6

Historic Resources

This chapter assesses the potential for a proposed action to result in significant adverse impacts on historic and cultural resources, including both archaeological and architectural resources.

6.1 Introduction

The *CEQR Technical Manual* recommends that a historic resources assessment be prepared if a proposed action would result in any of the following actions: in-ground disturbance; new construction, demolition, or significant physical alteration of any building, structure, or object; the change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; or the screening or elimination of publicly accessible views, even if no known historic resources are located nearby. Since the proposed actions would result in in-ground disturbance on Projected Development Sites 1 and 2 and since Projected Development Site 1 includes the remnants of a New York City Landmark (the Beth Hamedrash Hagodol synagogue), a historic resources assessment was undertaken.

6.2 Principal Conclusions

Archaeological Resources

In a letter dated November 26, 2018, the New York City Landmarks Preservation Commission (LPC) identified Projected Development Sites 1 and 2 as having the potential for

archaeological sensitivity and recommended "that an archaeological documentary study [Phase 1A] be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary."

A Phase 1A Archaeological Documentary Study was prepared in January 2019 and updated based on consultation with the Archaeology Department at LPC. The study concluded that portions of Projected Development Sites 1 and 2 have a moderate to high sensitivity for the presence of 19th century archaeological features. If present, expected site types might include shaft features (e.g., privies, wells, cisterns), as well as archaeological evidence for residential and/or commercial use of rear yard space. In addition to this, the presence of a synagogue at 201 Broome Street suggests that this portion of the lot has a moderate to high sensitivity for the presence of archaeological features associated with Orthodox Jewish worship and practice. Based on this assessment, Phase 1B testing was recommended. The purpose of Phase 1B testing is to determine the presence or absence of archaeological materials on site.

In a letter dated August 1, 2019, LPC concurred with the findings of the Phase 1A and requested that a Work Plan be developed to determine the scope of the Phase 1B testing.

If archaeological features are identified in the field during Phase 1B testing, additional investigations may be required (such as a Phase 2 Site Evaluation) to determine the boundaries and integrity of the site, and the significance of the archaeological finds. If significant archaeological resources are identified during archaeological investigations, it may require that additional measures be undertaken, such as avoidance and minimization; additional archaeological investigation; specialized artifact treatment or analyses; public outreach; or a combination of these options (LPC 2018:46). Archaeological fieldwork is performed in close consultation with the Archaeological Department at LPC.

With implementation of Phase 1B testing and continued consultation with LPC regarding the need for Phase 2 and 3 investigations, and if warranted, implementation of these investigations, there would be no significant adverse impacts on archaeological resources.

Architectural Resources

The proposed project would not result in direct impacts to any architectural resources.

A portion of Projected Development Site 1 (Block 346, Lot 37) contains the remnants of the Beth Hamedrash Hagodol (BHH) synagogue, a New York City Landmark (NYCL) that is also listed on the State and National Register of Historic Places (S/NR). The BHH synagogue suffered extensive damage in a fire in May 2017. BHH, with assistance from the applicant (as representative), has been working with LPC to stabilize the structure, with all removals of the fire-damaged building subject to LPC approval. The applicant is also working with LPC to determine the specifics of how the remnants of the BHH synagogue will be incorporated into the proposed development on Projected Development Site 1. Since the proposed development on Projected Development Site 1 is expected to incorporate the remnants of the BHH synagogue, retaining the presence of this resource and its historical use at the site, no significant adverse impacts to this resource would occur.

The proposed development on Projected Development Site 1 and commercial space on Projected Development Site 2 would not result in changes to a resource's visual prominence, would not screen or eliminate views of a historic resource, or introduce incompatible visual elements to a resource's setting. The proposed development and commercial addition would not change the surrounding context of the portion of the Lower East Side Historic District (S/NR) located within the study area, including the Eastern Dispensary (NYCL-eligible, S/NR-listed). While the proposed development would be taller than the four-story, 67-foot-tall Eastern Dispensary, the dispensary building is located at the western edge of the study area and there are a mix of older and newer tall buildings in the intervening blocks, including the NYCHA building at 23 stories and the 14-story new development at Essex Crossing Site 1). The proposed development would be in keeping with the surrounding context of tall, modern apartment buildings along Grand and Broome Streets. As such, the proposed development and commercial addition would not adversely impact the visual context of surrounding historic resources, and no significant adverse impacts would result.

