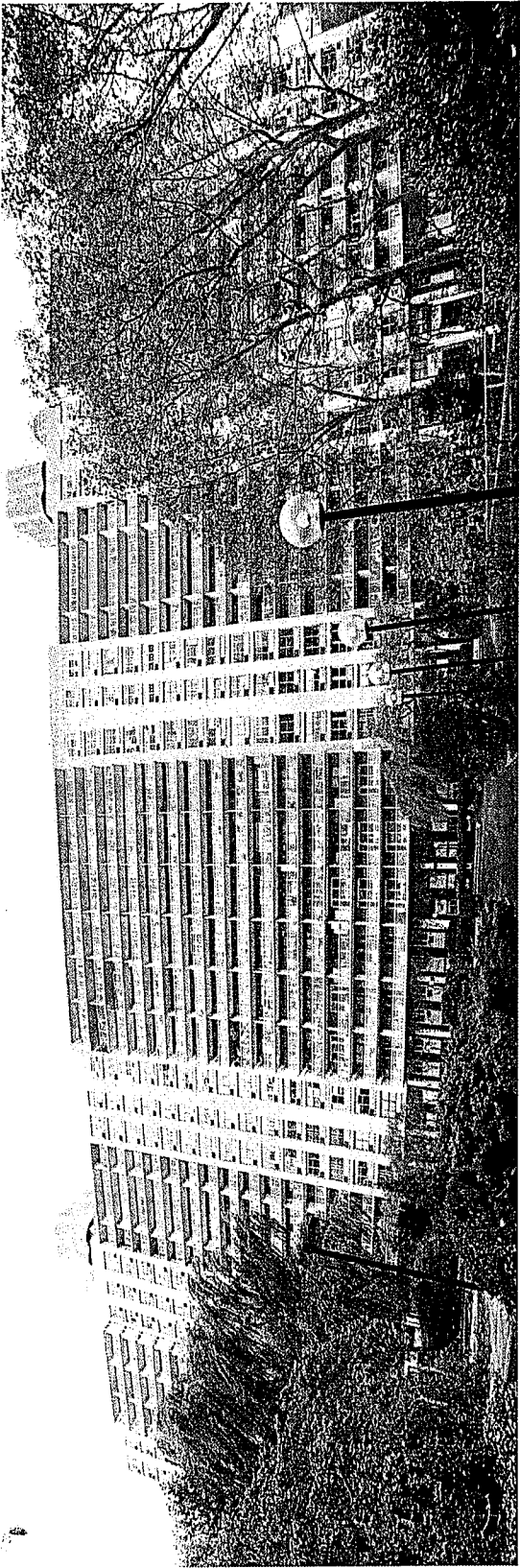
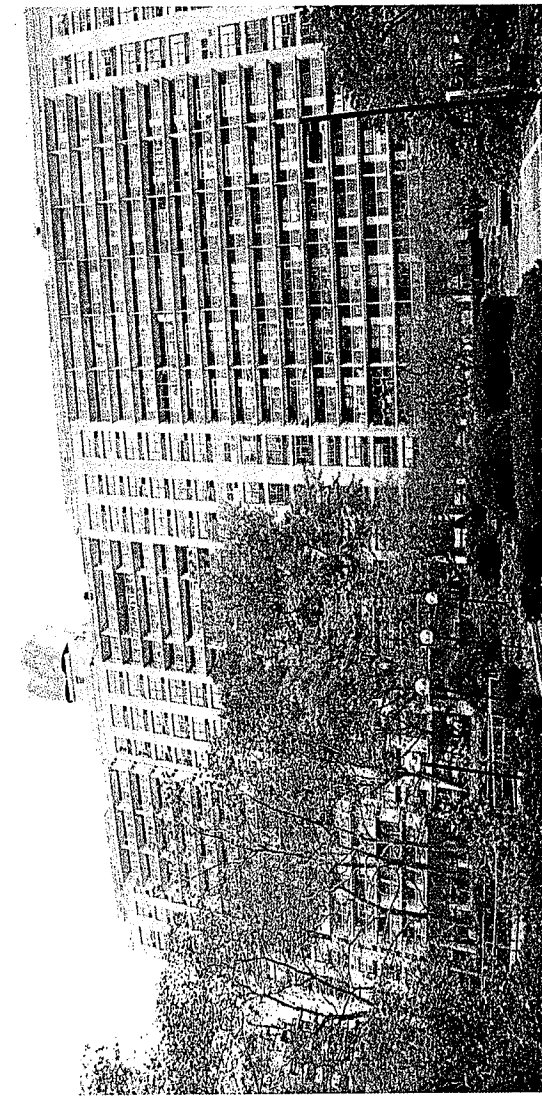


**Washington Square Village –
South Building’s Primary Entrance
Lobbies (existing conditions)**
Clockwise from top right: Elevator bank; View northeast
across lobby toward entrance; View northwest across lobby

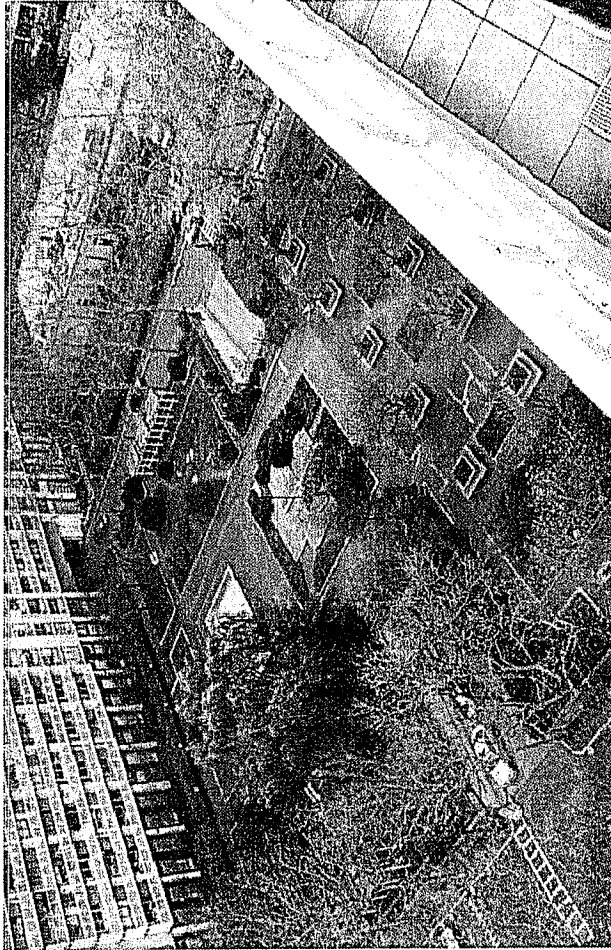
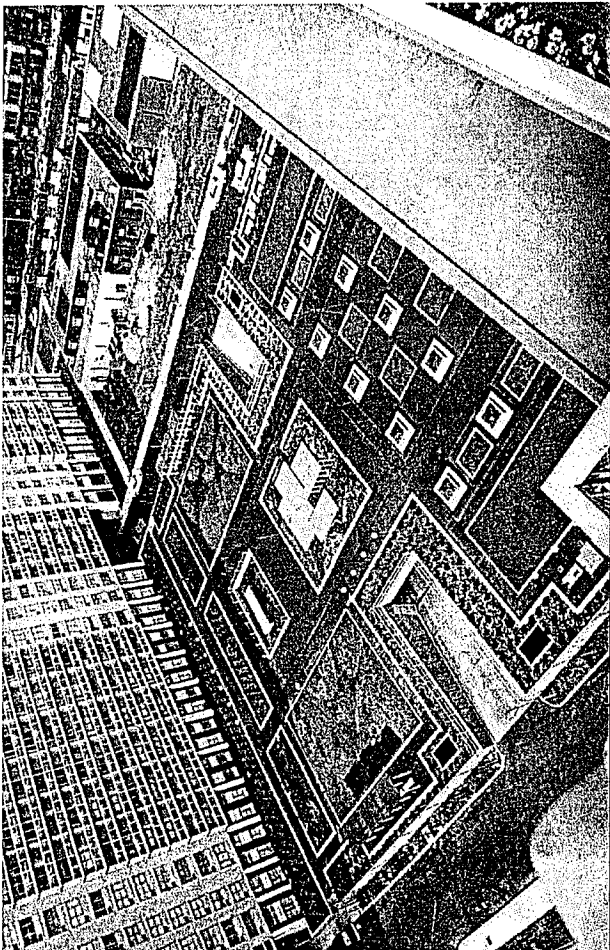


