Chapter 7: Historic and Cultural Resources

A. INTRODUCTION

This chapter assesses the potential impacts of the Proposed Actions on historic and cultural resources, which include archaeological and architectural resources.

The co-Applicants, the New York City Educational Construction Fund (ECF) and 240 Nassau Street Holdings, LLC, are seeking zoning approvals, including zoning map and text amendments, a special permit, and other City and State approvals and potential future U.S. Department of Housing and Urban Development (HUD) actions (the "Proposed Actions"), to facilitate the construction of a proposed mixed-use development on Block 110, Lot 25 and Block 111, Lot 1 (the "Project Site") in Downtown Brooklyn, Community District (CD) 2. The proposed development would include four new buildings totaling approximately 1.7 million gross square feet (gsf), including public school facilities; residential, retail, and community facility space; cultural center space; and open space (the "Proposed Project").

The Proposed Actions include the transfer, reallocation, and lease of property among 240 Nassau Street Holdings, LLC, ECF, and the City of New York to allow for the Proposed Project and ECF financing and discretionary zoning approvals from the New York City Planning Commission (CPC) and New York City Council. A detailed description of the Proposed Project and the approvals needed to facilitate the Proposed Project is presented in Chapter 1, "Project Description."

The 2025 *City Environmental Quality Review (CEQR) Technical Manual* recommends that an analysis of archaeological resources be undertaken for proposed actions that would result in any in-ground disturbance. However, in comments dated December 17, 2025, the New York City Landmarks Preservation Commission (LPC) determined that the Project Site has no archaeological significance (see **Appendix C**). Therefore, no further archaeological analysis is required; this analysis focuses on standing structures only.

The *CEQR Technical Manual* also recommends that an architectural resources assessment be performed if a proposed action would result in any of the following (even if no known architectural resources are located nearby): new construction; physical alteration of any building; change in scale, visual context, or visual setting of any building, structure, object, or landscape feature; or screening or elimination of publicly accessible views. Since the Proposed Actions may result in some of these conditions, a full analysis of potential impacts to architectural resources was undertaken in accordance with CEQR.

The historic and cultural resources analysis presented below compares the future without the Proposed Actions (the "No Action" condition) and the future with the Proposed Actions (the "With Action" condition) on the Project Site and in the surrounding area. In the No Action condition, the existing schools on Block 111, Lot 1 would remain. The Madison Square Boys and Girls Club on Block 110, Lot 25 would be closed and redeveloped with an as-of-right

seven-story, approximately 75-foot-tall (110-foot-tall, including bulkhead) building with approximately 83,500 gsf of residential space.

PRINCIPAL CONCLUSIONS

The Proposed Actions would not result in any significant adverse impacts to historic architectural resources. In a comment letter dated December 17, 2025, LPC determined that the Project Site has no archaeological or architectural significance (see **Appendix C**). As there are no archaeological or architectural resources on the Project Site, the Proposed Actions would not result in any adverse impacts to any such resources on the Project Site.

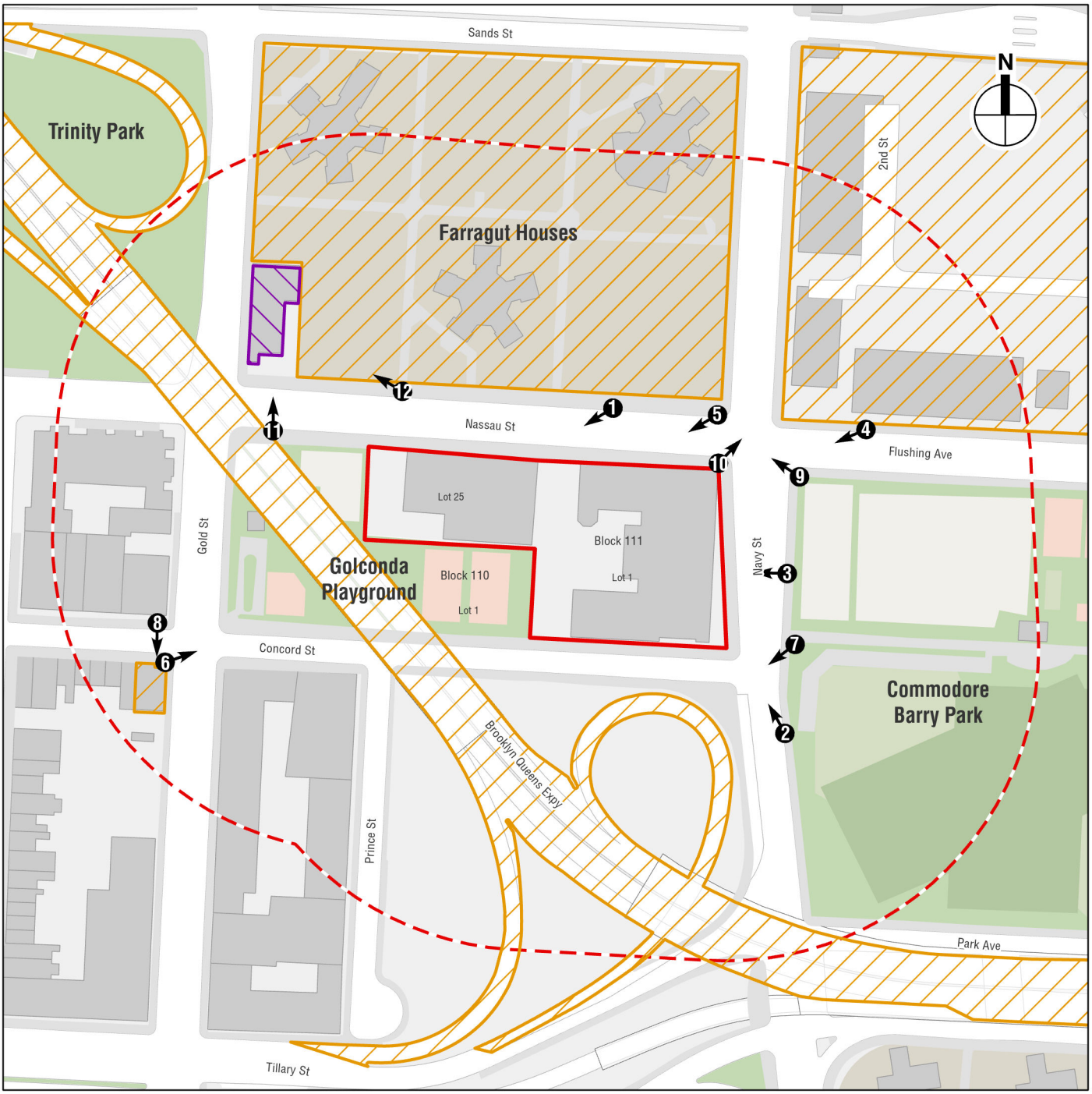
In the study area, no architectural resources would be demolished or altered. Because the Proposed Project would be constructed within 90 feet of portions of the Brooklyn-Queens Expressway (BQE), the co-Applicants would prepare and implement a Construction Protection Plan (CPP) in coordination with the New York City Department of Transportation (DOT) prior to the start of construction activities at the Project Site. The CPP would be a Project Component Related to the Environment (PCRE) and required through the Development Agreement between the ECF and 240 Nassau Street Holdings, LLC. With the preparation and implementation of a CPP for this historic architectural resource, the Proposed Actions would not be expected to result in any direct impacts to architectural resources in the study area.