6.3 Methodology

Archaeological Resources

Archaeological resources are physical remains, usually subsurface, of the pre-contact, post-contact, and historic periods—such as burials, foundations, artifacts, wells, and privies. According to the *CEQR Technical Manual*, the area of subsurface work for a proposed action is considered the impact area, and therefore, the study area for this analysis is Projected Development Site 1 and Projected Development Site 2.

In a letter dated November 26, 2018, LPC identified Projected Development Sites 1 and 2 as having the potential for archaeological sensitivity and requested that an archaeological documentary study be prepared (see **Appendix 1**).

According to LPC guidelines, the Phase 1A documentary study must:

- Document the site's use and occupation
- Assess whether the site has been so disturbed in the past that it no longer has potential for intact archaeological remains to be present
- Assess the probability that potential archaeological resources will be disturbed by the proposed project
- Explain why further archaeological work should or should not be required

In order to accomplish this, the documentary study included a review of data from a variety of digital and archival repositories for relevant information, including archaeological site forms and archaeological surveys conducted near the Projected Development Sites 1 and 2; archival research to determine the range of potential archaeological sites that may exist within the Projected Development Sites; a summary of the specific land use history for the Projected Development Sites that focuses on the physical integrity of potential archaeological resources and the impact of previous disturbance to the archaeological record; a brief sketch of the area history and how the specific history of the Projected

Development Sites fits within that general historical context; and evidence of historic and existing ground disturbance.

A variety of published and unpublished materials was reviewed for the Phase 1A, including historic maps and photographs, local histories, building records, tax assessments, historic directories, and secondary historical accounts. In addition to historic/archival research, VHB consulted resources on soils, geology, hazardous materials, and soil borings to describe evidence of historic and recent-period disturbance at the site.

The Phase 1A Archaeological Documentary Study was prepared in January 2019 and updated based on consultation with the Archaeology Department of LPC and submitted to DCP. The study concluded that portions of Projected Development Sites 1 and 2 have a moderate to high sensitivity for the presence of 19th century archaeological features. Expected site types might include shaft features (e.g., privies, wells, cisterns), as well as archaeological evidence for residential and/or commercial use of rear yard space. In addition to this, the presence of a synagogue at 201 Broome Street suggests that this portion of the lot has a moderate to high sensitivity for the presence of archaeological features associated with Orthodox Jewish worship and practice.

Based on this assessment, Phase 1B archaeological testing is recommended for portions of Projected Development Sites 1 and 2. In a letter dated August 1, 2019, LPC concurred with the findings of the Phase 1A and requested that a Work Plan be developed to determine the scope of the Phase 1B testing (see **Appendix 1**). The purpose of Phase 1B testing is to determine the presence or absence of archaeological materials buried within the Proposed Development Sites 1 and 2. According to the *Guidelines for Archaeological Work in New York City* (LPC 2018), a Work Plan must be designed and approved by LPC prior to the commencement of Phase 1B testing.

If archaeological features are identified in the field during Phase 1B testing, an expanded research design may be required (including Phase 2 site evaluation) to determine the significance of the archaeological finds. Archaeological fieldwork is performed in close consultation with the Archaeological Department at LPC.

Architectural Resources

Architectural resources generally include historically important buildings, structures, objects, sites, and districts. Historic and cultural resources include designated New York City Landmarks (NYCLs) and Historic Districts; properties calendared for consideration as NYCLs by the New York City Landmarks Preservation Commission (LPC) or determined eligible for NYCL designation (NYCL-eligible); properties listed on the State and National Register of Historic Places (S/NR) or formally determined eligible for S/NR listing (S/NR-eligible), or properties contained within a S/NR listed or eligible district; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHLs); and potential historic resources (i.e., properties not identified by one of the programs listed above, but that appear to meet their eligibility requirements).