Washington Square Village – Landscaped Plaza Views (existing conditions)

top: View north to the North Building; bottom: View south to the South Building

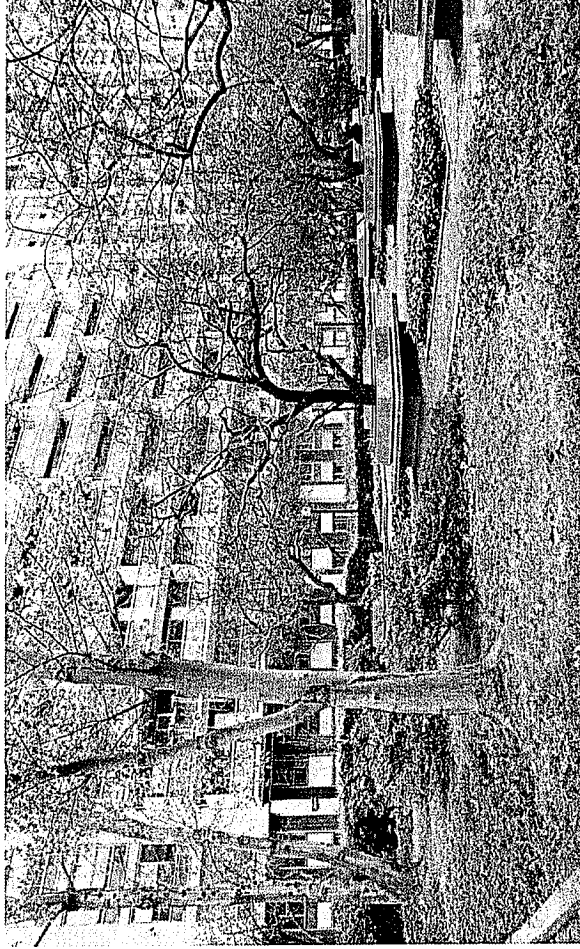
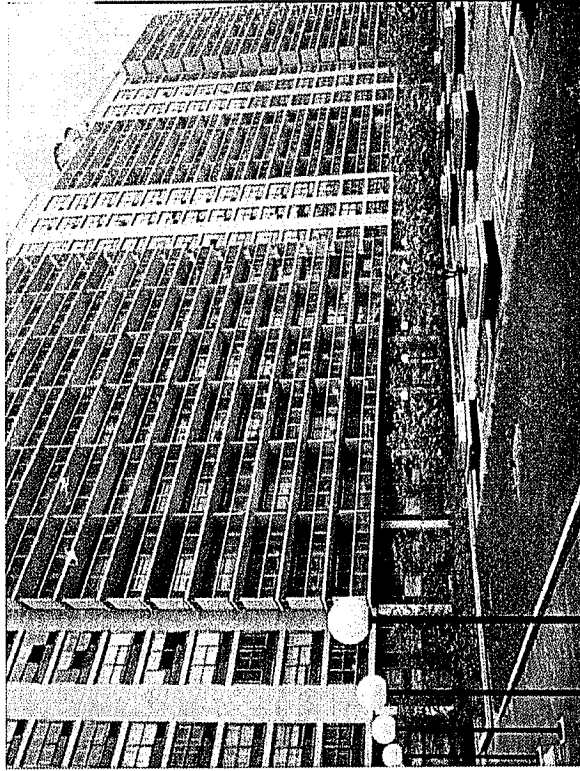


**Washington Square Village -
Landscaped Plaza Aerial Views**
top: Circa 1961 view southwest across the
landscaped plaza toward the South Building;
bottom: Existing conditions view southwest
across the landscaped plaza toward the South
Building