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

B. METHODOLOGY

Study areas for architectural resources are determined based on the area of potential effect for construction period impacts, as well as the larger area in which there may be visual or contextual impacts. The *CEQR Technical Manual* sets the guidelines for the study area as being typically within an approximately 400-foot radius of the Project Site (see **Figure 7-1**). Within the study area, architectural resources analyzed include State and/or National Registers of Historic Places (S/NR)-listed or S/NR-eligible properties, New York City Landmarks (NYCLs), New York City Historic Districts (NYCHDs), and properties pending such designation. In addition, a survey of the study area was conducted to identify any previously undesignated properties that appear to meet S/NR or NYCL eligibility criteria ("potential architectural resources").

6.17.26



0 200 FEET

Project Site

Study Area (400-foot boundary)

Photograph View Direction and Reference Number

Known Architectural Resources

Potential Architectural Resources



NYC Educational Construction Fund

240 NASSAU STREET

Project Location
Historic and Cultural Resources

Figure 7-1

Impacts on architectural resources can include both direct physical impacts and indirect impacts. Direct impacts include damage from vibration (i.e., from construction blasting or pile driving) and additional damage from adjacent construction that could occur from falling objects, subsidence, collapse, or damage from construction machinery. Adjacent construction is defined as any construction activity that would occur within 90 feet of an architectural resource, as defined in the New York City Department of Buildings (DOB) *Technical Policy and Procedure Notice (TPPN) #10/88*.[1] Chapter 33 of the New York City (NYC) Building Code outlines measures to ensure protection of adjoining property and includes additional safeguards for historic structures located within 90 feet.

Indirect impacts on architectural resources are contextual or visual impacts that could result from project construction or operation. As described in the *CEQR Technical Manual*, indirect impacts could result from blocking significant public views of a resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource's setting; or introducing shadows over a historic landscape or an architectural resource with sun-sensitive features that contribute to that resource's significance (e.g., a house of worship with stained-glass windows).

C. BACKGROUND INFORMATION

By the late 1880s, the Project Site block comprised three separate blocks. Hudson Street, a 50-foot-wide street, extended north-south through the eastern portion of the block and continued north and south of the Project Site block. In addition, a 10-foot-wide street called Nassau Place further divided the eastern portion of the Project Site block. This narrow street only extended between Nassau and Concord Streets. By this time, most of the Project Site block had been developed with two- and three-story residential and commercial buildings with small footprints and several stable buildings. Other buildings on the block included the three-story Public School (P.S.) 14 at the northwest corner of Navy and Concord Streets and the City Park Sabbath School fronting on Concord Street on the western portion of the Project Site block. By 1915, an 11½-foot-wide street—Nassau Court—had been added to the Project Site block extending south from Nassau Street. This street did not extend though the block but terminated at the rear of existing buildings on the southern end of the block.