To account for potential physical, visual, and historical impacts, the architectural resources study area is defined as the area within approximately 400 feet of where physical construction would occur, i.e., Projected Development Sites 1 and 2.

6.4 Preliminary Assessment

Existing Conditions

Archaeological Resources

The conclusions of the Phase 1A Archaeological Documentary Study are summarized below.

Prior to the 19th century, the area in and around the Projected Development Sites was primarily agricultural. This Manhattan Block was part of the farm and extensive landholdings of the Delancey family. Large farms that were laid out by the Dutch in the 17th century were acquired by English settlers when the British seized the New Amsterdam colony. Following the end of the American Revolution, English landholdings like the Delancey farms (of which the Projected Development Sites were a part) were reclaimed from Loyalists and resold. Shortly thereafter, development of the Lower East Side accelerated with the division of farms into small, platted lots.

The Projected Development Sites evolved to include frame dwellings and stores in the 1820s and 1830s. As immigration increased through the 19th century, the neighborhoods swelled with new arrivals. Shortly after the middle of the 19th century, frame dwellings were replaced by more substantial, 5-story brick tenements. Mixed within these buildings in the Projected Development Sites were Christian and Jewish houses of worship.

Historically, there were two synagogues documented within the Projected Development Sites in the early 20th century: Beth Hamedrash Hagodol at 60 Norfolk Street, and a separate synagogue at an historic property known as 201 Broome Street (now a portion of the paved parking area within Lot 75). These two synagogues represent two general sects of Orthodox Jewish community: Litvish and Hasidic.

According to Mendel Greenbaum, the Rabbi of Beth Hamedrash Hagadol Congregation:

> …both sects had tens maybe hundreds of fractions (with slightly different customs, also as coming from various cities)…. But there was and still is some general differences… One BIG universal difference is, Man going to daily bath as a Ritual and soul purification, Hasidic are going and Litvish not going. Therefore some Hasidic congregations would built in their building a Man's bath, to make it more accessible and easier for their congregants for daily use. But a Litvish congregation would never have built this (As they were not only not going daily, but they were very against it). That being said, BHH was created by Russian/Litwanan immigrants, and the Bylaws were structured that all customs need to be as LITVISH (emphasis and spelling as in original email communication dated June 4, 2019).

The historical presence of Orthodox Jews from at least two different Orthodox sects suggests that the potential for archaeological features associated with ritual practice is varied, based on site use and beliefs in the late 19th and early 20th century.

Between 1905 and 1950, several businesses were listed in the City Directories for the lots in Block 346, including printing services (1905-1950), a coppersmith and tinsmith (1920), and laundry services (1922, 1947-1968), plumbers, grocers, and a delicatessen. The 1950 Sanborn Fire Insurance Map continues to show the presence of 5-story tenements along Broome, Suffolk, and the southeast corner of Suffolk and Grand Streets. The Projected Development Sites witnessed minimal change through the 20th century until the 1970s, when the block was targeted for urban renewal. At that time, many of the late 19th century buildings were demolished and replaced by paved parking lots and gardens.

Below is a review of the history of development on Block 346, Lots 37, 75 and 95, and potential archaeological sensitivity.

Block 346, Lot 37

Prior to the 1980s, Block 346, Lot 37 was listed in tax documents as Lot 351, Section 2, Lots 37 (25.4'x100.3') and 38 (48.4'x100.3'). This portion of Projected Development Site 1 remained part of the farm and extensive landholdings of the Delancey family, with minimal evidence of development. By 1807, this portion of the Delancey farm was fragmented, partitioned and conveyed to various recipients. Although no buildings are shown within this lot on early maps, data from New York City Directories suggest that Benjamin Perine, Jr., a shoemaker, occupied a portion of this lot.