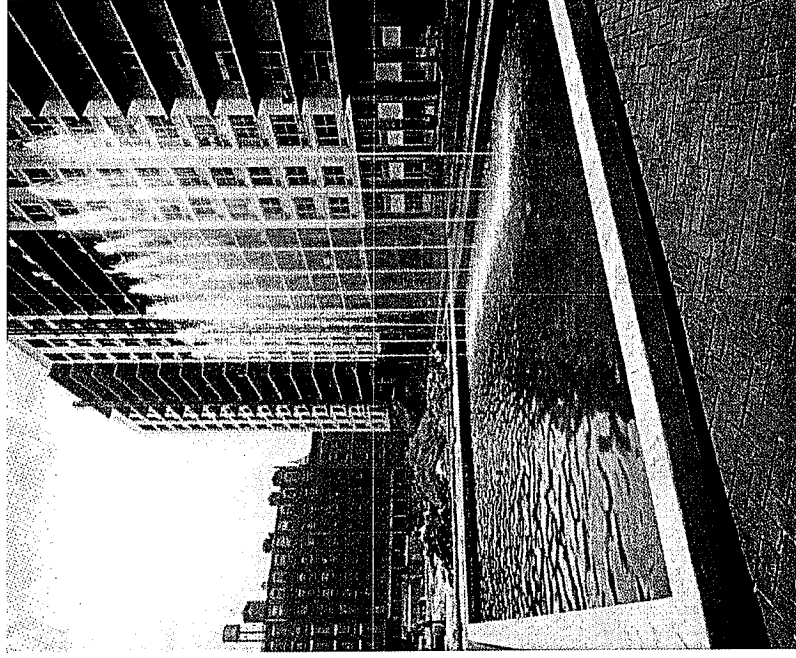
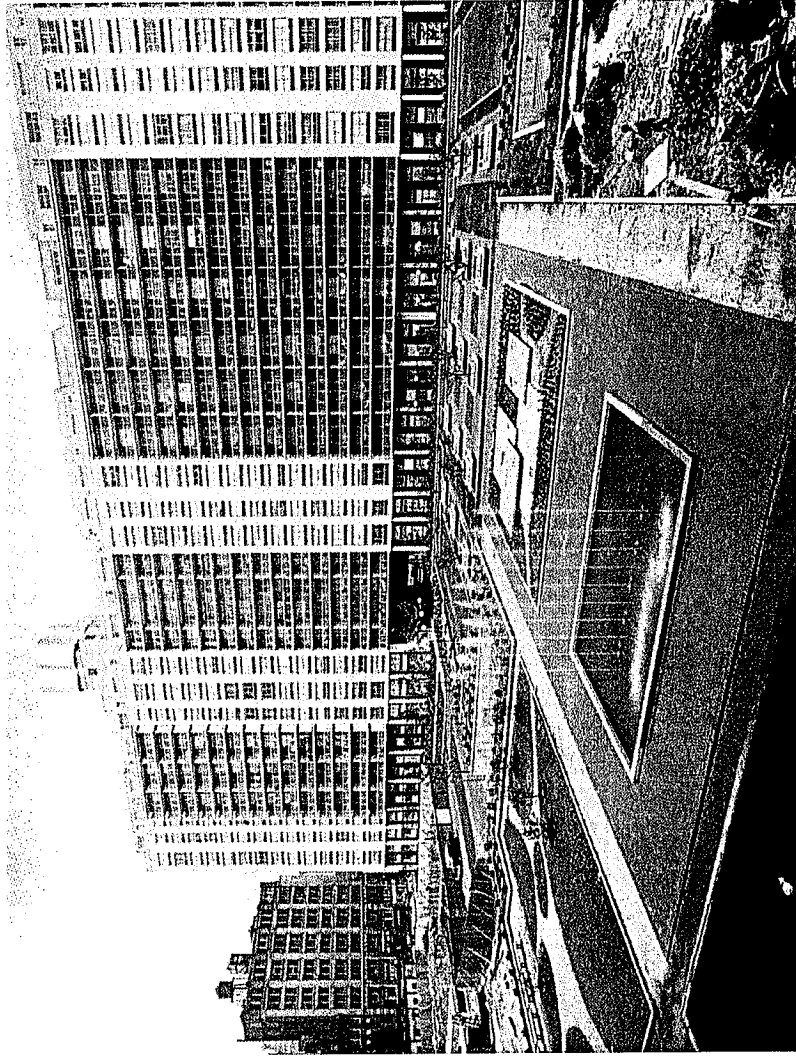
Washington Square Village – Landscaped Plaza

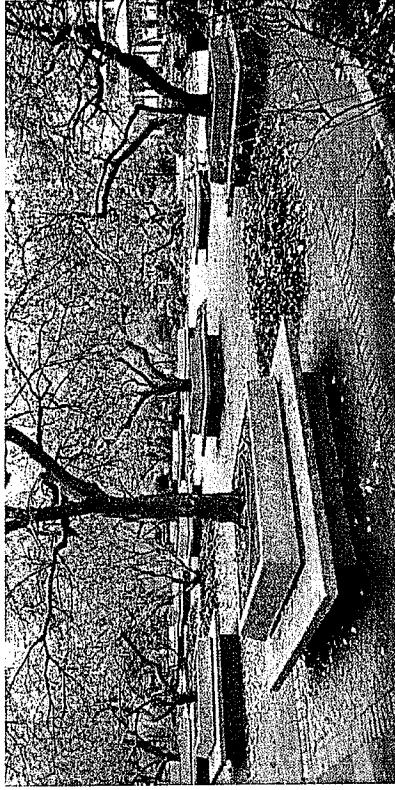
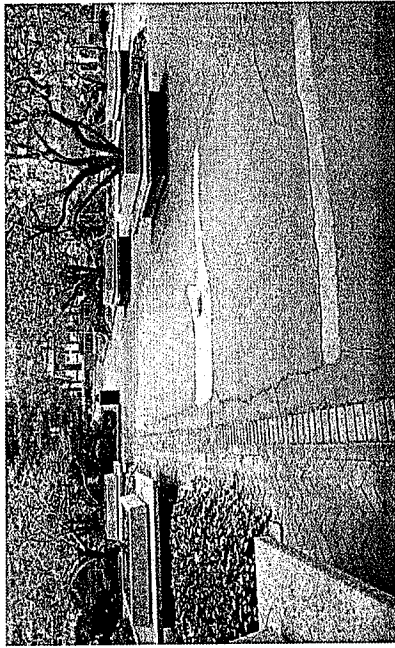
left (circa 1961) and right (existing conditions): Tree grove views northeast toward the North Building



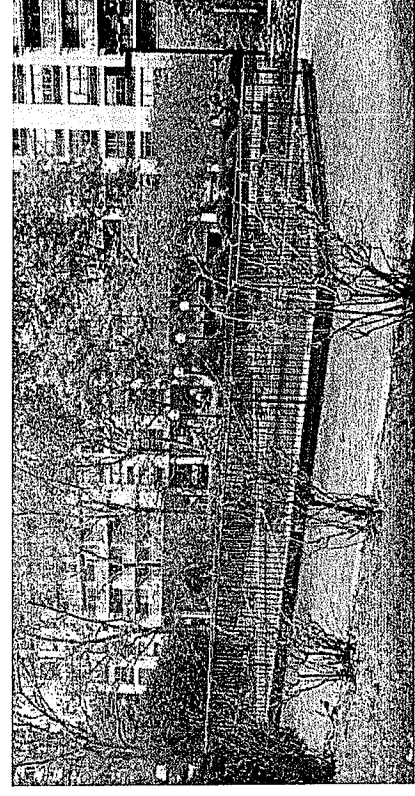
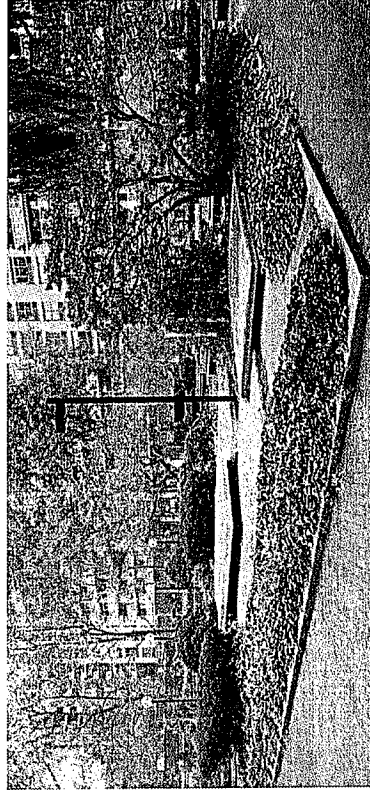
Washington Square Village – Landscaped Plaza (circa 1961)

left: View northwest across landscaped plaza toward North Building; right: View southeast across fountain toward South Building