The Project Site block remained largely unchanged until the late 1940s. By 1950, most buildings on the eastern portion of the Project Site block had been demolished, with only three commercial buildings and the former P.S. 14 remaining on this part of the block. The former P.S. 14 building was in use at that time as the New York City Housing Authority (NYCHA) Relocation Center. The western portion of the Project Site continued to be largely occupied by three-story residential buildings and the City Park Sabbath School.

In 1951, the Board of Education approved the construction of 31 new school buildings across New York City, including P.S. 287, which was one of eight schools to be constructed in Brooklyn. This marked the greatest number of school construction approvals by the Board of

[1] *TPPN #10/88* was issued by DOB on June 6, 1988, to supplement Building Code regulations with regard to historic structures. *TPPN #10/88* outlines procedures for the avoidance of damage to historic structures that are listed on the S/NR or that are NYCLs resulting from adjacent construction, defined as construction within a lateral distance of 90 feet from the historic resource.

Education in any one year since the post-war school construction program began in 1946.[2] P.S. 287 was designed and built to accommodate 1,231 students, with construction costs estimated at $1,927,567.[3] Construction of P.S. 287 was completed in 1953 and the school was opened at a ceremony at the school on October 14, 1953.[4] In 1961, the school was renamed and dedicated to Dr. Bailey Kelleich Ashford, a U.S. Army Colonel who developed treatments for anemia and hookworm in Puerto Rico and founded the School of Tropical Medicine.[5]

P.S. 287 was built within the context of construction of the Farragut Houses complex to the north, across Nassau Street, and the BQE immediately to the west. In the 1940s and 1950s, the area north of the Project Site that would be developed with the Farragut Houses complex underwent extensive changes. Beginning in 1945, buildings on 12 city blocks were demolished and the sites were cleared for the construction of the Farragut Houses complex. The Farragut Houses complex was completed in 1952 and included ten free-standing, 14-story (approximately 178-foot-tall) buildings, extending across three superblocks bounded by Gold and Bridge Streets to the west, Nassau Street to the south, Navy Street to the east, and York Street to the north.

In 1951, when construction of P.S. 287 was approved, the BQE terminated north of Nassau Street, northwest of the Project Site. Between 1954 and 1961, the BQE's elevated roadway that spans above the western portion of the Project Site block and support structures were built, along with additional support structures within the streets and exit ramps located on the blocks south and northwest of the Project Site block.

From the 1950s until circa 1975, the western portion of the Project Site block, including the site that would later be developed with the Madison Square Boys and Girls Club, remained undeveloped and was used as a parking lot. Circa 1975, the two-story, free-standing Madison Square Boys and Girls Club building was built on the Project Site at 240 Nassau Street, with its primary façade fronting on Nassau Street.

No further development occurred on the Project Site. The remainder of the Project Site block, including areas below the elevated BQE, was developed by the early 1970s with Golconda Playground, which includes playground equipment, handball courts, and a skate park.

---

[2] Leonard Buder, "Contracts are Let for 13 New Schools." *The New York Times*. December 21, 1951, page 1. Accessed through ProQuest, January 2026.

[3] Leonard Buder, "Contracts are Let for 13 New Schools." *The New York Times*. December 21, 1951, page 1. Accessed through ProQuest, January 2026.

[4] *New York Herald Tribune*. "To Dedicate P.S. 287." January 24, 1954, page 4. Accessed through ProQuest, January 2026.

[5] *Forgotten New York*, "Concord Street—Bridge Plaza, Brooklyn." CONCORD STREET—BRIDGE PLAZA, Brooklyn—Forgotten New York. April 30, 2016, accessed February 2026.

D. EXISTING CONDITIONS

ARCHITECTURAL RESOURCES

PROJECT SITE

The Project Site contains two buildings—the Madison Square Boys and Girls Club at 240 Nassau Street (Block 110, Lot 25), and P.S. 287, the Dr. Bailey K. Ashford school, which is operated by the New York City Department of Education (DOE), and Community Roots Charter School at 50 Navy Street (Block 111, Lot 1). In a comment letter dated December 17, 2025, LPC determined that the Project Site has no architectural significance (see **Appendix C**). Therefore, there are no known historic architectural resources on the Project Site

Madison Square Boys and Girls Club

The Madison Square Boys and Girls Club is a two-story, free-standing building located at 240 Nassau Street with its primary façade on Nassau Street. The building was built circa 1975. The building has a cinder block structure and is faced in brick. It has two sections with different designs and massings. The eastern portion has a windowless recessed first floor that contains the building's primary and secondary entrances. The primary entrance is accessed by a wide stair and ramp that is parallel to the primary façade. Secondary entrances are accessed by narrow stairs. The second-floor façade cantilevers over the first floor and is supported by squared pilotis, or pillars. The second floor has six bays that extend the alignment of the squared pilotis at the first floor. Grouped window openings are located within the second floor bays. The western portion of the building rises from the sidewalk and has no window or door openings. The façade is separated into three bays by engaged brick pilasters (see View 1 of **Figure 7-2**).