In 1848, he and others sold Lot 38 and Lot 37 to the Norfolk Street Baptist Church, who subsequently built the brick Gothic-Revival style church building on the site. The church measured 75 by 100 feet, thus occupying the entirety of present-day Lot 37 and leaving no room for an adjacent churchyard or cemetery. The building and site were sold around 1860 to the Alanson Methodist Episcopal Church; then in 1885 the New York Church Extension and Missionary Society of the Methodist Episcopal Church sold the building and property to Congregation Beth Hamedrash Hagodol, during a period of heightened Jewish immigration in the area. The building was designated an LPC landmark in 1967, and subsequently listed on the S/NRHP in 1999.

The church-turned-synagogue building was constructed almost to the limits of Lot 37, leaving little (if any) vacant land immediately around the synagogue. In 1935, an oil burner permit was filed with the New York City Records Department, and a Phase 1 Environmental Site Assessment indicates that a fill port and vent pipe observed near the sidewalk suggest the presence of at least one below-ground storage tank. These observations are further substantiated by 20th century Sanborn Fire Insurance Maps, which indicate the presence of a furnace to heat the synagogue. As mentioned earlier, the building suffered structural damage from a fire that occurred at the site in 2017, and a Vacate Order was issued by the NYC Building Department. Because of this, the interior of the building is currently inaccessible. Based on this assessment of historic and existing conditions, most of Block 346, Lot 37 has a low potential for the recovery of intact archaeological deposits. One exception to this would be in the northeast corner, where a small addition appears to have been built onto the synagogue in 1903. Because lot lines have changed over time, it is difficult to determine if this addition would be within the northeast corner of Lot 37 or within Lot 75.

Block 346, Lot 75

The 17th and 18th-century history of this site is like Block 346, Lot 37. Originally part of the Delancey farm and landholdings, the Lot was divided into small lots and sold beginning in 1807. Prior to the 1980s, this section of the APE was identified as Block 351, Section 2 and included Lots 40 (25'x51.3'), 41 (25'x51.3'), 42 (25'x52'), 43 (25.3'x52'), 44 (25'x99.9'), 45 (25'x50'), 46 (25'x50'), 47 (25'x50'), 48 (25'x75'), 49 (24.11'x75), 50 (25'x100'), 51 (25'x100'), 52 (25'x100'), 51 ½ (15.9'x61'), 52 (15.9'x61'), 53 (15.9'x61'), and 53 ½ (15.9'x61').

Archival data from deeds and conveyances, tax assessments, and New York City Directories suggest that by the 1820s, present-day Lot 75 was occupied by several residences and commercial business, including grocers, shipjoiners, shoemakers, liquor sales, and iron work. Many of the area residents were Irish immigrants. The Lot remained occupied by a mix of residential and commercial occupants through the mid-19th century, when the Norfolk Street Baptist Church moved to present-day Lot 37. Historic maps dating to the mid-19th century illustrate a mixture of wood frame and brick buildings on Lot 75 with very slim rear yard spaces (a few of which appear to have 1-story outbuildings), but by the late 19th century, nearly all the frame dwellings are replaced by 5-story brick tenement buildings. The rear spaces of these historic lots show backhouses or outbuildings which may have functioned as privies. Because insurance agents made little effort to record backhouses accurately, and because building record information for these structures no longer exists in municipal archives, it is impossible to know if these backhouses represent privies that were present on the site in the mid-19th century (or if they were built in the late 19th century in response to tenement laws of 1888 and 1889). In addition to privies, these rear yard spaces may include traces of wells, cisterns, and/or other water-collecting structures, paved surfaces, and/or traces of sheds/outbuildings.

According to aerial photographs from 1924 and 1951, the brick tenement buildings occupied the site until the late 20th century. As mentioned earlier, a circa 1979 photograph of the Congregation Beth Hamedrash Hagodol on Lot 37 shows vacant land on either side of the synagogue. By that time, the tenements that lined Broome Street were razed and replaced by a paved parking area with cement curbs, trees, and ornamental plantings.

