As construction manager, Gotham oversaw the gut renovation and conversion of this turn-of-the-century Beaux-Arts landmark structure from a former hospital into a 128-unit residential building. Stone and marble friezes in the lobby were dismantled, cleaned, and reconstructed with historical accuracy. Project scope involved new steel being added to the existing structure, excavation of the cellar to add new column footings, and replacement of the slate roof. Elaborate metal grillwork and the glass entry were recreated from historical photographs. Gotham secured state approvals for the restoration work to qualify the improvements for federal tax credits. The building is listed on the National Register of Historic Places, and was a recipient of the Preservation League of New York State Award.