P.S. 287

P.S. 287 is a three-story, free-standing school building located at 50 Navy Street (see **Figures 7-3 and 7-4**). The school opened in October 1953 and was one of eight new school buildings constructed in Brooklyn as part of the 1951 Board of Education's 31 approved new schools program.[6]

The primary frontage of P.S. 287 occupies the entire Navy Street blockfront between Nassau and Concord Streets. Secondary frontages extend to the west on Nassau and Concord Streets (see **Figures 7-3 and 7-4**). The school building has a concrete and steel frame and is faced in red brick with gray stone panels and buff-colored stone detailing. The building has a U-shaped footprint with the open portion of the U facing west toward the midblock area. The building is set back from the sidewalk beyond narrow grassy areas with decorative fencing at the sidewalk line. The school's primary façade faces Navy Street and contains the primary entrance that opens from the center bay and has a triple height stone surround. The primary entrance contains three non-original metal doors and is accessed by a wide stone stair with two steps. Above the doors there is metal lettering identifying "Public School 287." At the second and third floors of the entrance bay are three groupings of four windows at

[6] Leonard Buder, "Contracts are Let for 13 New Schools." *The New York Times*. December 21, 1951, page 1. Accessed through ProQuest, January 2026.



View southwest on Nassau Street to the Madison Square Boys and Girls Club at 240 Nassau Street **1**



View northwest on Navy Street to P.S. 287's south and east (primary) façades **2**



View west on Navy Street to P.S. 287's primary (east) façade **3**



View southwest on Flushing Avenue to P.S. 287's north and east façades **4**



View southwest on Nassau Street to P.S. 287's north façade **5**

each floor. The first and second floors are separated by three stone panels. Above the stone surround of the entrance there is a metal seal of the Board of Education, City of New York, and metal lettering identifying the building as the "Dr. Bailey Kelleigh Ashford School." The entrance bay is flanked by double-height structures that each have five window bays with groupings of five window openings, all of which appear to be non-original. Below each grouping is a stone panel. These portions of the building contain an auditorium to the north and a gymnasium to the south. The ends of the building are one-story structures that each contain a secondary entrance. The building's massing steps back above the roof of the double-height structures before reaching the third story portion of the building. A modest stone cornice with a metal railing is located at the roof of the double-height structures.

The building's north and south façades are similar in massing and appearance, with the north façade extending east-west on Nassau Street and the south façade extending east-west on Concord Street (see View 5 of **Figure 7-4**). The building's massing on these streets includes the one-story end portions, the double-height massing of the gym and auditorium, and the building's three-story portion that contains the building's classrooms and offices. A stair tower extends above the overall roofline, with a ground floor entrance and glass block windows. The north and south façades have 10 window bays plus the stair tower. Each window bay contains paired window openings with two window openings on each floor within each window bay. The first- and second-floor windows are separated by gray stone panels. A buff-colored stone stringcourse is located below the third-floor windows. A minimal stone cornice is at the roof line. In addition to the entrance at the stair tower, the north and south façades have two additional entrances: one is recessed and located east of the stair tower, and the other is at the west end of the building, set below a decorative stone panel (see View 5 of **Figure 7-4**).

Since the school opened in 1953, very limited systems upgrades have been made to the school. The building's electrical, ventilation, and acoustics systems are inadequate to serve the modern needs of a school building. In addition, a recent DOE survey of the school building identified outmoded conditions and noncompliance with the Americans with Disabilities Act (ADA) accessibility standards in most of the building's classrooms and public spaces.

STUDY AREA

The study area is generally characterized by older buildings with large footprints that range in height from one story to 14 stories. The Timber Shed at the Brooklyn Navy Yard is a free-standing, one-story building located within the Navy Yard historic district, but which has been reconstructed (as described below); taller older buildings include three 14-story residential towers that are part of the Farragut Houses building complex across Nassau Street to the north. Other larger buildings in the study area are located southwest of the Project Site on Concord and Prince Streets, including an early 20th century eight-story industrial building and an early 21st century 13-story residential building at 257 Gold Street. Buildings with smaller footprints are generally older buildings that are located on the west side of Gold Street and on Concord Street west of Gold Street, including the S/NR-eligible building at 194 Concord Street, one-story industrial warehouses, and a five-story, mid-20th century residential building that has a large footprint. The remainder of the study area includes Golconda Playground on the west end of the Project Site block; Commodore Barry Park east of Navy Street; a small portion of Trinity Park in the northwest section of the study area; and portions of the BQE elevated roadway, structural supports, and access ramps.

Known Architectural Resources

There are four known architectural resources located in the 400-foot study area. These resources are described below and mapped in **Figure 7-1**.

The portion of the **BQE** that extends between Remsen Street in Brooklyn Heights, where the roadway's triple cantilever begins, and the Kosciuszko Bridge is S/NR-eligible. This portion of the BQE is notable for its bridges, roadside features, and park development and includes a collection of Art Deco-style, multi-flange beam and column capped bridges and stone or brick-lined retaining walls. Construction of the BQE involved building demolition. As stated in the 2018 Nomination Form, "Robert Moses mitigated the impact of the expressway by building small neighborhood parks in vacant spaces left by buildings demolished for roadway construction and using brick facing on concrete abutments in an attempt to blend the expressway into the urban landscape."[7] The portion of the BQE in the study area extends over the western portion of the Project Site block. On- and off-ramps are located on the block south of the Project Site, along with brick structural walls and footings (see Views 6 and 7 of **Figure 7-5**).