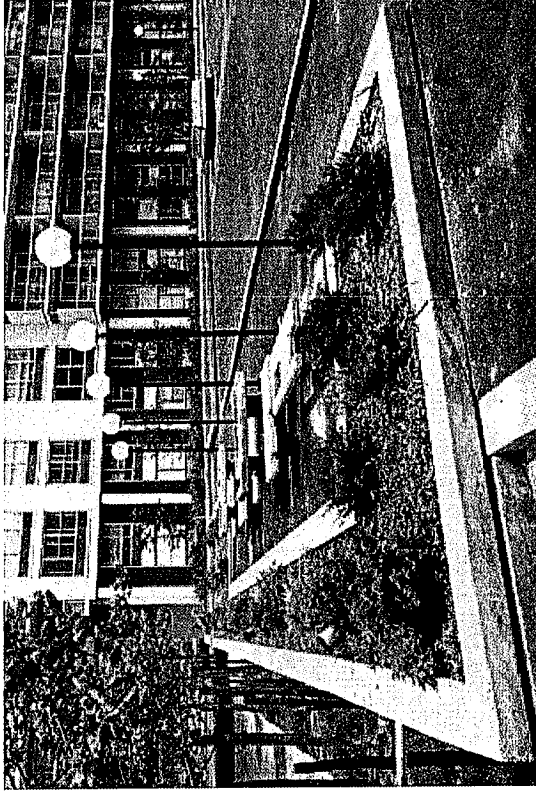
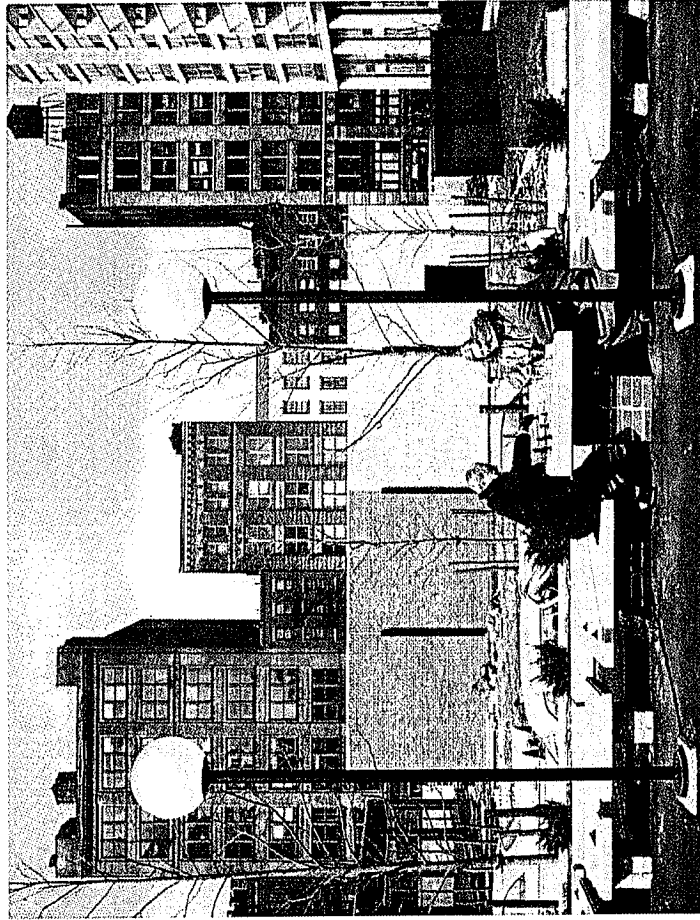


Washington Square Village -
Landscaped Plaza (existing conditions)
Clockwise from top left: View south from the tree grove;
View southeast across the tree grove; Center terraces;
Fountain pool; Large east planting bed

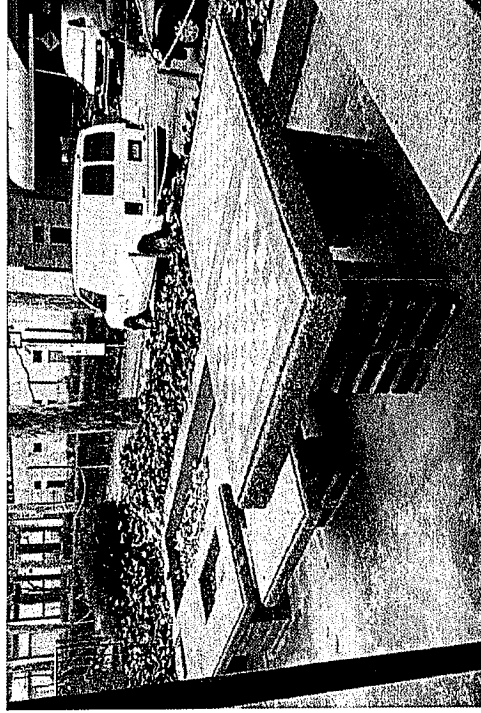
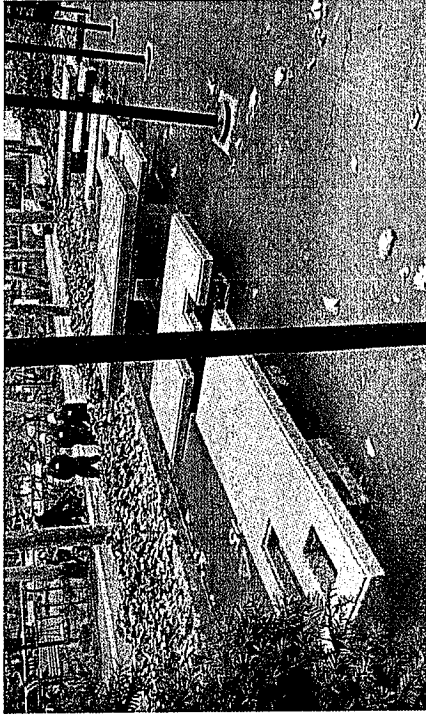
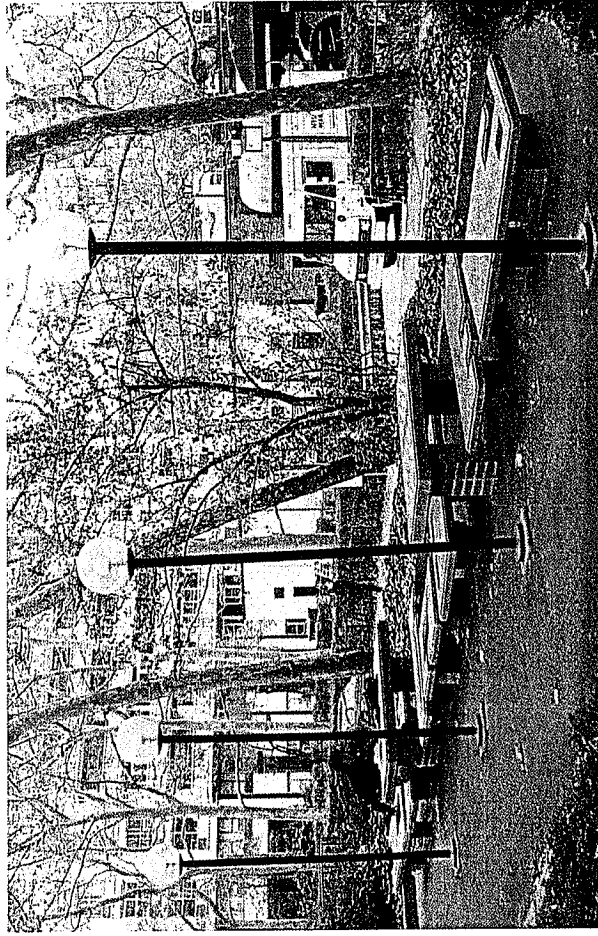