In addition to the mixed residential and commercial buildings, a Baptist Church was built in the eastern portion of Lot 75, on former Lots 51-53 ½. On the 1905 Sanborn Fire Insurance Map, this building is described as single-story with a basement, with a rear 3-story addition with basement. By 1950, the entirety of Lots 51-53 ½ are occupied by a 2-story building with basement that may have functioned as a U.S. Post Office in the 1920s. The building was razed in the late 20th century, and today a private garden with bench seating is present on this portion of the site.

The presence of map-documented structures (single story structures that may have served as privies, sheds, or other functions) in the yards of historic properties suggests that portions of Lot 75 have a moderate to high sensitivity for the presence of archaeological features. If encountered, expected features might include privies, cisterns, and wells, as well as building and structure remains.

In addition to the sensitivity for 19th century shaft features, a portion of Lot 75 is sensitive for the presence of features associated with the synagogue that was historically located at

201 Broome Street. According to informants connected to Beth Hamedrash Hagodol, the Synagogue at 201 Broome Street was an Hasidic congregation and therefore would not have been affiliated with Beth Hamedrash Hagodol. Archival research indicates that at least four congregations were listed at 201 Broome Street between 1897 and c.1917. Based on notes and dates from the American Jewish Year Book, it is possible that these congregations shared the building that formerly stood at 201 Broome Street. As noted above, Hasidic communities have in the past, and some continue in the present, to practice ritual bath immersion for ritual purity. Archaeological investigations at other sites in the Lower East Side have yielded archaeological evidence of late 19th and early 20th century mikvah use (Bergoffen 2008; 2013). New York City business directories were reviewed for business listings under baths, including "lavatory," "medicated," "Russian," "swimming," "Turkish," and "vapor". In addition to this, fire insurance maps, tax documents, and building records were reviewed for evidence of documented alterations that might suggest historic construction or use for ritual bathing. This research resulted in no documented evidence for the presence of such features. However, the absence of documented information pertaining ritual bathing does not preclude the presence of such features on the site (as indicated in Bergoffen 2008; 2013).

Based on the results of archival research and the conditions of the site (i.e., the presence of a paved parking area), Lot 75 has a moderate to high sensitivity for the presence of intact 19th century and early 20th century archaeological features.

Block 346, Lot 95

Like Lots 37 and 75, Lot 95 was part of the Delancey farm and landholdings in the 18th century, and appears to be a part of the same subsequent ownership and partition as Lots 37 and 75. Prior the 1980s, this section of the Projected Development Site was identified as Block 351, Section 2, Lots 54 (25'x50'), 55 (25'x75'), 56 (25'x75'), 57 (25'x100') and 58 (25'x100'). Currently, this is the site of an extant building at 384 Grand Street that, according to NYC DoITT Map, was constructed in the 1920s. A review of historic maps from the mid-19th through the mid-20th century suggests that these lots were mostly occupied by frame dwellings with rear yards space in the 1850s. The mid-19th century buildings were replaced by more substantial, 5-story brick buildings by the 1890s. Interestingly, the extant building shares a footprint with three buildings constructed in this location as early as 1894. In 1903 and 1950, additional single-story and multi-story buildings were built north and west of the extant building, but they were apparently demolished in the second half of the 20th century. Today, narrow stretches of vacant land are evident north and west of the building at 384 Grand Street.

The presence of map-documented structures (single story structures that may have served as privies, sheds, or other functions, in addition to small domestic structures) in the yards of historic properties suggests that portions of Lot 95 have a moderate to high sensitivity for the presence of 19th-century archaeological features.

Architectural Resources

There are two known architectural resources in the study area (see **Figure 6-1**); in addition, a portion of the Lower East Side Historic District (S/NR) falls within the study area.

- The remnants of the **Beth Hamedrash Hagodol (BHH) synagogue** (NYCL, S/NR) are located on Projected Development Site 1 at 60-64 Norfolk Street (Block 346, Lot 37) (see **Figure 6-2**). The synagogue was largely destroyed by a fire on May 14, 2017.

  The BHH synagogue was originally constructed as the Norfolk Street Baptist Church, and was dedicated in 1850. In 1860 the Methodists purchased the church and kept possession of the property until 1885. The building was then acquired by the BHH congregation and converted into a synagogue on June 17, 1885.