The four-story building at **194 Concord Street** (S/NR-eligible) retains its 19th century storefront that opens into ground floor retail space (see View 8 of **Figure 7-6**). The storefront has decorative cast iron posts that separate the building entrances from the storefront. The paneled doors have partial glazing, with transoms above. The storefront has display windows and transoms. The upper three floors are faced in brick with decorative inset brick, moulded lintels, and stone sills. The windows are non-original six-over-one with double hung sash. The building has a bracketed cornice with a paneled frieze.

The **Farragut Houses** (S/NR-eligible) is a public housing complex that was designed by the architecture firm Fellheimer, Wagner & Vollmer and completed in 1952 for NYCHA. The building complex occupies an L-shaped site that extends across three blocks that are bounded by Gold and Bridge Streets to the west, Nassau Street to the south, Navy Street to the east, and York Street to the north. The complex contains ten free-standing, 14-story (approximately 178-foot-tall) buildings, each of which has a five-pronged "asterisk" style footprint. The building form was a modification of the "cross" style form and was designed to improve building efficiencies by maximizing the number of apartment units that could be served by the vertical core.[8] The Farragut Houses were the first residential towers to be designed with the asterisk, or five-point, plan.[9] The housing complex was built by NYCHA as part of the City's efforts to address the housing shortages resulting from population increases and returning veterans and families after World War II. The City acquired the title to a 12-block area near the Navy Yard and plans were filed in 1947 to construct the housing complex. The complex used State funding that allowed NYCHA to "build to higher standards and have 'greater income flexibility' in tenant selection when compared to Federally-funded

[7] "Resource Evaluation, Brooklyn-Queens Expressway Corridor I-278," Kathy Howe, New York State Office of Parks, Recreation and Historic Preservation. November 6, 2018. Accessed through the New York State Historic Preservation Office Online Resources (CRIS) at https://cris.parks.ny.gov/.

[8] "Farragut Houses (NYCHA), Brooklyn, NY 11201 (USN: 04701.025719)," *Resource Evaluation*. Christopher D. Brazee. June 26, 2024.

[9] As described in the *Resource Evaluation* for the "Farragut Houses (NYCHA), Brooklyn, NY 11201 (USN: 04701.025719)," the Farragut Houses were planned and designed before the nearly identical Albany I Houses; however, the Albany Houses were the first to open.

4.1.26



View northeast from Gold and Concord Streets to the BQE **6**



View southwest on Navy Street to the BQE ramp embankment **7**

NYC Educational Construction Fund

240 NASSAU STREET

Study Area
Known Architectural Resources

Figure 7-5



View south to the building at 194 Concord Street **8**



View northwest from Navy and Nassau Streets to the Farragut Houses complex **9**

developments."[10] Three buildings within the complex are located in the study area (see View 9 of **Figure 7-6**).

The **Timber Shed at the Brooklyn Navy Yard** (S/NR-listed) is located at the southwest corner of the Navy Yard at the corner of Navy Street and Flushing Avenue. The Timber Shed is the only structure within the Navy Yard that is in the study area. The Timber Shed was constructed between 1833 and 1853, according to different sources.[11] The building was constructed by the U.S. Navy to store—and dry—timber for shipbuilding at the Navy Yard. The Timber Shed extends north-south along Navy Street and was one of seven similar sheds at the Navy Yard. It was originally 400 feet long by 60 feet wide. An identical building extended to the north of Sands Street that also ran parallel to Navy Street. The Timber Shed is a one-and-a-half story brick-faced building with arched door openings and a low-pitched roof with clerestory windows at the ridge. The Timber Shed was one of several buildings in the Admirals Row portion of the Navy Yard that was vacated in the early 1970s, with minimal maintenance over the next 40 years resulting in extensive deterioration. In 2010, the Timber Shed's roof collapsed after a winter blizzard. As part of a larger redevelopment plan for the Navy Yard, the Timber Shed was disassembled and reconstructed using some of the original building materials (see View 10 of **Figure 7-7**).

Potential Architectural Resources

A survey of the study area was conducted to identify any previously undesignated properties that appear to meet S/NR or NYCL eligibility criteria ("potential architectural resources"). One potential architectural resource was identified—the Church of the Open Door at 201 Gold Street.

The **Church of the Open Door** is located at 201 Gold Street at the northeast corner of Gold and Nassau Streets (see Views 11 and 12 of **Figure 7-8**). The mid-century Modern church was designed by architects Adams & Woodbridge. The church is faced in brick and has a low-pitched roof with wide end gables, vertically oriented narrow rectangular window openings on the west façade, and a projecting spire with a cross. The church was built on land purchased from NYCHA. Five Protestant denominations, working with the Mission Society and Brooklyn Division of the Protestant Council of the City of New York, built the Church of the Open Door in 1954-1955 to house the congregation of a nearby interdenominational church on Concord Street that was razed for construction of the BQE. The involved Baptist, Presbyterian, Methodist, Congregational, and Reformed denominations then operated the interdenominational and interracial church with a focus on the residents of the adjacent Farragut Houses and the Walt Whitman Houses in Fort Greene. The Rev. Dr. Kenneth D. Miller, executive director of the Mission Society, noted at the church's dedication ceremony that it was the first Protestant church building constructed within the boundaries of a New York City public housing project.[12]

---

[10] "Farragut Houses (NYCHA), Brooklyn, NY 11201 (USN: 04701.025719)," *Resource Evaluation*. Christopher D. Brazee. June 26, 2024.