Washington Square Village –Landscaped Plaza (circa 1961)

left: Chess tables and back of commercial strip; right: Northeast view of chess tables and landscaping



Washington Square Village –
Landscaped Plaza (existing conditions)
below: West chess tables with back of commercial strip; top right:
East chess tables; bottom right: West chess tables

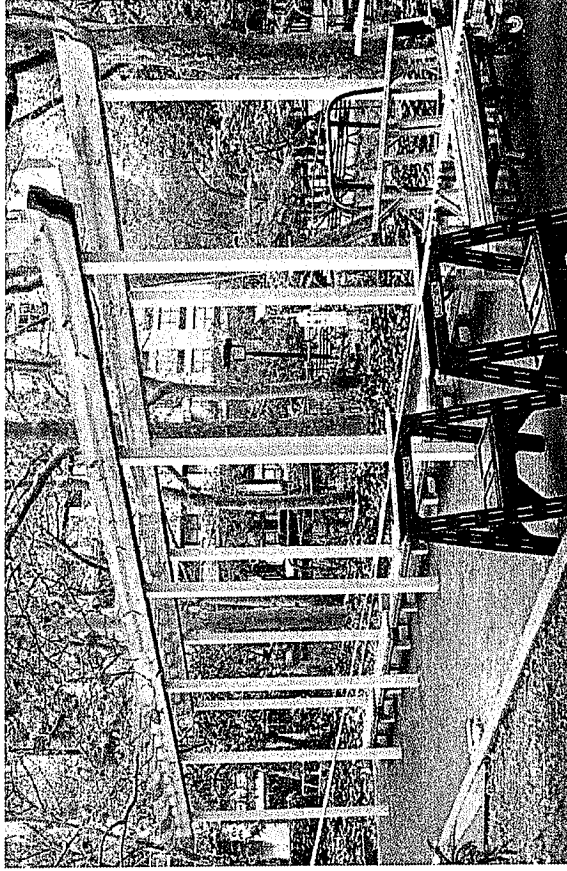
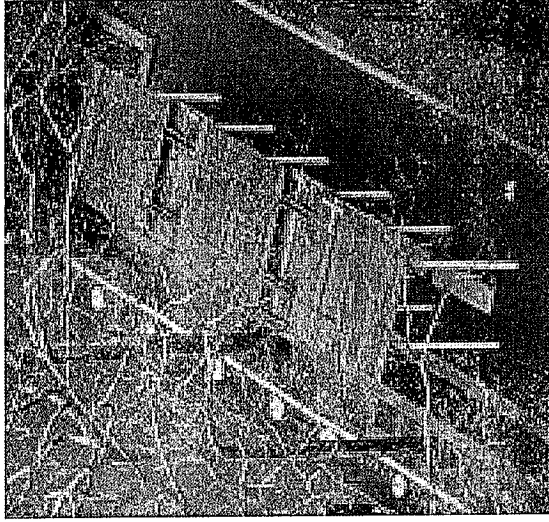


Washington Square Village - Landscaped Plaza (circa 1961)

East pergola and South Building

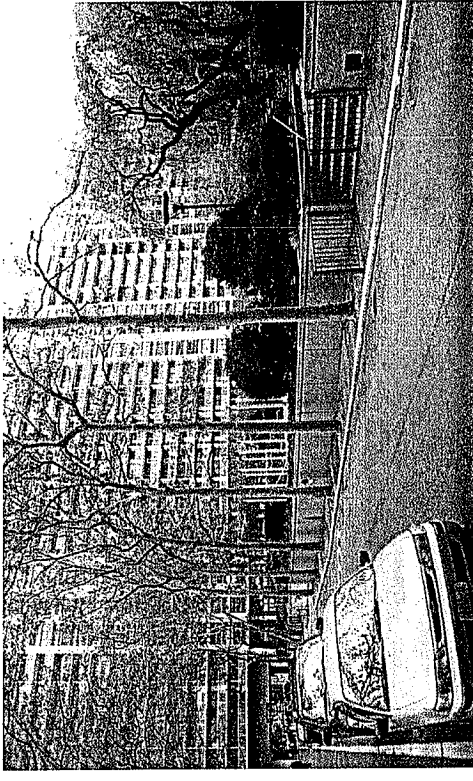
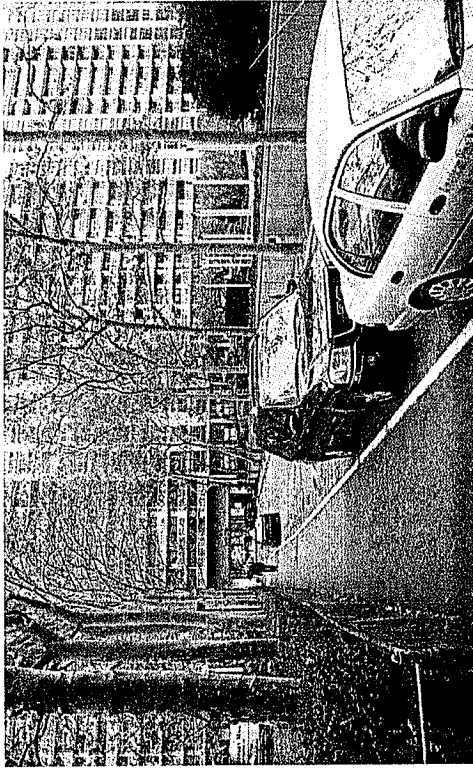
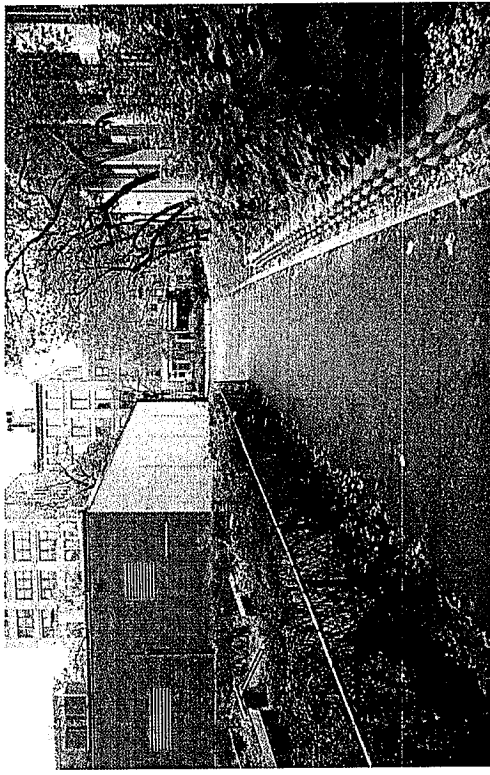
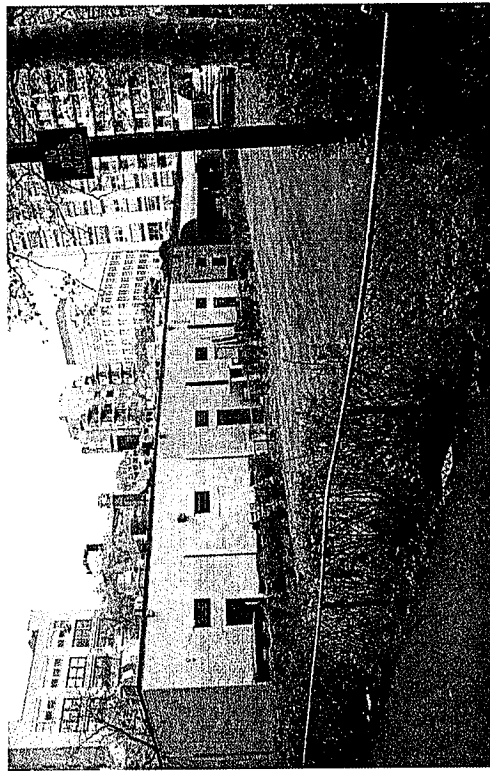