  The synagogue was designated as a NYC Landmark on January 31, 1967. Prior to its destruction by fire, it was a smooth-faced stone synagogue and an interesting example of modified Gothic Revival architecture; it had long been considered a landmark by the Greater New York Board of Rabbis, the Union of Orthodox Congregations of the United States, and by citizens of the community. The synagogue was raised above the street, and the Norfolk Street façade was arranged with two square towers flanking the recessed nave entrance. Founded in 1852, Congregation Beth Hamedrash Hagodol is the oldest Russian Orthodox Synagogue in the country and is noted for its services to many orthodox Jews from eastern European countries who migrated to the United States during the late Nineteenth and early Twentieth Centuries.
- According to the *Seward Park Mixed-Use Development Project FEIS*, the **Eastern Dispensary** (NYCL-eligible, S/NR-listed) is a contributing building within the S/NR Lower East Side Historic District (i.e., it contributes to the historic significance of the district, as noted in the National Register of Historic Places Registration Form for the Lower East Side Historic District). The Eastern Dispensary is a four-story, 67-foot-tall former medical clinic designed by Rose & Stone in a Romanesque Revival/Neo-Renaissance style. Built in 1889, it is clad in brick with stone and terra-cotta trim and has a rusticated base, decorative brick window surrounds the second and third floors, arched windows on the fourth floor, and a projecting cornice at the roofline.
- A small portion of the **Lower East Side Historic District** (S/NR) is located in the study area. As detailed in the *Seward Park Mixed-Use Development Project FEIS*, this historic district comprises 38 blocks in the Lower East Side neighborhood roughly between East Houston Street to the north, Essex Street to the east, Allen Street to the west, and Henry Street to the south. The Lower East Side Historic District is historically significant for its association with immigration in America between 1820 and 1940. The small portion of the historic district that falls within the study area includes a portion of the Seward Park Educational Campus, a portion of Site 1 of Essex Crossing (242 Broome Street), and the Eastern Dispensary (NYCL-eligible, S/NR-listed). The Eastern Dispensary is the only contributing historic building located within the project study area and is described above.