[11] Andrew Gustafson, Saving the Brooklyn Navy Yard's Timber Shed—Turnstile Tours. June 29, 2019. Accessed February 2026.

[12] "Church of Open Door in New Brooklyn Home." *New York Times* November 1, 1954, page 30. New York, NY.



View northeast from Nassau and Navy Streets to the Timber Shed at the Brooklyn Navy Yard **10**

4.1.26



View north to the Church of the Open Door at 201 Gold Street **11**



View northwest on Nassau Street to the Church of the Open Door's west façade **12**

NYC Educational Construction Fund

240 NASSAU STREET

Study Area
Potential Architectural Resource

Figure 7-8

E. THE FUTURE WITHOUT THE PROPOSED ACTIONS

PROJECT SITE

In the No Action condition, the Madison Square Boys and Girls Club on Block 110, Lot 25 would be demolished and that portion of the Project Site would be redeveloped with an as-of-right primarily residential building with community and cultural space. The building would contain approximately 83,500 gsf and would have seven stories (approximately 75 feet tall; approximately 110 feet tall including bulkhead). The existing P.S. 287 school building on Block 111, Lot 1 would remain. No other development would occur on the Project Site in the No Action condition.

STUDY AREA

As described in Chapter 2, "Land Use, Zoning, and Public Policy," and shown in **Figure A-2** in **Appendix A**, there is one development project in the study area that is anticipated to be complete by the 2033 analysis year. Located just within the southwest portion of the study area is a vacant lot at 236 Gold Street. The site will be developed with an approximately 32,335-gsf, four-story residential building.

In the No Action condition, the status of architectural resources in the study area could change. S/NR-eligible properties could be listed on the Registers. However, privately owned properties that are designated NYCLs, are located in New York City Historic Districts, or are pending designation as Landmarks are protected under the New York City Landmarks Law, which requires review by LPC and approval before any alteration or demolition can occur, regardless of whether the project is publicly or privately funded. Publicly owned resources are also subject to review by LPC before the start of a project. Resources that are only eligible for Landmark designation, however, are not protected under the Landmarks Law.

Architectural resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection under Section 106 of the National Historic Preservation Act from the effects of projects sponsored, assisted, or approved by federal agencies. Although preservation is not mandated, federal agencies must attempt to avoid adverse effects on such resources through a notice, review, and consultation process. Properties listed on the Registers are similarly protected against effects resulting from projects sponsored, assisted, or approved by State agencies under the State Historic Preservation Act. However, private owners of properties eligible for, or even listed on, the Registers using private funds can alter or demolish their properties without such a review process.

The New York City Building Code, in Section BC 3309: Protection of Adjoining Property, provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. While these regulations serve to protect all structures adjacent to construction areas, they do not afford special consideration for historic structures.[13]

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

F. THE FUTURE WITH THE PROPOSED ACTIONS

PROJECT SITE

As described in Chapter 1, "Project Description," in the With Action condition, four new buildings—Buildings 1, 2, 3, and 4—would be developed on the Project Site that would contain a total of approximately 1.7 million gsf, including approximately 1.5 million gsf of residential space in three of the four buildings (Buildings 1, 3, and 4), comprising approximately 1,502 total dwelling units (DUs); and approximately 166,000 gsf of community facility use, including approximately 121,000 gsf of public school space in Building 2, approximately 15,000 gsf of cultural center space, and approximately 30,000 gsf of community facility center space. The new buildings would range in height from eight stories (approximately 150 feet, inclusive of the bulkhead) to 73 stories (approximately 820 feet tall, or approximately 840 feet to the top of the bulkhead) and would be located on the Project Site to support the development of new publicly accessible and private open space with public programming.

With the Proposed Actions, the Madison Square Boys and Girls Club and the existing school building would be demolished and these sites would be redeveloped with Building 1 on the site of the Madison Square Boys and Girls Club and Buildings 2 and 3 on the site of the existing school building (see Chapter 1, "Project Description," Figures 1-5 through 1-8). The existing P.S. 287 and the Community Roots Charter School are expected to relocate elsewhere within Community School District 13 at the onset of construction.

With the Proposed Actions, the Proposed Project would also create approximately 20,896 square feet (sf) (approximately 0.48 acres) of new publicly accessible open space. The new publicly accessible open space would increase neighborhood connectivity to Golconda Playground to the west, Commodore Barry Park to the east, and the Farragut Houses complex to the north. It is intended to enhance pedestrian connectivity throughout the neighborhood and serve as an amenity for residents. The new publicly accessible open space would provide approximately 20,896 sf (approximately 0.48 acres) of passive open space, expected to include seating and gathering areas, landscaped areas, and walkways. In addition, approximately 16,154 sf (approximately 0.37 acres) of new private open space would be created on the Project Site.