Washington Square Village –
Landscaped Plaza (existing conditions)
top right: Aerial view of pergola; bottom left: View north of
west pergola; bottom right: View north of east pergola



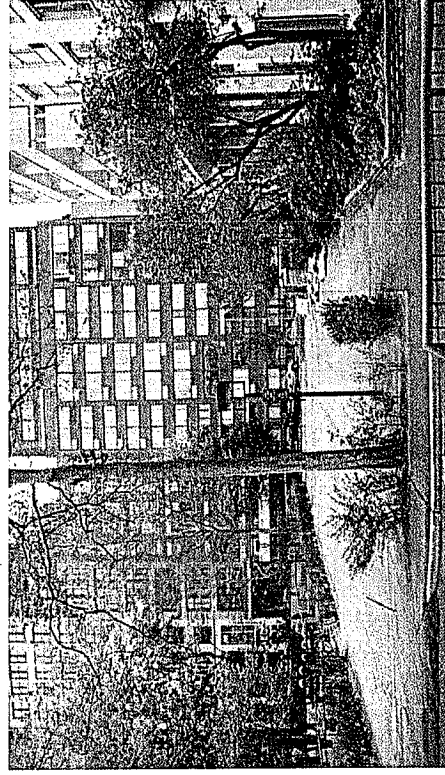
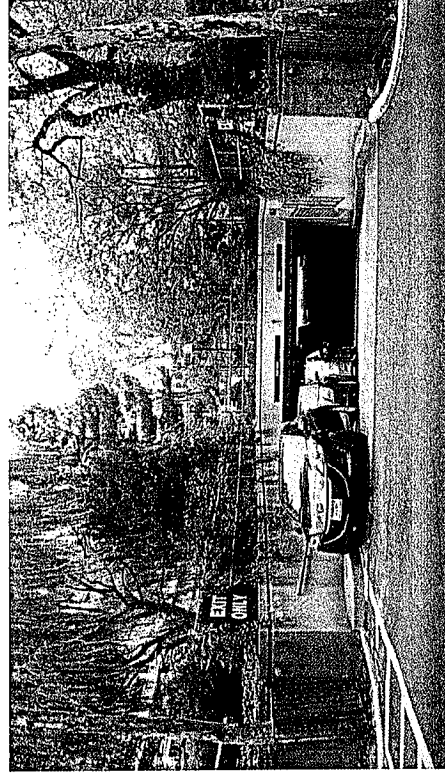
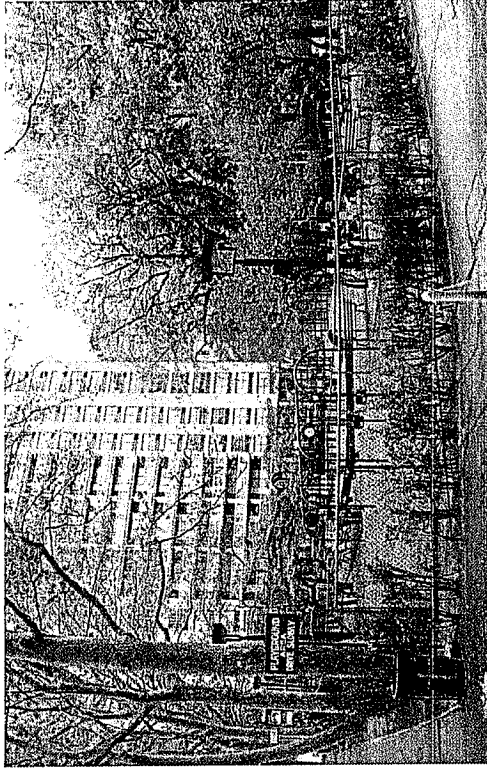
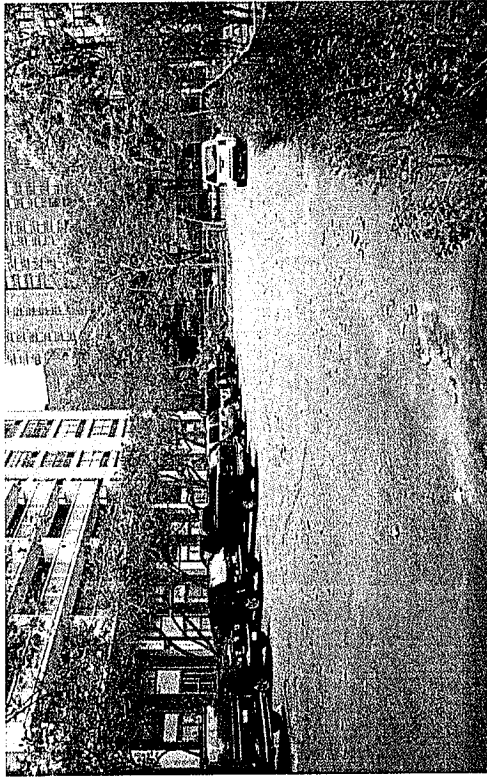
Washington Square Village – Courtyard West of Landscaped Plaza (existing conditions)

Clockwise from top left: Back of Commercial Strip; Walkway north of Commercial Strip; Wooster Street driveway, view north toward North Building; Wooster Street driveway sidewalk, view northeast toward North Building



Washington Square Village – Courtyard East of Landscaped Plaza (existing conditions)

Clockwise from top left: View east across north parking area; View north to Children's Playground; View east to south service driveway; View west to parking garage entrance from the Greene Street driveway