Figure 6-1 Architectural Resources Within 400-Foot Study Area

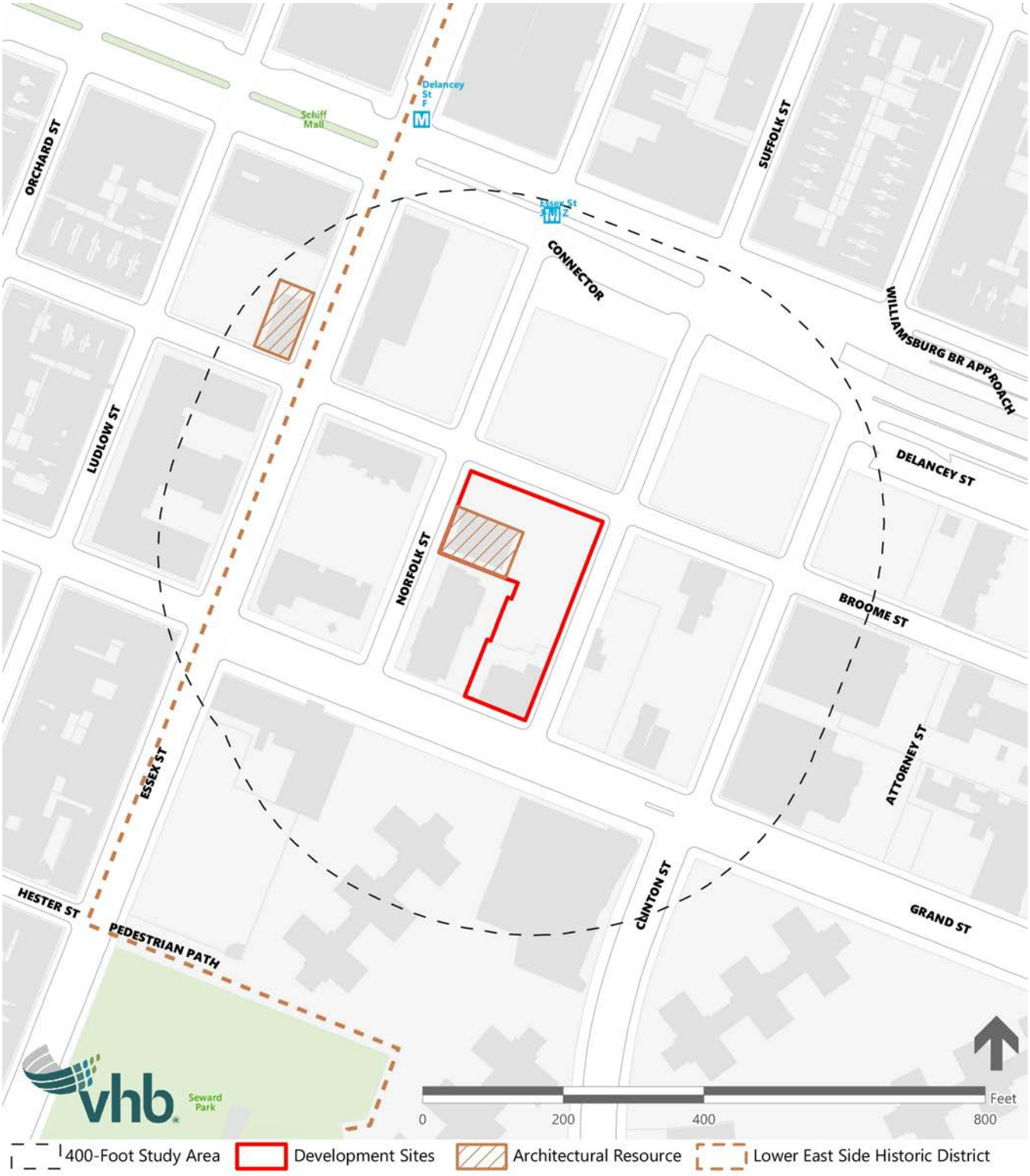

Figure 6-2 Remnants of BHH Synagogue



No-Action Condition

Absent the proposed actions, the project block would remain the same as in existing conditions. Portions of the remnants of the BHH synagogue may remain on the site while other remnants will be removed to ensure public safety.

Archaeological Resources

In the future No-Action condition, there would be no ground disturbance on either Projected Development Site 1 or 2; therefore, should any archaeological resources be located on the sites, they would not be disturbed or destroyed.

Architectural Resources

In general, in the No-Action condition, the status of architectural resources could change—e.g., eligible resources could be designated or additional sites could be identified as resources; a resource may be restored, or alternatively, a resource could be de-designated, altered, or demolished.

In the No-Action condition, no changes are expected to occur to architectural resources within the portion of the Lower East Side Historic District that falls within the study area, including the Eastern Dispensary. Within the 400-foot study area and as described in

Chapter 2, "**Land Use, Zoning, and Public Policy**," new mixed-use development associated with the Essex Crossing project will continue to be developed.

With-Action Condition

As described in **Chapter 1**, "**Project Description**," the proposed actions would result in the development of two independent buildings. The Suffolk Building would be a 30-story, 310-foot-tall mixed-use building that would contain residential space, community facility space for the Chinese American Planning Council, and retail space facing Broome Street; the Norfolk Building would be a 16-story, approximately 165-foot-tall building with residential space and a Jewish Heritage and Cultural Center. In addition, independent of the proposed development, the owner of Lot 95 would retain the existing 5-story mixed-use building and develop additional commercial space on Projected Development Site 2.

Archaeological Resources

As described above, the Phase 1A study concluded that portions of Projected Development Sites 1 and 2 have a moderate to high sensitivity for the presence of 19th century archaeological sites, Because of this, Phase 1B archaeological testing is warranted in areas that have been identified as archaeologically-sensitive in the Phase 1A report.