The Proposed Actions would reintroduce the historic street grid to the Project Site for pedestrian use, with a north-south public corridor at the historic location of Hudson Avenue on the western portion of the Project Site that would include new, public outdoor space. The Proposed Actions would also introduce a new public corridor that would extend east-west between the proposed buildings fronting on Nassau Street (Buildings 1 and 2) and those fronting on Concord Street (Buildings 3 and 4) that would connect Golconda Playground with Commodore Barry Park. The public corridor would establish midblock visual and physical connections between Golconda Park to the west and Commodore Barry Park to the east (see Chapter 1, "Project Description," Figures 1-6 through 1-8). With the Proposed Actions, Buildings 1 and 2 would front on Nassau Street, with Building 2 also having a frontage on Navy Street. Buildings 3 and 4 would face Concord Street; Building 3 would also have a frontage on Navy Street. Building 1 would be located midblock on the south side of Nassau Street on the site of the Madison Square Boys and Girls Club and Buildings 2 and 3 would be developed on the site of P.S. 287 at the southwest corner of Nassau and Navy Streets (see Chapter 1, "Project Description," Figures 1-5 through 1-7). Building 1 would be an

approximately 745,500-gsf, 63-story building (up to approximately 718 feet tall, or approximately 738 feet to the top of the bulkhead) that would be primarily residential and would also include ground floor retail, community facility space, and cultural center space. Building 1 would have an approximately three-story (approximately 60-foot-tall) base that would include building entrances. The building's cladding is anticipated to have varied glazing and masonry or metal façade details. A portion of the building's approximately 60-foot-tall base would contain the entrance to the cultural center space. The tower portion of the building would rise from the base to its full height and would have glazed and metal cladding. Building 2 would be approximately eight stories with a maximum height of 150 feet, inclusive of the bulkhead.

Building 2 would be located east of Building 1 and would contain approximately 126,500 gsf of community facility and commercial space, and would include an approximately 121,000-gsf public school. As noted above, Building 2 would occupy the northern part of the site of P.S. 287, which would be demolished. Building 2 would have its primary entrance on Nassau Street and a secondary entrance on Navy Street. Building 3 would be located south of Building 2 at the corner of Navy and Concord Streets. The building would be a 73-story, approximately 820-foot-tall (approximately 840 feet to the top of the bulkhead) mixed-use residential and commercial building containing a total of approximately 733,000 gsf. Buildings 2 and 3 would be sited to maximize new open space on the Project Site that would be accessible from Navy Street. Building 4 would be located west of Building 3, with its primary façade on Concord Street, and would be an approximately 97,000-gsf, 18-story, approximately 235-foot-tall (265 feet tall including bulkhead) mixed-use residential and community facility building fronting on Concord Street.

STUDY AREA

DIRECT IMPACTS

With the Proposed Actions, no architectural resources in the study area would be demolished, damaged, altered, or neglected.

The Proposed Project would be constructed within 90 feet of portions of the BQE's elevated roadway, structural supports, and access ramps that are located west and south of the Project Site (see **Figure 7-1**). Therefore, the co-Applicants would prepare and implement a CPP that would include measures to protect this historic architectural resource from inadvertent construction-related damage, including ground-borne vibration, falling debris, and accidental damage from heavy machinery during project construction. The CPP would be required as a PCRE through the Development Agreement. The CPP would be prepared in consultation with LPC and DOT and implemented by a licensed professional engineer prior to the start of excavation and construction activities. The CPP would be prepared as set forth in Section 523 of the *CEQR Technical Manual* and in compliance with the procedures included in the DOB's *TPPN #10/88* and LPC's *Guidelines for Construction Adjacent to a Historic Landmark and Protection Programs for Landmark Buildings*. No other architectural resources in the study area are located within 90 feet of the Project Site.

With the preparation and implementation of a CPP for the portions of the BQE that are located within 90 feet of the Project Site, the Proposed Actions would not result in direct impacts to any of the architectural resources in the study area.

INDIRECT IMPACTS

The Proposed Actions' potential to result in indirect, or contextual, impacts was also evaluated. Indirect impacts are defined as those impacts that could result from blocking significant public views of a resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource's setting; or introducing shadows over a historic landscape or an architectural resource with sun-sensitive features that contribute to that resource's significance, such as a church with notable stained glass windows.

The Proposed Actions would not result in any significant adverse visual or contextual impacts on architectural resources in the study area. As shown in Chapter 1, "Project Description," Figures 1-5 through 1-8, the Project Site would be developed with four new buildings that would be located within a mixed context that includes both historic architectural resources—ranging from one to 14 stories—and newer, tall buildings. Study area buildings represent many different architectural styles from different construction periods and do not have a cohesive character. The architectural context also includes expansive views that include newer high-rise buildings to the west and in Downtown Brooklyn to the south, outside the study area.

In the With Action condition, the proposed buildings would be clad in materials compatible with both the older and newer buildings and structures in the study area. As described above, the architectural resources in the study area exist in a mixed context of newer and older buildings that does not have a cohesive character, including the small, brick-faced Church of the Open Door, the 14-story Farragut Houses residential buildings, and the one-story Timber Shed. The BQE and its structural supports and access ramps are part of the built context, physically and visually separating the Project Site from the western portion of the study area, including the four-story building at 194 Concord Street. Therefore, the introduction of new, tall buildings with contemporary designs would not adversely impact architectural resources in the study area.