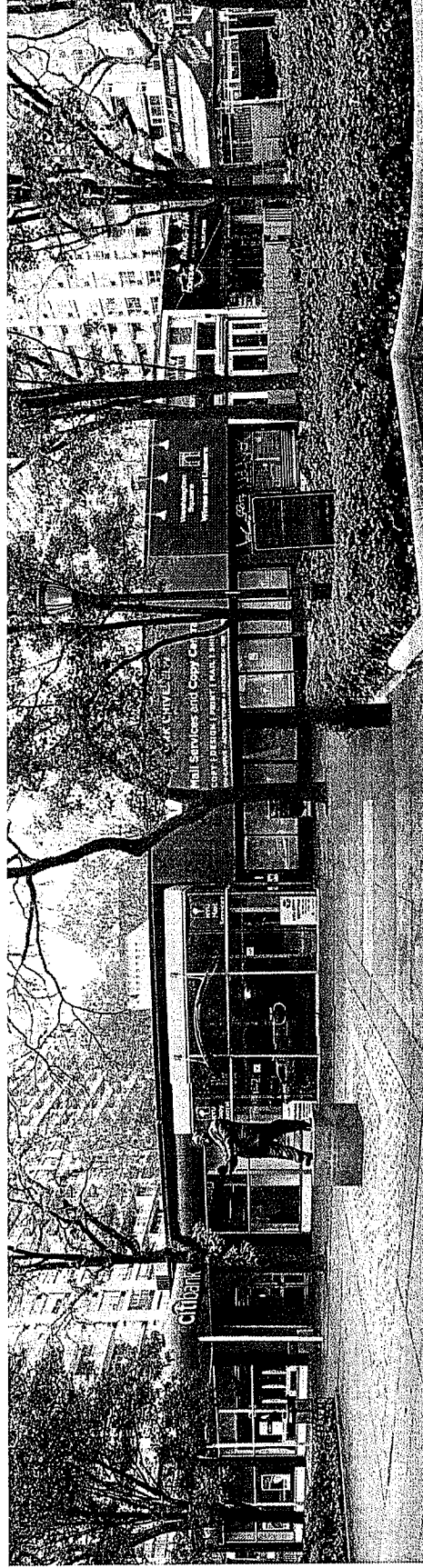
Washington Square Village (circa 1961) – Commercial Strip

View southeast from LaGuardia Place



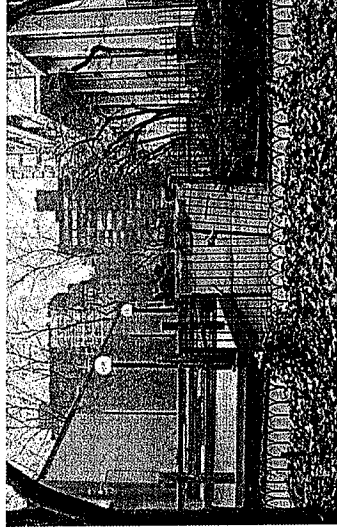
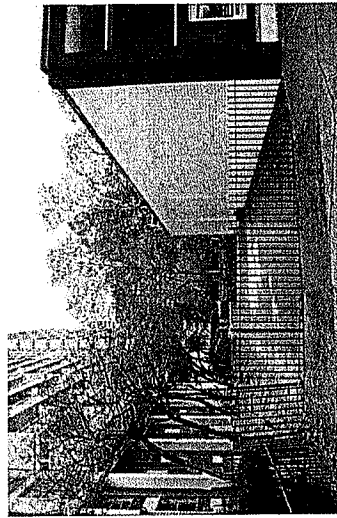
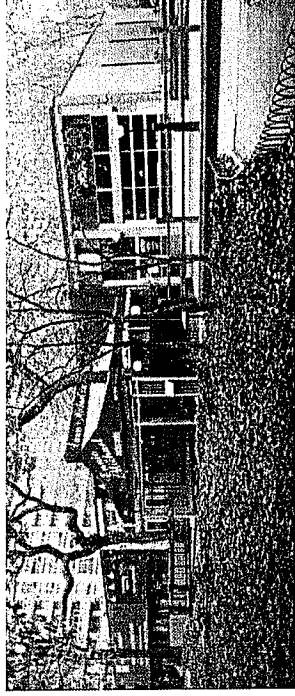
Washington Square Village – Commercial Strip (existing conditions)

View east from LaGuardia Place



Washington Square Village – Commercial Strip (existing conditions)

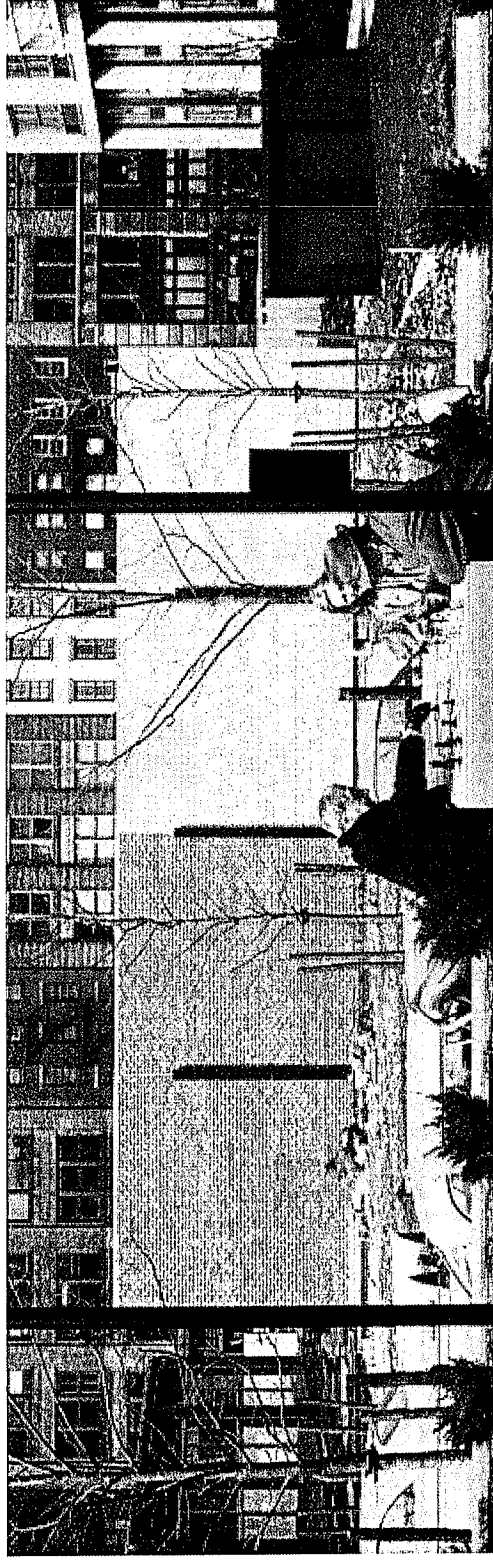
Views east from LaGuardia Place



Clockwise from bottom left: Closed walkway north of Commercial Strip; North section of Commercial Strip; Center section of Commercial Strip; South section of Commercial Strip; Closed walkway south of Commercial Strip