The purpose of the Phase 1B is to determine the presence or absence of archaeological resources such as shaft features (e.g., privies, wells, cisterns), as well as archaeological evidence for residential and/or commercial use of rear yard space. According to the *Guidelines for Archaeological Work in New York City* (LPC 2018), a Work Plan must be designed and approved by LPC prior to the commencement of Phase 1B testing. Archaeological fieldwork is performed in close consultation with the Archaeological Department at LPC. If archaeological features are identified in the field during Phase 1B testing, an expanded research design may be required (including Phase 2 site evaluation) to determine the significance of the archaeological finds. If no archaeological resources are encountered during the testing, a final report will be prepared and submitted to LPC. All archaeological investigations will be undertaken by the respective owners of Projected Development Sites 1 and 2 in consultation with LPC and would be completed prior to the start of construction on either Projected Development Site 1 or 2.

Architectural Resources

Potential Direct Impacts

As described previously, a portion of Projected Development Site 1 (Block 346, Lot 37) contains the remnants of BHH synagogue, which suffered extensive damage in a fire in May 2017. BHH, with assistance from the applicant (as representative), has been working with LPC to stabilize the structure, with all removals of the fire-damaged building subject to LPC approval.

As part of the proposed development, the remnants of the synagogue would be preserved and incorporated into the development as a marker of the historical site use and structure. This would be accomplished as follows:

- The historic trace of the synagogue would be preserved by keeping the sanctuary plan and orientation visible.
- A glass-enclosed vestibule that faces the street would be added to create a new entrance space for the congregants. This interior space would also serve as a gallery for surviving artifacts and would protect the remaining synagogue remnants from the elements.
- The former sanctuary would be memorialized by creating an outdoor courtyard that can be used for worship and other purposes.

The synagogue site is under the jurisdiction of LPC and, with assistance from the applicant, BHH would continue to work with LPC on the preservation and incorporation plan for the synagogue remnants. As such, no significant adverse impacts to this resource would occur.

The other architectural resource identified in the study area, the Eastern Dispensary is located more than 90 feet[1] from Projected Development Sites 1 and 2 (approximately 275 feet). As such, the proposed actions would not have the potential to result in significant adverse direct impacts to the Eastern Dispensary (NYCL-eligible, S/NR-listed).

Potential Indirect Impacts

As described in the *CEQR Technical Manual*, visual and contextual impacts on historic resources can include changes to a resource's visual prominence; screening or elimination of publicly accessible views of a historic resource; or introduction of incompatible visual elements to a resource's setting.

New development on Projected Development Sites 1 and 2 would not result in changes to a resource's visual prominence, would not screen or eliminate views of a historic resource, or introduce incompatible visual elements to a resource's setting. As discussed above, the remnants of the BHH synagogue would be incorporated into the proposed development on Projected Development Site 1, retaining the presence of this resource and its historical use at the site. The proposed project would not change the surrounding context of the portion of the Lower East Side Historic District (S/NR) located within the study area, including the Eastern Dispensary (NYCL-eligible, S/NR-listed). While the proposed development on Projected Development Site 1 would be taller than the four-story, 67-foot-tall Eastern Dispensary, the dispensary building is located at the western edge of the study area and there are a mix of older and newer tall buildings in the intervening blocks, including the NYCHA building at 23 stories and the 14-story new development at Essex Crossing Site 1. Overall, the proposed actions would not change the scale, visual prominence, or visual context of the Lower East Side Historic District (S/NR) or the Eastern Dispensary (NYCL-eligible, S/NR-eligible). The proposed actions would be in keeping with the surrounding context of tall, modern apartment buildings along Grand and Broome Streets. As such, the proposed actions would not adversely impact the visual context of surrounding historic resources.

[1] DOB's TPPN #10/88 applies to New York City Landmarks, properties within New York City Historic Districts, and National Register-listed properties. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring a monitoring program to reduce the likelihood of construction damage to New York City Landmarks and National Register-listed properties within 90 feet of a construction site.