Portions of the BQE—the elevated roadway and structural supports located west of the Project Site and access ramps on the south side of Concord Street, across from the Project Site—are located within close proximity to the Project Site. As a historic transportation structure, the BQE is located within a varied context that has changed over time since the roadway was constructed. While the context of these components of the BQE would be altered with the new buildings to be constructed on the Project Site, the BQE is already located within a mixed context that includes older one- to eight-story buildings west of the BQE and the 14-story residential buildings in the Farragut Houses complex north and east of the BQE. The new tall buildings on the Project Site would be consistent with the varied context of the roadway that extends through the study area and the high-rise buildings outside the study area to the west and in Downtown Brooklyn to the south that are part of the larger context of the BQE. The Proposed Project would not detract from the BQE's historic significance as a transportation structure. Further, only a small segment of the BQE is within the study area and the context of the overall roadway would be largely maintained.

The building at 194 Concord Street is located approximately 310 feet southwest of the Project Site, beyond the intervening BQE. The building does not have a meaningful visual or contextual relationship with the Project Site due to the BQE and distance. The building would not be adversely affected by the Proposed Actions.

Three 14-story residential buildings of the Farragut Houses complex are located on the north side of Nassau Street, across from the Project Site, with the closest of the three buildings located approximately 135 feet north of the Project Site. The buildings in the Farragut Houses complex are set away from Nassau Street within a landscaped setting, along with a paved parking lot at the corner of Nassau and Navy Streets across from the Project Site. Further, the Farragut Houses complex extends to the north and west, away from the Project Site. The contextual relationships of buildings within the building complex would be maintained. In addition, the residential buildings have five-point asterisk plans and do not have primary façades oriented toward the Project Site. These buildings do not have a meaningful visual or contextual relationship with the Project Site; therefore, the buildings in the Farragut Houses complex would not be adversely affected by the change in context that would occur with the new buildings on the Project Site. The Proposed Project would not block public views to the Farragut Houses complex, isolate the building complex from its setting or its relationship with the streetscape, or introduce incompatible visual, audible, or atmospheric elements to the building complex's setting. As described in Chapter 6, "Shadows," incremental shadow from the Proposed Project would reach the Farragut Houses complex during certain representative analysis dates; however, the incremental shadow's extent and duration would not significantly impact the opportunity to appreciate the Farragut Houses complex. Therefore, the Proposed Actions would not adversely affect the Farragut Houses complex, nor would it affect any other historic architectural resources with sunlight dependent features in the historic resources study area.

As described above, the Timber Shed was disassembled and reconstructed using some of the original building materials and is part of a larger 2018 master planned development that has substantially changed the context of this historic resource. While the Proposed Project would introduce new tall buildings to the Project Site, including Buildings 2 and 3 that would be located diagonally southwest of the Timber Shed and that would alter the context of the Timber Shed, these changes to the Timber Shed's context would not be adverse as the Timber Shed is already located within a setting that does not have a cohesive built character and which has been substantially altered over time, including the construction of the Farragut Houses in the 1950s and the ongoing redevelopment of the Brooklyn Navy Yard. Further, the Timber Shed is already located within the context of the tall buildings of the Farragut Houses complex and the broader context that includes high-rise buildings outside the study area to the west and in Downtown Brooklyn to the south.

The Church of the Open Door is located within the context of the tall buildings of the Farragut Houses complex to the northeast that were built around the same time as the church. While the church is located across Nassau Street from the Project Site, it does not have a meaningful visual or contextual relationship with the Project Site buildings due to distance. Further, the church would continue to be located in the immediate context of the Farragut Houses complex to the northeast and the BQE to the west and south that have been the church's historic context. While the Proposed Project would add new tall buildings to the Project Site, the new buildings would not block public views to the church, isolate the church from its setting or its relationship with the streetscape, or introduce incompatible visual, audible, or atmospheric elements to the church's setting. In addition, with the Proposed Actions, new physical and visual connections to the publicly accessible open space on the Project Site would complement the context of the church. Further, the church does not have sun-sensitive features and would not be affected by incremental shadow from the Proposed Project. Therefore, the Proposed Actions would not adversely affect the church.

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

REFERENCES

Buder, Leonard. "Contracts are Let for 13 New Schools." *The New York Times*. December 21, 1951. Accessed through ProQuest, January 2026.

"Church of Open Door in New Brooklyn Home." *New York Times* November 1, 1954. New York, NY.

"Farragut Houses (NYCHA), Brooklyn, NY 11201 (USN: 04701.025719)," *Resource Evaluation*. Christopher D. Brazee. June 26, 2024.

Forgotten New York, "Concord Street—Bridge Plaza, Brooklyn." CONCORD STREET – BRIDGE PLAZA, Brooklyn - Forgotten New York. April 30, 2016, accessed February 2026.

Gustafson, Andrew. Saving the Brooklyn Navy Yard's Timber Shed - Turnstile Tours. June 29, 2019. Accessed February 2026.

New York Herald Tribune. "To Dedicate P.S. 287." January 24, 1954. Accessed through ProQuest, January 2026.

"Resource Evaluation, Brooklyn-Queens Expressway Corridor I-278," Kathy Howe, New York State Office of Parks, Recreation and Historic Preservation. November 6, 2018. Accessed through the New York State Historic Preservation Office Online Resources (CRIS) at https://cris.parks.ny.gov/.