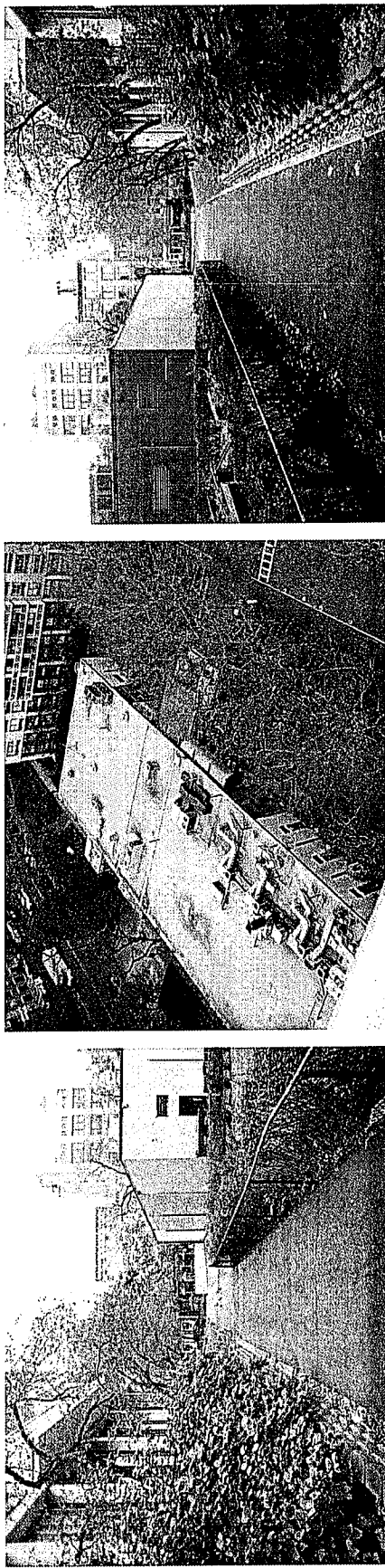
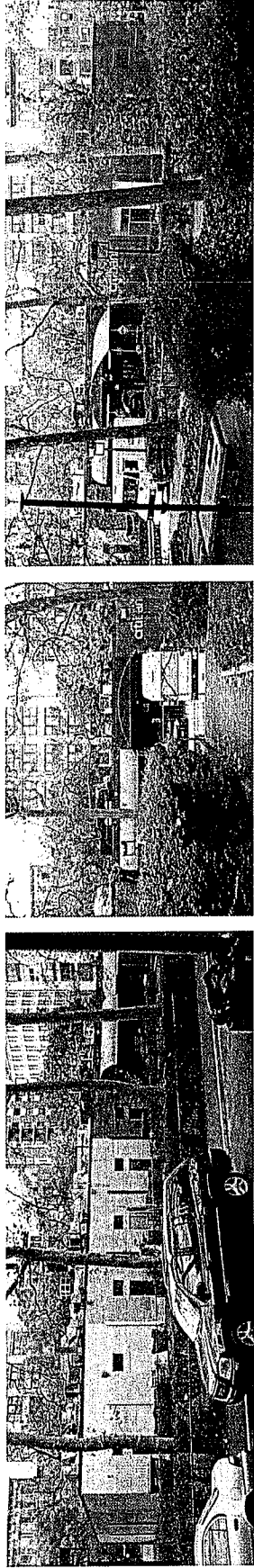
Washington Square Village (circa 1961) – Commercial Strip

View west from the Landscaped Plaza to the east/rear facade of the Commercial Strip's north section and portion of east-west walkway and glass north facade of the Commercial Strip's south section

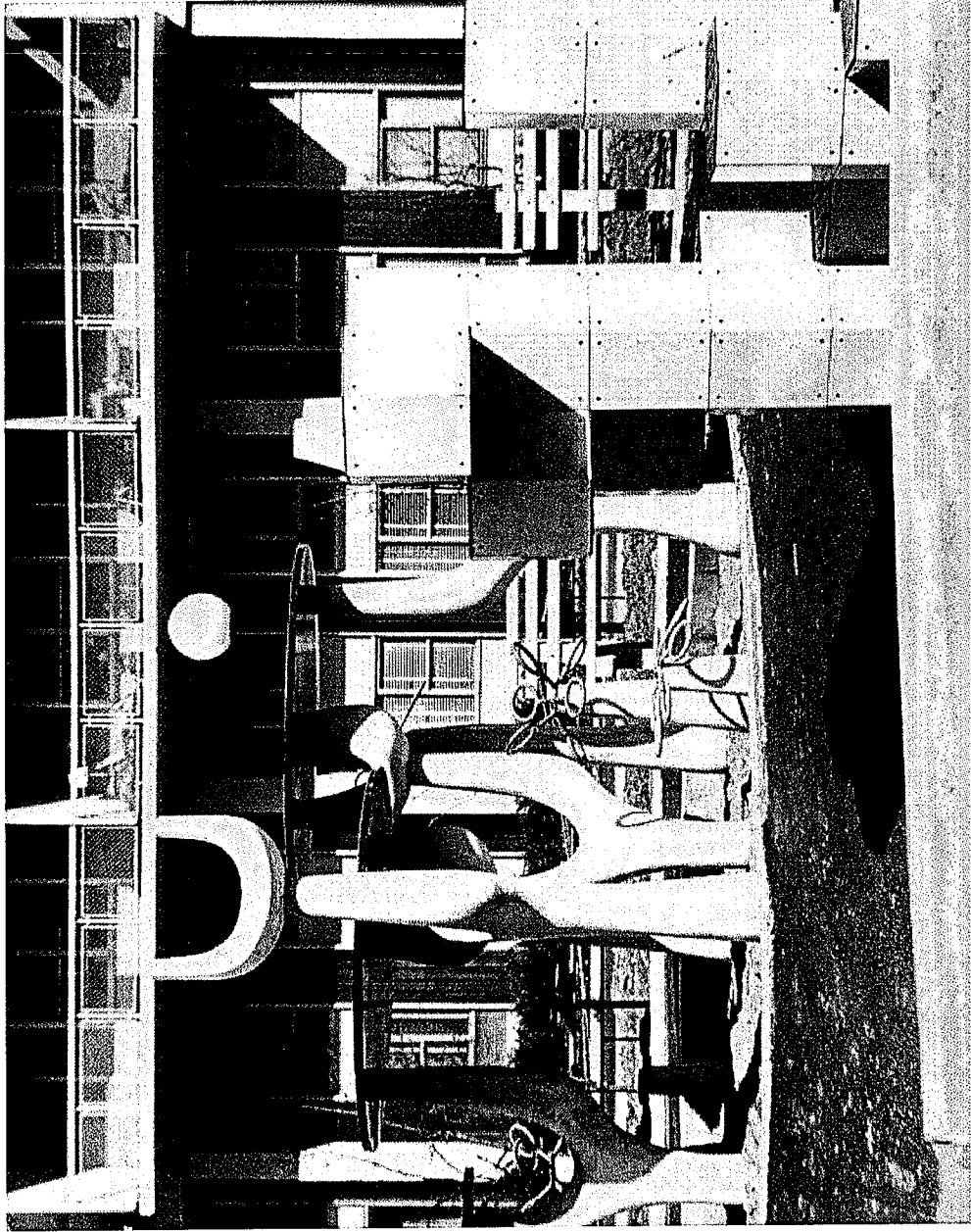


Washington Square Village – Commercial Strip (existing conditions)

top row: Views west from the Landscaped Plaza to the Commercial Strip's east/rear facade; bottom row (left to right): View west along south walkway; aerial view to roof; View west along north walkway



Washington Square Village (circa 1961)
Children's Playground



Washington Square Village –
Children’s Playground
(existing conditions)

right: Aerial view of the Children’s Playground; bottom
left: View southeast across the Children’s Playground;
bottom right: View north across the Children’s
Playground

